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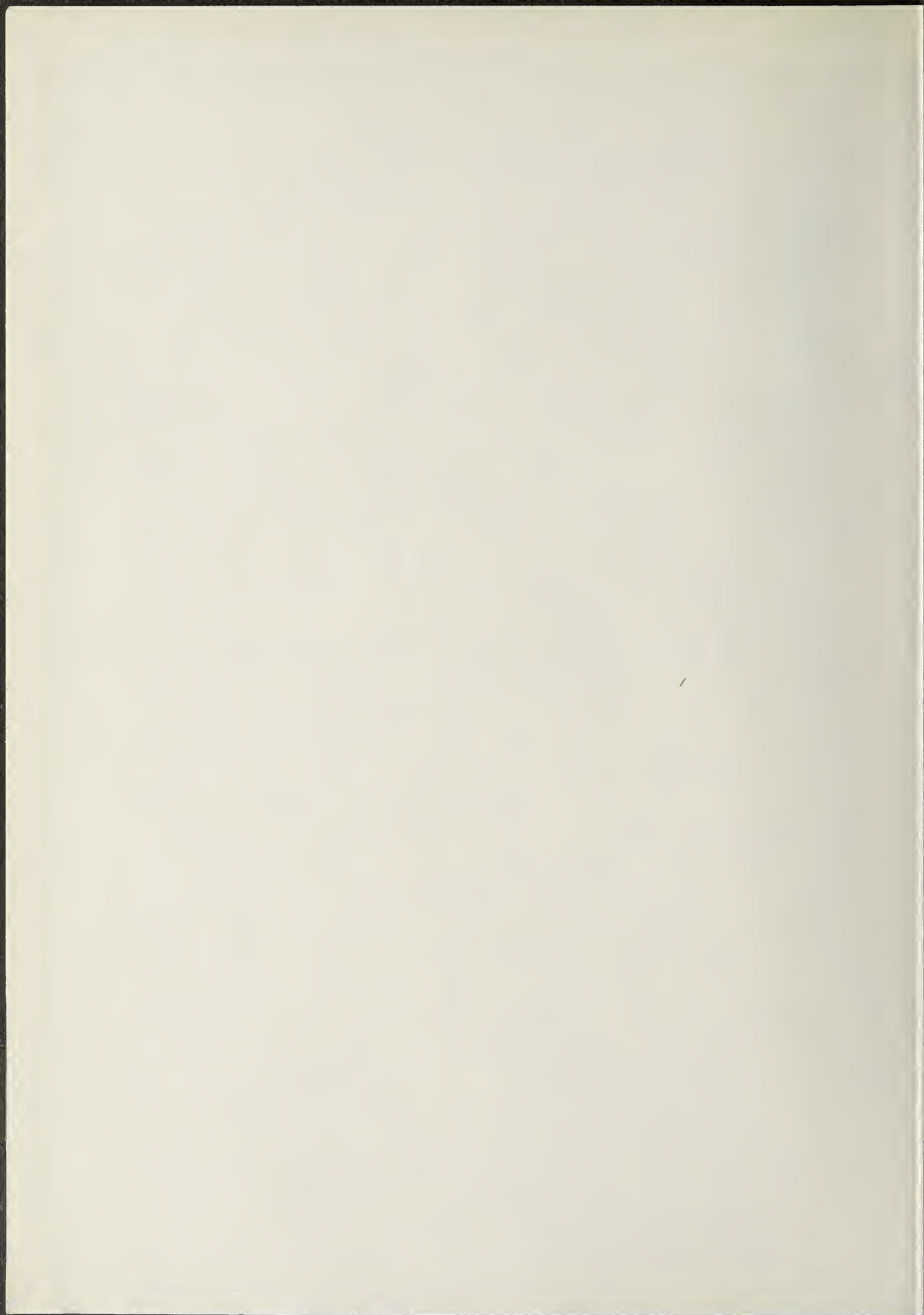
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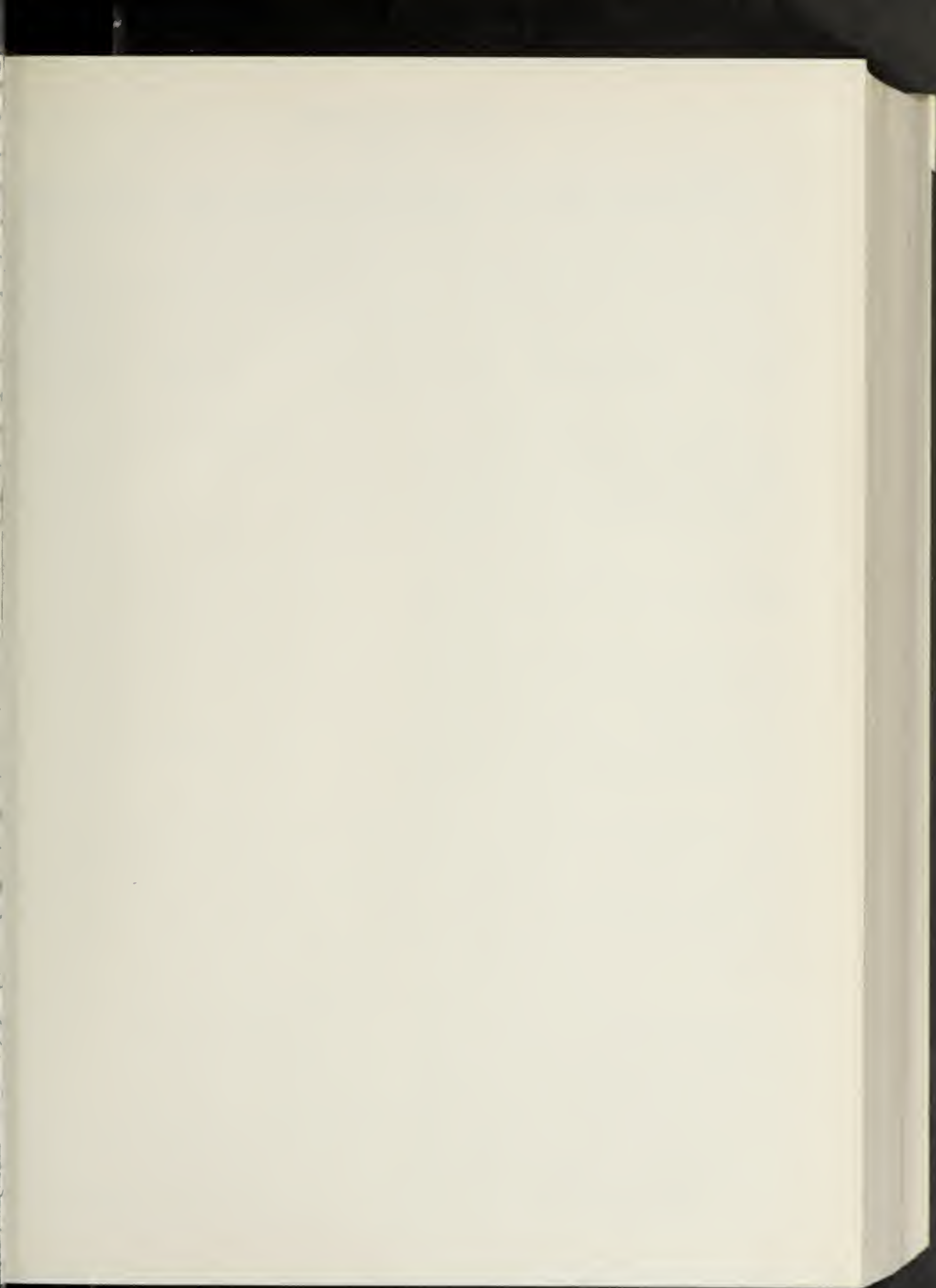
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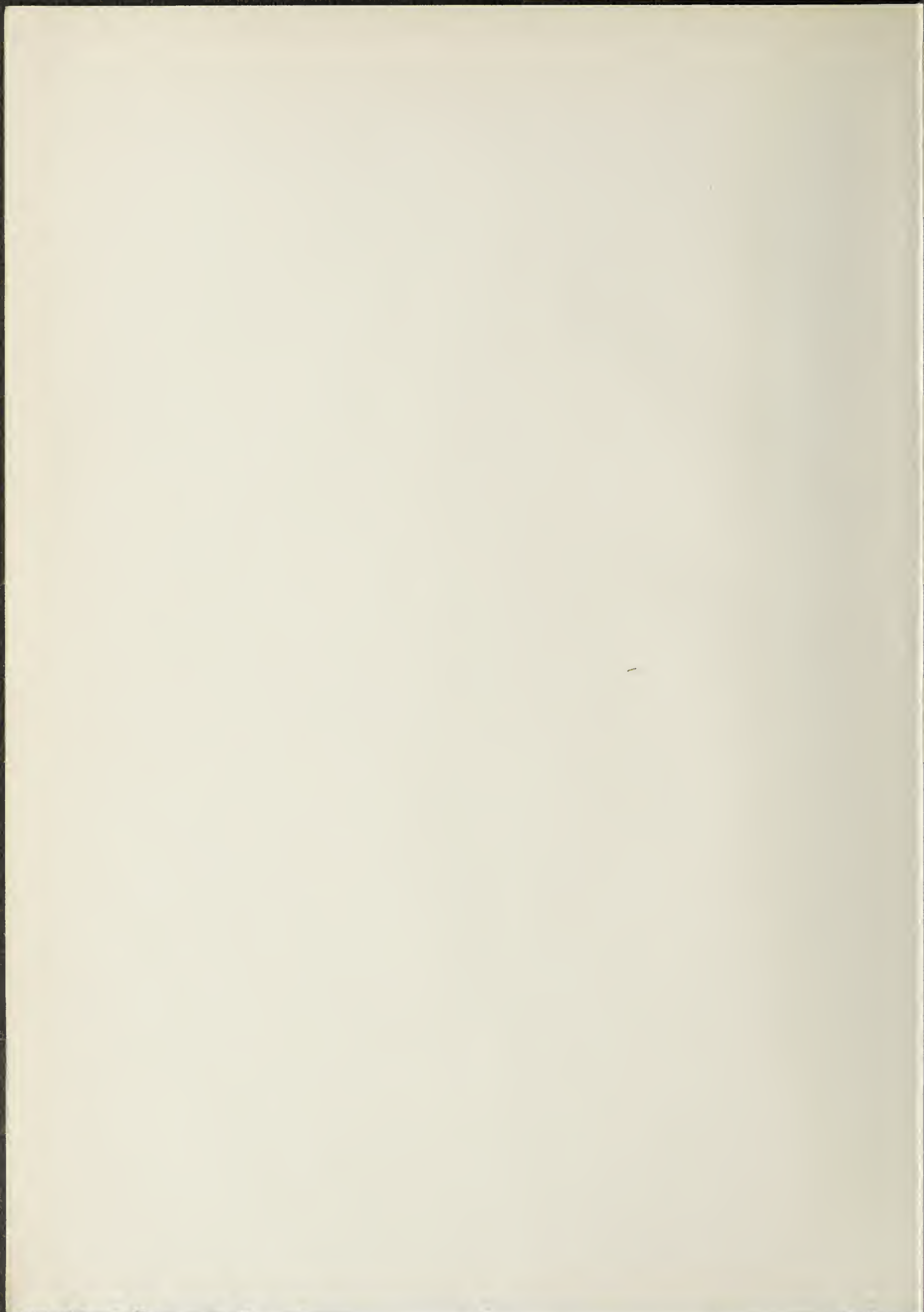
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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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New York City

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.
Address all communications to the Chairman

CONTENTS

- Local Law 94 of 1957
Petitions and Orders of Certiorari Served on the Board
of Standards and Appeals.
Docket.
Notice of Hearing Calendar.
Fire Drill Rules.

LOCAL LAW 94 OF 1957

To amend the New York city charter and administrative code in relation to the establishment of a director of standards and appeals, changing the membership of the board of standards and appeals, and providing a schedule of fees.

Be it enacted by the Council as follows:

Section 1. Chapter twenty-seven of the New York city charter is hereby amended by adding thereto two new sections, to be section six hundred fifty-nine and six hundred sixty, to read as follows:

Director of standards and appeals

§ 659. a. There shall be a director of standards and appeals who shall be appointed by and shall hold office at the pleasure of the board of standards and appeals.

b. The director shall be a registered architect or a licensed professional engineer who, at the time of his appointment, shall have had at least ten years' experience in structural work, at least five of which shall have been in administrative work. He shall devote his entire time to the performance of his duties and shall not engage in any other occupation, profession or employment.

Staff; powers and duties

§ 660. a. The director may appoint such engineers, architects, experts and other officers and employees as may be required to perform the duties of his office, with the approval of the board and within the appropriation provided therefor.

b. The director shall assign and supervise all members of his staff. He shall test or provide for the testing of materials and appliances and prepare and present matters before the board of standards and appeals in accordance with the rules, regulations and directives of such board, and shall prepare the calendar of such board.

§ 2. Section six hundred sixty-one of such charter is hereby amended to read as follows:

Constitution and appointment

§ 661. a. The board of standards and appeals shall consist of three members to be termed commissioners to be appointed by the mayor for terms of six years, commencing at the expiration of the terms of the present incumbents, and two additional members to be termed commissioners to be appointed by the mayor. The term of the first incumbent of one of the two such additional members shall be five years and the term of the first incumbent of the other such additional member shall be six years. Except as otherwise provided in subdivision d of this section, the successors to such additional members shall be appointed for terms of six years.

b. Two of the members shall be registered architects and shall have had at least fifteen years' experience as architects.

(Continued on Back Page)

CALENDAR

PETITIONS AND ORDERS OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On December 17, 1957, Copy of Petition and Order of Certiorari was served on the Board by Mr. Stanley M. Fistel, attorney for Mr. Harry Bram, owner, seeking a review of the Board's denial of his application on November 13, 1957, to permit under Sections 7e and 7h of the Zoning Resolution, in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, parking and storage of motor vehicles, car washing, minor auto repairs, for a stated term of twenty years; Cal. No. 124-57-BZ; Premises 1048-1072 New Lots Avenue, 662-672 Logan Street, 389-393 Milford Street, 1147-1169 Dumont Avenue, Borough of Brooklyn.

* * * * *

On December 18, 1957, Copy of Petition and Order of Certiorari was served on the Board by Rosenman, Goldmark, Colin & Kaye, attorneys for the New York Life Insurance Company and Manhattan Eye, Ear and Throat Hospital, objecting property owners, seeking a review of the Board's determination on November 19, 1957, granting an extension of the term of variance for five years under Section 7, subdivision c, of the Resolution adopted by the Board on March 6, 1956, which was granted by the Board under Sections 7a, 7c and 21 of the Zoning Resolution, to permit in a residential use district the change of use from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use; Cal. No. 576-37-BZ, Vol. II; Premises 215-221 East 64th Street, 230 feet east of Third Avenue, Borough of Manhattan.

* * * * *

DOCKET

New Cases Filed up to December 30, 1957

- | <i>Cal.No.</i> | <i>Dept.</i> | <i>Premises Affected</i> |
|----------------|--------------|--|
| 951-57-SA | | Ducane Oil-fired Warm Air Furnace, Models HS-84, CS-95, CS-110, S-140, S-250, C-84, HB-95, HB-110, LB-95, LB-110, LB-150 and LB-180, manufactured by Ducane Heating Corp., Appliance. |
| 952-57-SA | | Fulton Combination Gas and Oil-fired Burner-Boiler Unit for processing Steam and Heating, manufactured by Fulton Boiler Works, Inc., Appliance. |
| 953-57-SM | | Falcon Tank Overfill Alarm, gas operated Whistle activated by a float, manufactured by Falcon Alarm Co., Inc., Material. |
| 954-57-SM | | Norlite Rotary Kiln Expanded Shale Aggregate for Structural Concrete and Concrete Masonry Units, manufactured by Northern Lightweight Aggregate, Inc., Material. |
| 955-57-SM | | Maple Flooring Manufacturers Association Grade Marks on Lumber, manufactured by Maple Flooring Manufacturers Association, Material. |
| 956-57-SA | | Aroclor 1248, Heat Transfer Medium, manufactured by Monsanto Chemical Co., Appliance. |
| 957-57-BZ | BQ | 47-01 31st Avenue, northeast corner of 47th Street, Block 729, Lot 7 (7 and 8), Astoria, Borough of Queens, Alt. 2320-57; parking of cars for staff and doctors, residence use district. |
| 958-57-BZ | BQ | 30-55 80th Street, east side, 100 feet north of 31st Avenue, Block 1129, Lot 45, Jackson Heights, Borough of Queens, Alt. 2237-57, change in use from garage to factory—residence use district. |
| 959-57-BZ | BR | 3701 Amboy Road, northwest corner of Old Amboy Road, Block 4645, Lot 100, Great Kills, Borough of Richmond, N.B. 733-56, erection of accessory building on existing Gasoline Service Station—residence use district. |

960-57-BZ—BR—1400 Bay Street and 5 Fingerboard Road, northwest corner, Block 2864, Lot 57, Rosebank, Borough of Richmond, N.B. 1247-57, erection and maintenance Gasoline Service Station, lubritorium, car washing, repairs, parking, etc.—residence use district.

961-57-BZ—BB—1818-1840 53rd Street, south side, 127 feet, 11¼ inches east of 18th Avenue, Block 5480, Lot 14, Borough of Brooklyn, Alt. 3285-57, change in use from Repair Shop to Receiving, storage and shipping of United States Servicemen's belongings, residence use district.

962-57-A—BB—1818-1840 53rd Street, south side, 127 feet, 11¼ inches east of 18th Avenue, Block 5480, Lot 14; 1st floor, Borough of Brooklyn, Alt. 3285-57, Class 3 construction, area exceeds tabular limits.

963-57-BZ—BB—2407-2417 Linden Boulevard and 498-510 Montauk Avenue, northwest corner, Block 4478, Lots 24 and 29, Borough of Brooklyn, N.B. 2197-57, erection and maintenance of Gasoline Service Station, lubritorium, car washing, minor repairs, Parking and Storage, etc.—residence use district.

964-57-BZ—BM—117 East 83rd Street, north side, 185 feet, 6⅔ inches east of Park Avenue, Block 1512, Lot 9, Borough of Manhattan, Alt. 1694-57, business use (photographic studio) in residence use district.

965-57-A—BM—40 East 38th Street, south side, 80 feet west of Park Avenue, Block 867, Lot 43, Borough of Manhattan, Alt. 982-56, Class 3 construction, commercial use.

966-57-BZ—BB—1412 Bay Ridge Avenue, south side, 90 feet east of 14th Avenue, Block 6157, Lot 12, Borough of Brooklyn, Alt. 1182-56, change in use, basement—from storage to factory sewing, etc. residence use district.

967-57-BZ—BQ—108-24 Astoria Boulevard, southwest corner of 110th Street, Block 1703, Lot 94, East Elmhurst, Borough of Queens, N.B. 3845-57, erection of sales, factory, warehouse and office building, area excessive—business and residence use, D area district.

968-57-A—BQ—87-62 133rd Street, northwest corner of 89th Avenue, Block 9340, Lot 136, Richmond Hill, Borough of Queens under section 35 General City Law re premises in bed of a mapped street—89th Avenue. Decision re Alt. 1659-57.

969-57-BZ—BM—134-136 East 40th Street, south side, 87 feet east of Lexington Avenue, Block 895, Lots 67, 68, Borough of Manhattan, Alt. 1717-57, change in use from residence to business, residence and retail use districts.

970-57-BZ—BQ—195-12 to 195-20 Linden Boulevard and 117-02 to 117-10 196th Street, southwest corner, Block 12613, Lot 6, St. Albans, Borough of Queens, N.B. 4098-57, erection and maintenance Gasoline Service Station, lubrication, car wash, office, Parking and Storage, etc. Ground Signs, Show Windows—local retail and residence use districts.

CALENDAR

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971-57-BZ—BB—518-524 Prospect Avenue, south side, 325 feet east of Prospect Park West, Block 871, Lots 22 and 24, Borough of Brooklyn, Alt. 3724-57, Parking and Storage of motor vehicles, residence use district.

972-57-A—FD—Packaging of inflammable mixture known as "Wynn's Friction Proofing Motor Cleaner" in one quart sealed containers in New York City; containers not in accordance with Administrative Code requirements, Decision.

973-57-BZ—BQ—60-04 Metropolitan Avenue and 62-30 to 62-40 60th Street, southwest corner, Block 3492, Lots 45, 46 and 47, Maspeth, Borough of Queens, Amendment to N.B. 3329-55, erection and maintenance of Gasoline Service Station, Parking, re Curb Cuts, Ground Signs, etc. retail and residence use districts.

974-57-A—BQ—40-40 172nd Street and 171-20 Station Road, block bounded by Station Road, Auburndale Lane, 172nd Street and 42nd Avenue, Block 5351, Lot 1, Auburndale, Borough of Queens, Alt. 2767-56, Class 3 construction, increase in area.

975-57-A—BM—402 West 146th Street, south side, 100 feet west of St. Nicholas Avenue, Block 2060, Lot 37, Borough of Manhattan, Alt. 454-56, non-fireproof construction, re stairs, live load, commercial use.

976-57-BZ—BQ—167-10 South Conduit Boulevard, southeast corner of 167th Street, Block 12369, Lot 210, Rosedale, Borough of Queens, N.B. 4219-57, erection and maintenance of Gasoline Service Station, lubrication, office, sale of accessories, minor repairs, etc. Parking of cars—re setbacks—residence use, E area district.

977-57-BZ—BQ—223-06 Linden Boulevard, southeast corner of 223rd Street, Block 12740, Lot 55 (55 and 60), Springfield Gardens, Borough of Queens, N.B. 4156-57, erection and maintenance of Gasoline Service Station, lubricatorium, minor repairs, office, etc. Parking and Storage of Cars—erection of Ground Sign, local retail use district.

978-57-BZ—BB—1546-1556 Bushwick Avenue and 45-53 De Sales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn, N.B. 2250-57, erection and maintenance of Gasoline Service Station, lubrication, minor repairs, safety inspection, Parking and Storage of motor vehicles—re show windows, signs, etc.—business use district.

979-57-BZ—B.B.—7320 Avenue X, southwest corner of East 74th Street, Block 8460, Lot 30, Borough of Brooklyn, N.B. 740-54, 15 foot setback required—residence use, F area district.

980-57-BZ—B.Q.—81-18 101st Avenue, south side, 175.12 feet east of 81st Street, Block 9081, Lot 19, Woodhaven, Borough of Queens, Alt. 2461-57, extension to existing Gasoline Service Station to include repair shop, lubricatorium, etc.—residence use district.

981-57-SA—Carter Pneumatic Ejectors, Models Eject-O-Matic, Eject-O-Pac and Eject-O-Flo, for pumping of Solid

Laden Liquids, manufactured by Ralph B. Carter Co., Appliance.

982-57-SM—Nevamar Board 5/32 inch, non-load bearing partition, manufactured by The National Plastic Products Co., Material.

983-57-SA—Tokheim High Capacity Gasoline Submerged Pump Assembly, Models 60-E and 60-ES, manufactured by Tokheim Corp., Appliance.

984-57-SA—Tokheim Submerged Gasoline Pumps, Model 55-E, 55-ES, 72-E, 72-ES, 70-E and 70-ES and Tokheim Pressure Regulator, Model 52, manufactured by Tokheim Corp., Appliance.

985-57-SA—Tokheim Gasoline Dispensers, Models 350-1 Twin and 350-2 Twin with or without suffix WNC or P, manufactured by Tokheim Corp., Appliance.

986-57-BZ—BM—195-199 Allen Street, west side, 175 feet north of Stanton Street, Block 417, Lot 22, Borough of Manhattan, Alt. 1776-57, storage of new and used scrap metal junk, business use district.

987-57-BZ—BBx—1888-1898 Jerome Avenue, southeast corner of East 177th Street, Block 2852, Lot 9, Borough of The Bronx, N.B. 1517-57, erection and maintenance of Gasoline Service Station, lubrication, office, sales of accessories, minor repairs, Parking and storage, re entrances, etc.—residence and business use district.

988-57-BZ—BQ—145-10 Liberty Avenue, south side, 75.04 feet east of Inwood Street, Block 10046, Lot 4, Richmond Hill, Borough of Queens, Alt. 2354-57, auto repair and body shop, in existing one story garage, retail use district.

989-57-BZ—BB—598-600 Parkside Avenue, south side, 81 feet, 5½ inches west of Rogers Avenue, Block 5056, Lots 45 and 46, Borough of Brooklyn, Alt. 4117-57, Parking and storage of motor vehicles, local retail and residence use districts.

990-57-BZ—BR—170-186 Gordon Street and 250-255 Broad Street, southwest corner, Block 563, Lot 72, Stapleton, Borough of Richmond, N.B. 1391-57, erection and maintenance of Gasoline Service Station, motor vehicle repairs, sale of accessories, Parking, etc. accessory to existing motor vehicle repair shop, retail use district.

991-57-BZ—BQ—129-45 Brookville Boulevard, northeast corner of 130th Avenue, Block 12889, Lot 1, Rosedale, Borough of Queens, N.B. 4222-57, G-1 Area district, erection of building nearer than 15 feet to street line and nearer than 20 feet to rear lot line.

992-57-BZ—BQ—109-50 Merrick Boulevard, southwest corner of 109th Road, Block 10189, Lot 8, South Jamaica, Borough of Queens, N.B. 3087-57, erection and maintenance of Gasoline Service Station, minor repairs, office, sales, Parking and storage, etc. Curb cuts within 75 feet of residence

CALENDAR

use district and exceeding maximum of 30 feet, retail use district.

993-57-BZ—BBx—4728-4736 White Plains Road, 701-707 St. Ouens Street, northeast corner, Block 5113, Lot 21, Borough of The Bronx, N.B. 863-53, erection and maintenance of Gasoline Service Station, offices, sales, storage, lubricatorium, auto wash, minor repairs, Parking and storage, re entrances and show windows, business use district.

994-57-BZ—BBx—1627-1631 Undercliff Avenue, west side, 349.8 feet south of West 176th Street, Block 2880, Lot 129, Borough of The Bronx, Alt. 1051-57, Parking and storage of motor vehicles, residence use district.

995-57-SM—Tile-Mate, Portland Cement Mortar for setting Ceramic Tile, manufactured by Upco Co., Material.

996-57-SM—Vitro-Bond, Portland Cement Mortar for setting Ceramic Tile, manufactured by Borden Co., Material.

997-57-SM—L and M Master Mix, Portland Cement Mortar for setting Ceramic Tile, manufactured by L and M Tile Products, Material.

998-57-A—BB—133-137 Middleton Street, north side, 85 feet east of Marcy Avenue, Block 2237, Lot 53, Borough of Brooklyn, B.N. 2162-57, installation of Ronci Lacquer Machine, not of approved type.

999-57-BZ—BM—136 Sullivan Street, north side, 75 feet west of Prince Street and 197 Prince Street, west side, 100 feet, north of Sullivan Street, Block 518, Lots 41 and 46, Borough of Manhattan, Alt. 1067-57, re Parking and storage of motor vehicles—residence use district.

1000-57-SA—Tokheim Gasoline Dispensing Electric Power Pump, Model 48, manufactured by Tokheim Corp., Appliance.

1001-57-SA—Tokheim Remote Control Pumping Units, Models 45-RCP and 46-RCP and Island Dispensing Pedestals, Models 45-H-RC and 45-TP-RC, manufactured by Tokheim Corp., Appliance.

1002-57-BZ—BB—276 Nostrand Avenue, southwest corner of Kosciusko Street, Block 1783, Lot 49, Borough of Brooklyn, Alt. 1029-57, extension of existing building for manufacturing use, retail use district.

1003-57-A—BB—276 Nostrand Avenue, southwest corner of Kosciusko Street, Block 1783, Lot 49, Borough of Brooklyn, Alt. 1029-57, Class 3 construction, increase in area, exits, etc.

1004-57-BZ—BB—434-440 Manhattan Avenue, southeast corner of Bayard Street, Block 2724, Lot 7, Borough of Brooklyn, Alt. 2324-57, motor vehicle repair shop, body and fender work, business use district.

1005-57-BZ—BQ—41-09 56th Street, east side, 63.76 feet south of Roosevelt Avenue, Block 1327, Lot 29, Woodside, Borough of Queens, N.B. 5574-55, erection warehouse, fac-

tory, office, loading dock, area excessive, business and residence use district.

1006-57-A—BQ—41-09 56th Street, east side, 63.76 feet south of Roosevelt Avenue, Block 1327, Lot 29, Woodside, Borough of Queens, N.B. 5574-55 egress.

1007-57-BZ—BB—4013-4015 13th Avenue, east side, 60 feet, 2½ inches north of 41st Street, 1313 41st Street and 1306-1308 40th Street, Block 5297, Lot 4, Borough of Brooklyn, Alt. 3919-57, area of extension to existing building excessive, business use, C area district.

1008-57-A—BB—4013-4015 13th Avenue, east side, 60 feet, 2½ inches north of 41st Street, 1313 41st Street and 1306-1308 40th Street, Block 5297, Lot 4, Borough of Brooklyn, Alt. 3919-57, re stairs, etc.

1009-57-A—BQ—77-03 101st Avenue, north side, 20.11 feet east of 77th Street, Block 9049, Lot 38, Woodhaven, Borough of Queens, Alt. 16-57, re frame building, exits, stairs, etc.

1010-57-BZ—BB—133-135 Schenectady Avenue, east side, 25 feet north of St. Marks Avenue, Block 1354, Lot 2, Borough of Brooklyn, Alt. 3975-57, re parking and storage of motor vehicles, residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
	Sept. 7, 1948—Vol. 33, No. 36

CALENDAR

	Last Publication
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for..	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Jan. 8, 1957.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JANUARY 7, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 7, 1958, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

300-56-BZ

APPLICANT—Harry A. Yarish, for Macdonald Holding Corp., owner.

SUBJECT—Application reopened November 26, 1957 for consideration for setting of date for additional as required by Court—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a business and residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—405-417 McDonald Avenue, east side, 300 feet south of Albermarle Road and 298-306 East 2nd Street, Block 5334, Lots 26 and 84, Borough of Brooklyn.

Laid over from December 17, 1957, to January 7, 1958, at the request of an objector, no further requests for adjournment considered.

525-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Cabro Realty Corp., owner.

SUBJECT—Application July 15, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence use district the use of the premises for the parking and storage of motor vehicles.

PREMISES AFFECTED—14-34 East 93rd Street, west side, 90 feet south of East New York Avenue, Block 4595, Lots 15, 19 and 23, Borough of Brooklyn.

155-57-BZ

APPLICANT—Angelo S. Mongiello, for Charles D'Amico, owner.

SUBJECT—Application February 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1690-1692 Nelson Avenue, east side, 410 feet north of West 174th Street, Block 2876, Lots 167 and 168, Borough of The Bronx.

543-57-BZ

APPLICANT—Angelo S. Mongiello, for Charles D'Amico, owner.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1698-1700 Nelson Avenue, east side, 225 feet south of Macombs Road, Block 2876, Lot 171, Borough of The Bronx.

548-47-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug and Samuel Gardstein, for Progressive Synagogue, owner.

SUBJECT—Application reopened June 4, 1957 as Vol. III—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district the erection of an open front vestibule extension to the existing building exceeding the permitted area.

PREMISES AFFECTED—1387-1395 Ocean Avenue and 2001-2013 Avenue I, northeast corner, Block 7566, Lots 6, 9 and 10, Borough of Brooklyn.

22-29-BZ—Vol. III

APPLICANT—Paul Friedman, for Adeline Zagarino, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. III—decision of the Borough Superintendent, under sections 7f, 7c, 7h, 7i and 7A of the Zoning Resolution, to permit a plot located in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, non-automatic, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) cars awaiting service with show windows, signs and curb cuts within 75 feet of a residence use district, and with ground signs in a retail use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—134-31 to 134-39 (134-35 official) 101st Avenue and 97-32 to 97-40 Van Wyck Expressway, northwest corner, Block 9483, Lot 30, Jamaica, Borough of Queens.

350-57-BZ

APPLICANT—Burke, Green and Groh, for Joseph B. Weynert, owner.

SUBJECT—Application April 29, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a two-story building for use as a doctor's office and two dwellings without the required garages or parking spaces.

PREMISES AFFECTED—58-44 Main Street, west side, 20.74 feet north of 59th Avenue, Block 6378, Lot 40, Flushing, Queens.

111-57-BZ

APPLICANT—Samuel Rosenblum, for Jerome Fishbach, owner.

SUBJECT—Application February 8, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change of use of an existing two-story building from storage garage on the first floor and storage on the second floor; to four car garage and storage of electrical supplies and equipment on the first floor and offices on the second floor.

PREMISES AFFECTED—435-439 East 65th Street, north side, 100 feet west of York Avenue, Block 1460, Lot 19, Borough of Manhattan.

599-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Marguerite F. Brower, owner.

SUBJECT—Application August 22, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station,

CALENDAR

lubritorium, minor auto repairs, car washing, office and toilets, for a stated term of fifteen (15) years.
PREMISES AFFECTED—758-764 Fulton Street and 423-431 Carlton Avenue, southeast corner, Block 2007, Lot 38, Borough of Brooklyn.

859-53-BZ—Vol. II

APPLICANT—Samuel S. Arlen, for James Alan Building Corp., owner.

SUBJECT—Application reopened February 5, 1957 as Vol. II—decision of the Borough Superintendent, under sections 19Aj and 21 of the Zoning Resolution, to permit in a business and residence use district, the elimination of a required loading bay used as an accessory to twelve existing stores, to a store thus increasing the number of stores to thirteen.

PREMISES AFFECTED—138-38 to 138-54 84th Drive and 138-01 to 138-07 Queens Boulevard, southeast corner, Block 9649, Lot 44, Briarwood, Borough of Queens.

390-57-BZ

APPLICANT—Sidney Goldhammer, for Jacob Perlow, owner.

SUBJECT—Application May 15, 1957—decision of the Borough Superintendent under sections 19B(d) and 21 of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a class A multiple dwelling without the required garage or parking spaces for passenger motor vehicles.

PREMISES AFFECTED—69-75 West 9th Street and 422-424 Avenue of The Americas, Block 573 Lot 1, Borough of Manhattan.

471-57-BZ

APPLICANT—Leonard F. Rothkrug, for Abraham and Dorothy Donner, owners, Juniper Coat Co., lessee.

SUBJECT—Application June 20, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection and maintenance of a factory for the manufacturing of clothesware, within the limitations of Article II section 4(a) using more than the permitted area, for a term of 25 years.

PREMISES AFFECTED—177-49 to 177-73 106th Road and 106-12 to 106-20 180th Street, northwest corner, Block 10334, Lots 36 and 48, Jamaica, Borough of Queens.

870-47-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Frank Solicito and S. M. S. Parts and Service, Inc., owners; S. M. S. Parts and Service, Inc., lessee.

SUBJECT—Application reopened June 11, 1957 as Vol. III—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection of an extension of Class 3 construction to an existing motor vehicle repair shop to be used in conjunction with the present uses of private residence, motor vehicle repair shop and gasoline station.
PREMISES AFFECTED—1100-1108 East 222nd Street and 3866-3868 Laconia Avenue, southeast corner, Block 4716, Lots 6 and 9, Borough of The Bronx.

392-57-BZ

APPLICANT—Samuel S. Arlen, for Scalbert Associates, Morris and Morton Pickman, partners.

SUBJECT—Application May 9, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash non-automatic, auto repairs with hand tools only, office, storage, sales and parking of motor vehicles awaiting service with a business sign in a residence use district and a curb cut in excess of 30 feet.

PREMISES AFFECTED—221-11 Horace Harding Expressway, northeast corner of Springfield Boulevard, Block 7520, Lot 150, Bayside, Borough of Queens.

104-48-BZ

APPLICANT—Corner Realty Corp., owner.

SUBJECT—Application reopened December 3, 1957 for consideration as to extension of time to complete, expired March 6, 1951—decision of the Borough Superintendent, previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change in occupancy from laundry to laundry and dry cleaning.

PREMISES AFFECTED—1809 Avenue Z and 2557 East 18th Street, northeast corner, Block 7439, Lots 45-51, Borough of Brooklyn.

821-46-BZ

APPLICANT—Nat Koeppel, for Airport Motors, Inc., owner.

SUBJECT—Application reopened December 3, 1957 for consideration as to extension of term of variance—expired February 18, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used as an automobile showroom, motor vehicle repair shop and storage garage for more than five motor vehicles and permitting entrances exceeding 3 feet 6 inches beyond a distance of 25 feet from the residence use district, for a term of years.

PREMISES AFFECTED—78-11 to 78-19 Northern Boulevard and 32-62 to 32-70 79th Street, northwest corner, Block 1174, Lot 35, Jackson Heights, Borough of Queens.

224-57-BZ

APPLICANT—Haus and Bresin, for Adele Wilson and Elsie Katz, owners.

SUBJECT—Application March 26, 1957—(decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, offices, sale of auto accessories and minor repairs with hand tools only for the stated term of fifteen (15) years.

PREMISES AFFECTED—72-01 to 72-11 (72-05 official) Northern boulevard, and 32-59 to 32-69 72nd street, northeast corner, Block 1168, Lots 42 and 46 (42-new), Jackson Heights, Borough of Queens.

Laid over from October 1, 1957, to October 8, 1957, at the request of an objector; then to November 19, 1957, for inspection and decision; hearing closed; then to December 10, 1957, for further inspection and decision; then to January 7, 1958, for further consideration and decision.

342-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler, and Benjamin Hass, owners.

SUBJECT—Application reopened June 4, 1957 as Vol. II—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles, with show windows within 75 ft. of a residence use district.

PREMISES AFFECTED—76-09 to 76-19 (76-15 official) Main street and 144-01 to 144-09 76th road, northeast corner, Block 6666, Lot 1, Flushing, Borough of Queens.

Laid over from November 26, 1957, to December 17, 1957, for inspection and decision; hearing closed; then to January 7, 1958, for consideration and decision.

481-57-BZ

APPLICANT—Leonard F. Rothkrug, for Angelina Bruno, owner.

SUBJECT—Application June 27, 1957—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a D area district, the change in

CALENDAR

use of an existing building from a four car garage to a dwelling for two families without having the required rear yard.

PREMISES AFFECTED—812-816 Avenue X, south side, 100 ft. 4 $\frac{3}{8}$ in. west of Coney Island avenue, Block 7204, Lot 20, Borough of Brooklyn.

Laid over from November 26, 1957 to December 17, for inspection and decision; hearing closed; then to January 7, 1958, for information from the Borough Superintendent and decision.

193-57-BZ

APPLICANT—Burke, Green and Groh, for Celia Schneirow, owner (Harry Mallis and Harold Bassar, Contract Vendee).

SUBJECT—Application March 15, 1957—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use and E-1 area district, the erection and maintenance of a class B two (2) story hotel with the entrance stair encroaching on the required setback on North Conduit avenue.

PREMISES AFFECTED—138-10 135th avenue and 135-01 to 135-25 138th street, southeast corner and 135-02 to 135-26 139 street, Block 12093, Lot 20, South Ozone Park, Borough of Queens.

Laid over from November 26, 1957, to December 17, 1957, for inspection and decision; hearing closed; then to January 7, 1958, for applicant to file revised plans showing entrance to proposed hotel on the side street, 138th Street, and for further consideration of same and decision.

377-57-BZ

APPLICANT—Carl H. Salminen, for Edgersam Corp., owner.

SUBJECT—Application May 7, 1957—(decision of the borough superintendent) under sections 7a, 7e and 21 of the zoning resolution, to permit in a retail use and D area district, the erection of an extension to an existing structure occupying more than the permitted area and extend the use of light manufacturing of incombustible plastic novelties, office, storage, storage of cardboard containers and incombustible plastics, parking and loading area.

PREMISES AFFECTED—45-22 to 45-30 162nd street, west side, 200 ft. south of 45th avenue, Block 5440, Lots 51 and 54, Flushing, Borough of Queens.

Laid over from October 29, 1957, to November 19, 1957, for inspection and decision; hearing closed; then to November 26, 1957, for further study and decision; then to December 3, 1957, for inspection and decision; then to December 17, 1957, at the request of the engineer for examination; then to January 7, 1958, for further consideration and decision.

4-29-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for William J. Alesi, owner.

SUBJECT—Application reopened March 12, 1957 as Vol. II—(decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop for minor repairs with hand tools only and the parking of motor vehicles for a stated term of fifteen (15) years and having show windows, signs and curb cuts within 75 ft. of a residence use district.

PREMISES AFFECTED—767-771 East New York avenue and 469-497 Troy avenue, northeast corner, Block 1429, Lot 2, Borough of Brooklyn.

Laid over from November 6, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for applicant to discuss with prospective tenant the dimensions of the lot; inspected; hearing previously closed; then to January 7, 1958, at request of the applicant.

244-56-BZ

APPLICANT—Harry A. Yarish, for Fullerton Theatre, owner (Prudential Vending Corp., lessee).

SUBJECT—Application March 15, 1956—(decision of the borough superintendent) under sections 7b, 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the use of the existing building as a storage warehouse.

PREMISES AFFECTED—113-14 Jamaica avenue, south side, 41.32 ft. west of 114th street and 87-14 114th street, Block 9303 (220), Lot 6, Jamaica, Borough of Queens.

Laid over from September 17, 1957, to October 1, 1957, at the request of the objector; applicant concurring; then to November 6, 1957, awaiting the results of the City Planning Commission's proposed rezoning, which may include this portion of Jamaica avenue, and for inspection and decision; hearing closed; then set for additional public hearing on December 3, 1957, due to change of zone since the previous hearing; all requirements waived except a new decision of the borough superintendent and two publications in the Board's Bulletin as notice and for decision on the merits of the application hearing for which was closed on October 1, 1957; then to December 10, 1957, for applicant to file revised plan and revised statement; then to December 17, 1957, at 10 A.M. for applicant to file revised plans and revised statement; then to January 7, 1958, for further consideration and decision.

362-57-BZ

APPLICANT—Paul Friedman, for Taro Holding Corp., owner (Christie DeVito, lessee).

SUBJECT—Application May 3, 1957, decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic car wash, minor repairs with hand tools only, office, sales of auto accessories, parking and storage of more than five (5) motor vehicles and having show windows within 75 feet of a residence use district; for a stated term of fifteen (15) years.

PREMISES AFFECTED—552-568 McDonald Avenue and 15 Avenue C, northwest corner, Block 5352, Lot 33, Borough of Brooklyn.

Laid over from November 26, 1957, to December 3, 1957, the request of objectors; then laid over for inspection and decision; date for decision to be determined; hearing closed; then to January 7, 1958, for further inspection and decision.

123-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Grenlac Holding Corp., owner.

SUBJECT—Application February 14, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, sales rooms, car wash, storage, minor auto repairs, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1101-1111 Grenada Place and 4126-4134 Laconia Avenue, northeast corner, Block 4927, Lot 2, Borough of The Bronx.

Laid over from October 22, 1957, to November 19, 1957, for inspection and decision; hearing closed; then to December 3, 1957, for further inspection and decision; then to December 10, 1957, for inspection and decision; applicant having been notified; then to December 17, 1957; then to January 7, 1958, for further inspection and decision.

887-56-BZ

APPLICANT—Charles C. Weinstein, for Alfred Simon, owner.

SUBJECT—Application December 28, 1956—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station,

CALENDAR

lubritorium, car wash, minor auto repairs, utility room, office and sale of accessories, for a stated period of fifteen (15) years.

PREMISES AFFECTED—1412-1420 Edward L. Grant Highway, east side, 34 feet south of Plimpton Avenue, Block 2874, Lots 3, 5, 6, 8 and 9, Borough of The Bronx.

Laid over from November 19, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957; then to January 7, 1958, for further inspection and decision.

234-57-BZ

APPLICANT—Robert Gottlieb, for Sam Hirsch, owner.
SUBJECT—Application March 29, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail and residence use district, the maintenance of a parking lot for the parking and storage of motor vehicles.

PREMISES AFFECTED—1407-1411 Nelson Avenue, west side, 133.52 feet north of Edward L. Grant Highway, Block 2874, Lots 55, 56 and 57, Borough of The Bronx.

Laid over from October 29, 1957, to November 26, 1957, for inspection and decision; hearing closed; applicant to file a revised plan showing new arrangement of cars on the lot; then to December 10, 1957, for inspection and decision; then to December 17, 1957; then to January 7, 1958, for further inspection and decision.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 7, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, January 7, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

594-56-A

APPLICANT—Allen Ducker, Simeon Heller and George J. Meltzer, for Great Park Corp., owner.

SUBJECT—Application August 10, 1956—Appeal to review a decision of the borough superintendent—re business use in residence district.

PREMISES AFFECTED—36 Central Park South, east side, 270 ft. east of Avenue of The Americas, Block 1274, Lot 62, Borough of Manhattan.

605-57-A

APPLICANT—Henry George Greene, for Henry Strauss Realty Corp., owner.

SUBJECT—Application August 29, 1957—Appeal from a decision of the borough superintendent—re stair enclosure—Class III structure, commercial use.

PREMISES—31 West 53rd street, north side, 339 ft. 6 in. east of Avenue of The Americas, Block 1269, Lot 15, Borough of Manhattan.

637-55-A

APPLICANT—Minnie Trachtenberg, owner.

SUBJECT—Application July 28, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent's decision—new law tenement.

PREMISES AFFECTED—2939-2410 Ocean Parkway, east side, 238 feet, 6 inches south of Neptune Avenue, Block 7284, Lot 85, Borough of Brooklyn.

67-49-A—Vol. II

APPLICANT—New York City Transit Authority, for City of New York, owner.

SUBJECT—Application reopened November 6, 1957 as Vol. II—Appeal from an order of the Fire Commissioner—re Diesel Oil storage tanks.

PREMISES AFFECTED—2314-2324 Utica Avenue, entire block bounded by Utica Avenue, Fillmore Avenue, East 49th Street and Avenue O, Block 8489, Lot 1, Borough of Brooklyn.

495-56-A—Vol. II

APPLICANT—Robert Teichman, for Astor Broadway Holding Corp., owner.

SUBJECT—Applicaion reopened October 8, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent re fire-proof windows.

PREMISES AFFECTED—756-770 Broadway and 133 East 8th Street, northeast corner, fifth floor; Block 554, Lots 1 and 9, Borough of Manhattan.

527-57-A

APPLICANT—Leonard F. Rothkrug, for Temple Ahavath Sholem, Inc., owner.

SUBJECT—Application July 15, 1957—Appeal from a decision of the Borough Superintendent re public use—frame structure.

PREMISES AFFECTED—1784 East 17th Street, west side, 105 feet north of Avenue R, Block 6799, Lot 41, Borough of Brooklyn.

848-56-A

APPLICANT—Samuel Rosenblum, for 99 Beekman Street Corp., owner.

SUBJECT—Application December 5, 1956—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—99-103 Beekman Street, southwest corner of Pearl Street, Block 95, Lot 27, Borough of Manhattan.

133-57-A

APPLICANT—Jack Z. Cohen, for Industrial Terminal Corp., owner, Pecker Iron Works, Inc., lessee.

SUBJECT—Application February 21, 1957—Appeal from an order of the Fire Commissioner re storage of kerosene for salamander use.

PREMISES AFFECTED—2124-2128 Mill Avenue, west side, 180 feet south of Avenue U, Block 8470, Lot 1140, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 14, 1958, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 14, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

292-57-BZ

APPLICANT—Herman Kron, for 61-44 Fresh Meadow Road, Inc., owner.

SUBJECT—Application April 10, 1957—decision of the Borough Superintendent, under sections 7c, 7e, 7A, 7h and 7i of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and sale of used cars, parking and storage of more than five (5) cars, with curb cuts within 75 ft. of a residence use district and a ground sign on the retail use portion.

PREMISES AFFECTED—130-36 Merrick Boulevard, northwest corner of 130th Road, Block 12541, Lot 50, St. Albans, Borough of Queens.

Laid over from November 26, 1957, to December 10, 1957, for applicant to correct his papers and supply new photographs; then hearing postponed from December 10, 1957, to January 14, 1958, to permit objectors to be present who were delayed by traffic conditions; applicant to send notices by regular mail.

658-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Isidore Breidbart, owner Tidewater Oil Company, conditional lessee).

SUBJECT—Application reopened September 24, 1957 as Vol. II—decision of the Borough Superintendent, under

CALENDAR

section 7f, 7e, 7i and 7A of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto wash, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of five (5) cars waiting to be serviced with a proposed show window within 75 feet of a residence use district and with ground sign on premises, for a stated term of fifteen (15) years.

PREMISES AFFECTED—222-44 Braddock Avenue, south-east corner of Winchester Boulevard, Block 10740, Lot 12, Queens Village, Borough of Queens.

Hearing postponed from December 10, 1957, to January 14, 1958, at 10 A.M., to permit objectors to be present who were delayed by traffic conditions; applicant to send notices by regular mail.

748-55-BZ

APPLICANT—O'Dwyer and Bernstein, for Michael O'Grady, owner.

SUBJECT—Application September 22, 1955—(decision of the borough superintendent) under section 7e and 7h of the zoning resolution, to permit in a residence use district, the construction and maintenance of a gasoline service station, lubritorium, car wash, minor repairs with hand tools only, parking for motor vehicles awaiting service, and the licensed off street parking of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—262-290 Sheridan avenue, 1149-1159 Belmont avenue, northwest corner and 555-567 Lincoln avenue, Block 4238, Lot 11, Borough of Brooklyn.

Laid over from December 10, 1957 to January 14, 1958, for hearing, at request of attorney for objectors.

60-31-BZ—Vol. II

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner (Bay Ridge Lumber Co., Inc., lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—(decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories and parking and storage of more than five (5) cars, for a stated term of fifteen (15) years.

PREMISES AFFECTED—6313-6327 5th avenue, east side, 100 ft. south of 63rd street, Block 5810, Lots 1, 2, 5 and 83, Borough of Brooklyn.

Hearing postponed from December 10, 1957 to January 14, 1958, to permit objectors to be present who were delayed by traffic conditions; applicant to send notices by regular mail.

329-57-BZ

APPLICANT—Anita L. Ligorio, owner.

SUBJECT—Application April 16, 1957—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a "G-1" area district, the conversion of a present one family dwelling to a two family dwelling.

PREMISES AFFECTED—1161 East 21st street, east side, 240 ft. south of Avenue J, Block 7603, Lot 33, Borough of Brooklyn.

Laid over from December 17, 1957, to January 14, 1958, at the request of an objector.

221-57-BZ

APPLICANT—Henry Nordheim, for Sophie Shleffar, owner (Leland Stations, Inc., lessee).

SUBJECT—Application March 26, 1957—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the reconstruction of the present gasoline service station, greasing, car washing and two gasoline pumps.

PREMISES AFFECTED—439-451 Sound View avenue

and 440 Leland avenue, south junction of, Block 3498, Lots 17 and 23, Borough of The Bronx.

Laid over from December 17, 1957, to January 14, 1958, at the request of an objector.

55-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Rainbow Improvement Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a restricted retail and retail use district, the extending of the present use of parking and storage of pleasure cars only by adding thereto, office, scale room, display of new and used cars and trucks, sale of used auto parts, minor auto repairs, storage, purchase and sale of scrap metals, parking and storage of cars and trucks.

PREMISES AFFECTED—813-845 East 59th Street and 5902-5908 Glenwood Road, southeast corner; 829-843 Paedagat Avenue and 1784-1800 Ralph Avenue, Block 7979, Lots 110, 139, 151 and 161, Borough of Brooklyn.

600-57-BZ

APPLICANT—Reginald S. Hardy, for John and Tessie Dugach, Steve and Natalie Washilchuk and Daniel Karotka, owners.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing—non-automatic, minor repairs, with hand tools only, office, sales and storage of auto accessories, and parking of cars waiting for service, with curb cuts and ground sign in a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—76-26 to 76-46 (76-36 official) 164th Street, west side, from 76th Road to 77th Avenue; 162-27 to 162-37 77th Avenue and 162-28 to 162-38 76th Road, Block 6848, Lots 1, 6 and 8(1), Flushing, Borough of Queens.

1202-21-BZ—Vol. V

APPLICANT—Leonard F. Rothkrug, for Automotive Craftsmen, Inc., owner (North American Folding Box, Inc., lessee).

SUBJECT—Application reopened September 24, 1957 as Vol. V—re decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a residence and business use district, the change in use from manufacturing and plating of metal products to storage of paper boxes for a term of ten years.

PREMISES AFFECTED—2714 Beverly Road and 200-222 East 28th Street, southwest corner and 2713-2723 Cortel-you Road, Block 5171, Lot 5, Borough of Brooklyn.

579-57-BZ

APPLICANT—Seelig and Finkelstein, for 5600 Realty Corp., owner.

SUBJECT—Application July 31, 1957—decision of the Borough Superintendent under section 9A of the zoning resolution, to permit in a residence use, one (1) and one and a half (1½) height district, the erection of a six (6) story class A Multiple Dwelling exceeding the permitted height within two miles of a designated airport.

PREMISES AFFECTED—132-25 and 132-45 Maple Avenue, north side, 210.725 feet and 361.467 feet east of Lawrence Street, Block 5101, Lots 17, 61 and 64, Flushing, Borough of Queens.

661-56-BZ—Vol. II

APPLICANT—S. Jules Lakin, for S. Jules Lakin and M. L. Bennett, owners.

SUBJECT—Application reopened October 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection and main-

CALENDAR

tenance of a gasoline service station, lubritorium, auto laundry—non-automatic, minor auto repairs with hand tools only, and parking of cars awaiting service, for a stated term of fifteen (15) years with ground sign in the retail use district.

PREMISES AFFECTED—92-10 Astoria Boulevard, southeast corner of 92nd Street, Block 1366, Lot 32, Jackson Heights, Borough of Queens.

470-56-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for The Booth Felt Company, Inc., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent under section 7e of the zoning resolution, to permit in a local retail use district, the erection of a one story building to be used for the processing of felt products, shipping and receiving, office, boiler room, loading and unloading, and the parking of employees cars and owners trucks for a stated term of twenty-five (25) years.

PREMISES AFFECTED—1712-1720 10th Avenue, northwest corner of 18th Street, Block 877, Lots 45, 46, 47, 48 and 49, Borough of Brooklyn.

684-57-BZ

APPLICANT—Paul Friedman, for Louis C. Kaye, owner; Esso Standard Oil Co., conditional lessee.

SUBJECT—Application August 24, 1957—decision of the Borough Superintendent under sections 7f, 7e, 7i, 7h and 7A of the zoning resolution, to permit on a plot located partly within a business use district and partly within a residence use district, on a portion of the plot within the business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing—non-automatic), office and storage and sales of auto accessories, parking and storage of more than five (5) cars and on the portion of the plot in a residence use district the parking and storage of cars, with a ground sign in a business use district, and with curb cuts within 75 feet of residence district for a stated term of fifteen (15) years.

PREMISES AFFECTED—1841-1849 Cornaga Avenue (1845 official), southeast corner of Beach 19th Street, Block 79, Lot 1, Far Rockaway, Borough of Queens.

685-57-A

APPLICANT—Paul Friedman, for Louis C. Kaye, owner; Esso Standard Oil Co., conditional lessee.

SUBJECT—Application August 24, 1957—filed pursuant to section 35, General City Law re portion of premises in bed of a mapped street—proposed widening of Cornaga Avenue.

PREMISES AFFECTED—1841-1849 Cornaga Avenue (1845 official), southeast corner of Beach 19th Street, Block 79, Lot 1, Far Rockaway, Borough of Queens.

313-33-BZ—Vol. III

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened January 15, 1957 as Vol. III—re decision of the Borough Superintendent under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, sales space, service parking, motor vehicle repairs, with hand tools only, and with a curb cut on 39th Street.

PREMISES AFFECTED—38-06 Greenpoint Avenue, southwest corner of 50th Avenue, Block 212, Lot 23, Woodside, Borough of Queens.

222-57-BZ

APPLICANT—J. G. L. Molloy, for Embers Realty Corp., owner.

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a F area district, the erection of a six-story and cellar Class A Multiple Dwelling.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

609-50-BZ—Vol. II

APPLICANT—M. Martin Elkind, for John Batha, owner.

SUBJECT—Application reopened November 7, 1956 as Vol. II—re decision of the Borough Superintendent under sections 7c, 7h and 21 of the zoning resolution, to permit in a residence use, F area district, the erection of a one story extension to the present factory building with less than the required setback and the maintenance of a parking lot.

PREMISES AFFECTED—41-24 219th Street, west side, 310 feet north of 43rd Avenue, Block 6315, Lot 140, Bay-side, Borough of Queens.

547-57-BZ

APPLICANT—Gabriel Nathan, for Boardwalk Holding Corp., owner.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent under sections 7c and 7h of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of a parking lot as an accessory use to an existing class A multiple dwelling.

PREMISES AFFECTED—122-04 to 122-20 Ocean Promenade, north side, from Beach 122nd to Beach 123rd Streets, 121-137 Beach 122nd Street and 120-132 Beach 123rd Street, Block 762, Lot 44, Rockaway Beach, Borough of Queens.

241-57-BZ

APPLICANT—Max Wechsler, for Faith for Today, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent under sections 7c and 7h of the zoning resolution, to permit in a residence use district, the erection of a two story and cellar extension to an existing structure and extend the present use of storage, office, church practice and bedroom to include dining room, kitchen printing shop, garage, classroom and parking.

PREMISES AFFECTED—108-43 71st Avenue, north side, 100 feet west of 110th Street, Block 2223, Lot 44, Forest Hills, Borough of Queens.

820-56-BZ—Vol. II

APPLICANT—Robert Gottlieb and Charles A. Buckley, Jr., for 174 Boston Property Corp., owner.

SUBJECT—Application reopened April 2, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, car wash, storage, auto accessory sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1660-1666 Southern Boulevard, northeast corner of East 173rd Street, Block 2983, Lots 1 and 46, Borough of The Bronx.

288-57-BZ

APPLICANT—Anna Pick, owner.

SUBJECT—Application April 10, 1957—decision of the Borough Superintendent under sections 7c and 21 of the zoning district, to permit in a residence and local retail use district, the extension of a presently legally existing parking lot from the local retail portion of the premises into the residence use portion.

PREMISES AFFECTED—184-05 to 184-13 Hillside Avenue, north side, 40 feet east of Dalny Road, and 87-21 to 87-23 Dalny Road, Block 9954, Lots 6 and 72, Jamaica, Borough of Queens.

6-57-BZ

APPLICANT—M. Martin Elkind, for Jean Daronnat, Owner.

SUBJECT—Application January 8, 1957—decision of the Borough Superintendent under section 7h of the zoning

CALENDAR

resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) cars.

PREMISES AFFECTED—37-41 73rd Street, east side, 120 feet north of 37th Road, Block 1284, Lot 15, Jackson Heights, Borough of Queens.

12-57-BZ

APPLICANT—Burke, Green and Groh, for Michael R. Jordan, owner.

SUBJECT—Application January 11, 1957—(decision of the Borough Superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, washing, lubricatory, office, sales of auto accessories and minor repairs with hand tools only.

PREMISES AFFECTED—77-01 to 77-21 North Conduit Avenue, northeast corner of Sutter Avenue, Block 11340, Lot 1, Ozone Park, Borough of Queens.

Laid over from October 15, 1957, to November 19, 1957, for inspection in connection with Cal. No. 3-56-BZ, and for decision; also letter from Park Department as to jurisdiction; hearing closed; then to December 17, 1957, for continuation of hearing due to construction in the area since the filing of the application, with further notices to be sent out in accordance with the regular procedure and list of owners to be corrected to date; then to January 14, 1958, for further consideration and decision; hearing closed.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a gasoline service station, lubricatorium, car washing, office and sales, parking and storage of motor vehicles, wall signs and ground sign.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52 Ozone Park, Borough of Queens.

Laid over from September 25, 1956 to October 9, 1956, at the request of applicant; no further requests for adjournment considered; then to November 14, 1956, for applicant to file a statement in the Borough President's office as to the possibility of the continuation of Sutter avenue across Sunrise highway; for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision; then laid over, pending further development of the area; date to be determined; now set for decision on March 26, 1957; laid over from March 26, 1957, date to be set, and for further inspection and decision; then set for decision on April 24, 1957; then laid over for decision by full complement of the Board; date to be determined; then set for November 19, 1957; then to December 17, 1957, for continuation of hearing, applicant to file new list of owners, and to send out notices according to the regular procedure and correct block diagram as may be necessary to indicate all buildings to date; then to January 14, 1958, for decision; hearing closed.

812-41-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Birchwood Service Center, Inc., owner.

SUBJECT—Application reopened May 8, 1956 as Vol. III—decision of the Borough Superintendent, under section 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district, the change in use from gasoline service station, office, auto laundry and lubricatorium to gasoline service station, office, auto laundry, lubricatorium, motor vehicle repair shop and accessory parking previously granted for the reconstruction and extension of existing gasoline service station.

PREMISES AFFECTED—1916-1922 Flatbush Avenue,

southwest corner of Avenue L, Block 7815, Lots 32 and 35, Borough of Brooklyn.

Laid over from December 10, 1957 to January 14, 1958, for inspection and decision; hearing closed; applicant to file revised plans of accessory building and location of pumps and to omit the sale and display of used cars and to substitute a masonry wall for the 4 foot fence shown on plans.

484-57-BZ

APPLICANT—Lab Estates, Inc., owner (Knott Hotels, Inc., lessee).

SUBJECT—Application June 14, 1957—(decision of the borough superintendent) under section 21 and 19A(j) of the zoning resolution, to permit in a restricted retail use, "B" area and 1½ and 2 height districts, the erection of a fifteen (15) story extension to an existing 19 story and penthouse Berkshire hotel encroaching on an existing inner court, exceeding the permitted area and height and eliminating the required loading berths.

PREMISES AFFECTED—500-506 Madison avenue and 15-25 East 52nd Street, northwest corner, Block 1288, Lot 11, Borough of Manhattan.

Laid over from December 10, 1957 to January 14, 1958, for inspection and decision; and for letter from the applicant as to excess footage and name of title owner; hearing closed.

485-57-A

APPLICANT—Lab Estates Inc., owner (Knott Hotels, Inc. lessee).

SUBJECT—Application June 4, 1957—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sec. 27, subdivision 2b and section 26, subdivisions 2, 6 and 8a re height, bulk, required open spaces, minimum dimensions of yards and courts.

PREMISES AFFECTED—500-506 Madison Avenue and 15-25 East 52nd Street, northwest corner, Block 1288, Lot 11, Borough of Manhattan.

586-30-BZ—Vol. II

APPLICANT—Haus and Bresin, for I. H. and N. S. Holding Corp., owner.

SUBJECT—Application reopened April 24, 1957 as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, the parking and storage of more than five (5) motor vehicles and a ground sign for the stated term of fifteen (15) years.

PREMISES AFFECTED—23-01 Broadway and 31-71 to 31-85 23rd street, northeast corner, Block 567, Lot 22, Astoria, Borough of Queens.

Laid over from September 24, 1957, to October 29, 1957, for inspection and decision; hearing closed; then to December 10, 1957, at the request of the applicant; then to January 14, 1958, at request of the applicant.

416-56-BZ

APPLICANT—James E. Vassalotti, for Harry Heiman, Inc., owner.

SUBJECT—Application June 11, 1956—re (decision of the borough superintendent) under sections 7e, 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor auto repairs, store and storage room, with show windows and sign within 75 ft. of a residence use district and the parking and storage of motor vehicles; for a stated term of fifteen (15) years.

PREMISES AFFECTED—2237-2249 Westchester avenue and 2101-2115 Glebe avenue, northwest corner, Block 3963, Lots 57 and 62, Borough of The Bronx.

Laid over from March 5, 1957, to April 2, 1957, for

CALENDAR

inspection and decision; hearing closed; then to May 7, 1957, for further inspection and for decision; then laid over, date to be set; for consideration by the full membership of the Board; and then set for November 6, 1957; then laid over from November 6, 1957, to December 10, 1957, for further inspection and decision; then to January 14, 1958, at the request of the applicant, as the City may take the property; hearing previously closed.

283-57-BZ

APPLICANT—James E. Vassalotti, for Amigo Realty Corp., owner.

SUBJECT—Application April 9, 1957—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a one story class 3 construction for use as a restaurant with parking for patrons cars on the open area and with ground signs and other signs, for as stated term of ten (10) years.

PREMISES AFFECTED—79-01 to 79-19 (79-09 official) Linden boulevard, north side, from 79th street to South Conduit avenue; 155-02 to 155-40 South Conduit avenue; 79-02 to 79-20 Dumont avenue and 155-01 to 155-39 79th street, Block 11377, Lots 1, 3, 13 and 26, South Ozone Park, Borough of Queens.

Laid over from November 13, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to January 14, 1958, for applicant to file revised plans showing what is proposed, including fences.

282-57-BZ

APPLICANT—Louis B. Santangelo, for Cliffsedge Realty Inc., owner.

SUBJECT—Application April 9, 1957—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of the plot for the parking and storage of motor vehicles for the stated term of five (5) years.

PREMISES AFFECTED—1540-1610 Sedgwick avenue, east side, 291.74 ft. south of West 176th street, Block 2880, Lots 33, 93 and 96, Borough of The Bronx.

Laid over from November 26, 1957 to December 10, for inspection and decision; hearing closed; then to January 14, 1958, for applicant to restudy proposal and submit revised plans.

373-57-BZ

APPLICANT—Ingram S. Carner, for Francis P. Headley, owner.

SUBJECT—Application May 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the zoning resolution, to permit in a business portion of a plot partly in a business district and partly in an unrestricted use district, the erection and maintenance of a gasoline service station, office, sales of auto accessories, car washing (automatic), minor automobile repairs with hand tools only, lubritorium, storage and parking, parking of more than five (5) motor vehicles waiting to be serviced, for a stated term of fifteen (15) years.

PREMISES AFFECTED—5808-5828 Flatlands Avenue and 898-920 East 59th Street, southwest corner, Block 7784, Lots 41, 43, 45, 46, 47, 83 and 85, Borough of Brooklyn.

Laid over from November 6, 1957, to December 10, 1957, at request of objector, applicant concurring; no further requests for adjournments to be considered; then to December 17, 1957, for hearing at request of objector; then to January 14, 1958, for inspection and decision; hearing closed.

281-32-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Louis Diamond, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II decision of the Borough Superintendent, under section 7c of the zoning resolution, to permit in a retail and residence use district, to extend the proposed use of

the gasoline service station, lubritorium, auto laundry and office by adding minor auto repairs, parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—98-01 to 98-15 Metropolitan Avenue and 89-04 to 89-14 69th Road, northeast corner, Block 3207, Lots 30 and 33, Forest Hills, Borough of Queens.

Laid over from December 10, 1957, to December 17, 1957, for hearing at request of objector; no further requests for adjournment to be considered; then to January 14, 1958, for inspection and decision; hearing closed.

615-57-BZ

APPLICANT—Paul Friedman, for E. M. J. Realty Corp., owner.

SUBJECT—Application September 6, 1957—(decision of the borough superintendent) under section 7e, 7h and 7A of the zoning resolution, to permit on a plot partly in a restricted retail and partly in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, and parking and storage of more than five (5) motor vehicles with ground sign in a restricted retail district, and with a sign on building fronting on 154th Place within 75 ft. of a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—154-11 Horace Harding Expressway (154-01 to 154-19), north side, from Kissena boulevard and 154th place; 60-11 to 60-15 Kissena boulevard and 59-46 to 59-52 154th place, Block 6731, Lots 1 and 6(1), Flushing, Borough of Queens.

Laid over from December 17, 1957, to January 14, 1958, for inspection and decision; hearing closed.

519-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Weiss and Sons, Inc. and Frances H. Wikler, owners.

SUBJECT—Application reopened September 24, 1957 as Vol. II—(decision of the borough superintendent) under section 7a and 21 of the zoning resolution, to permit in a business and residence use and "C" area district, to extend the present use of monumental works to an adjoining Lot 107 and erect a metal shed over the present traveling crane occupying more than the permitted area.

PREMISES AFFECTED—928-940 Jamaica avenue and 1-35 Lincoln avenue, southeast corner and 2-8 Nicholas avenue, Block 4109, Lots 91 and 107, Borough of Brooklyn.

Laid over from December 17, 1957, to January 14, 1958, for inspection and decision; hearing closed.

737-57-A

APPLICANT—Lama, Proskauer and Prober, for Joseph Weiss and Sons, Inc., and Frances H. Wikler, owners.

SUBJECT—Application August 2, 1957—Appeal from a decision of the borough superintendent, re Class 5 construction, area excessive, re walls less than 15 ft. from lot lines, etc.

PREMISES AFFECTED—928-940 Jamaica avenue, 1-35 Lincoln avenue, southeast corner and 2-8 Nicholas avenue, Block 4109, Lots 91 and 107, Borough of Brooklyn.

598-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Anthony Spensieri, owner.

SUBJECT—Application August 22, 1957—(decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in a residence use district, the erection of a one story masonry building for use as a storage garage for less than five (5) owner's trucks, one 550 gallon gasoline tank and pump, parking and storage of more than five (5) owner's trucks on the open area and maintain the present one story building at the rear of the plot as a two (2) truck garage.

PREMISES AFFECTED—8-22 to 8-30 28th avenue, south

CALENDAR

side, 150 ft. east of 8th street, Block 509, Lots 39, 40 and 41, Astoria, Borough of Queens.

Laid over from December 17, 1957, to January 14, 1958, for inspection and decision; hearing closed.

406-57-BZ

APPLICANT—Macfield Blaufeux, for William Zagari and Frank LaRosa, owners.

SUBJECT—Application May 23, 1957—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in use of an existing one story building from live poultry market to repairing and storage of motor radiators, and parking of four (4) motor vehicles awaiting radiator servicing on the open portion of the lot at the rear of the building.

PREMISES AFFECTED—8698 16th avenue, west side, and 97 Bay 11th street, east side, 100 ft. south of Benson avenue, Block 6396, Lot 35, Borough of Brooklyn.

Laid over from December 17, 1957, to January 14, 1958, for inspection and decision; hearing closed.

586-57-BZ

APPLICANT—Victor G. Madonia, for Joseph Jezelnik, owner.

SUBJECT—Application August 2, 1957—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a G-1 area district, the erection of a one story one family dwelling with the side less than the required setback from the mapped street line.

PREMISES AFFECTED—62-03 138th street, east side, 40 ft. south of 62nd avenue, Block 6397, Lot 4, Flushing, Borough of Queens.

Laid over from December 17, 1957, to January 14, 1958, for inspection and decision; hearing closed.

795-50-BZ—Vol. II

APPLICANT—Larry Meltzer, for Starvel Realty Inc., owner (American Oil Company, lessees).

SUBJECT—Application reopened May 28, 1957 as Vol. II—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection of an extension to the existing accessory building and extend the present use of the gasoline service station, lubritorium and accessory store to include non-automatic car washing.

PREMISES AFFECTED—3768-3778 Nostrand avenue and 2915-2925 Avenue Y, northwest corner, Block 7422, Lot 1037, Borough of Brooklyn.

Laid over from December 17, 1957, to January 14, 1958, for inspection and decision; hearing closed.

500-57-BZ

APPLICANT—Aaron Halpern, for M. F. G. Realty Corp., owner.

SUBJECT—Application July 3, 1957—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the erection of a one story masonry extension and extend the present use of conveyor manufacturing

PREMISES AFFECTED—22-42 129th street, west side, 50 ft. north of 23rd avenue, Block 4204, Lot 48, College Point, Borough of Queens.

Laid over from December 17, 1957, to January 14, 1958, for inspection and decision; hearing closed.

286-57-BZ

APPLICANT—Raymond Irrera, for Raoul and Victoria Fernandez, owners.

SUBJECT—Application April 10, 1957—(decision of the borough superintendent) under section 7a and 7e of the zoning resolution, to permit in a residence use district, the maintenance of existing garages and storage shed not accessory to a dwelling.

PREMISES AFFECTED—21-20 to 21-24 27th road, south

side, 102.06 ft. west of 23rd street, Block 543, Lot 134, Long Island City, Borough of Queens.

Laid over from December 17, 1957, to January 14, 1958, for inspection and decision; hearing closed.

287-57-A

APPLICANT—Raymond Irrera for Raoul and Victoria Fernandez, owners.

SUBJECT—Application April 10, 1957—Appeal from a decision of the borough superintendent, re frame structure in fire limits—metal structure less than 4 ft. from lot line.

PREMISES AFFECTED—21-20 to 21-24 27th road, south side, 102.06 ft. west of 23rd street, Block 543, Lot 134, Long Island City, Borough of Queens.

477-57-BZ

APPLICANT—Gerard M. Bloomfield, for Thirbrook Corp., and Safeway Stores, Inc., owners.

SUBJECT—Application June 25, 1957—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in an unrestricted use and business use districts, the erection and maintenance of a gasoline service station, car washing, lubritorium, minor auto repairs, storage rooms and storage for more than five (5) motor vehicles on the vacant portion of the lot, and extending from the unrestricted portion into the business portion of the plot.

PREMISES AFFECTED—851-865 St. Anns avenue and 3150-3172 3rd avenue, southwest corner, Block 2360, Lots 92 and 97, Borough of The Bronx.

Laid over from November 26, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further examination of plans and decision; then to January 14, 1958, for revised plans and decision.

319-57-BZ

APPLICANT—Mathew Manes, for William Rueck and Minnie A. Dunlop, owners; Sun Oil Co., lessee.

SUBJECT—Application April 22, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, lubritorium, office, sale of auto accessories and parking of cars awaiting service, with curb cuts and show windows within 75 feet of a residence zone and the erection of post standards and illuminated signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—253-02 to 253-26 Hillside Avenue, 84-02 to 84-10 Little Neck Parkway, southwest corner and 84-01 to 84-09 253rd Street, Block 8607, Lot 180 (tentative), Bellerose, Borough of Queens.

Laid over from December 3, 1957, for inspection and decision; date to be set; hearing closed; then set for December 17, 1957; then to January 14, 1958, for further consideration and decision.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 14, 1958, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, January 14, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

115-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyce Green, owners.

SUBJECT—Application December 22, 1955—Appeal from a decision of the Borough Superintendent—re review of Borough Superintendent's decision re zoning matter.

PREMISES AFFECTED—100-104 Central Park South and 1431-1439 Avenue of the Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.

CALENDAR

439-57-A

APPLICANT—Sidney Daub, for M. B. Driscoll and Sons, Inc., owner.

SUBJECT—Application June 7, 1957—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—35-37 Rose street, south side, 147 ft. west of Duane street, Block 114, Lot 13, Borough of Manhattan.

697-57-A

APPLICANT—Louis Santangelo, for Spanish Eastern Convention of the Assemblies of God, owner.

SUBJECT—Application September 30, 1957—Appeal from a decision of the borough superintendent—re Class IV construction—commercial, passageway at rear, etc.

PREMISES—633 Prospect avenue, west side, 50 ft. north of East 151st Street, Block 2674, Lot 75, Borough of The Bronx.

522-57-A

APPLICANT—Lama, Proskauer and Prober, for 27 Realty Corp., owner.

SUBJECT—Application July 1, 1957—Appeal from a decision of the borough superintendent—re exit—factory.

PREMISES—27-31 Bleecker street, north side, 75 ft. east of Shinbone alley, Block 529, Lot 55, Borough of Manhattan.

270-40-A—Vol. II

APPLICANT—Maxfield Blaubeux, for Regent Nursing Home, owner.

SUBJECT—Application reopened November 13, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—84-24 116th Street, west side, 180 feet south of 84th Avenue, Block 9215, Lot 19, Richmond Hill, Borough of Queens.

445-57-A

APPLICANT—Aaron Halpern, for Frank Carricato, owner.

SUBJECT—Application June 13, 1957—filed pursuant to section 35, General City Law re premises located in bed of mapped street—proposed 178th Street.

PREMISES AFFECTED—178-14 Baisley Boulevard, south side, 200 feet west of 178th Place, Block 12462, Lots 19, St. Albans, Borough of Queens.

809-57-A

APPLICANT—William B. Lichtner, for Principe Construction Co., owner.

SUBJECT—Application November 7, 1957—filed pursuant to section 36, General City Law re premises not fronting on legal street and a decision of the Borough Superintendent, re erection of frame building and use of wood beams in fire limits.

PREMISES AFFECTED—10-19 President Street, west side, 95.51 feet south of Loretta Road, Block 217, Lot 76, Far Rockaway, Borough of Queens.

810-57-A

APPLICANT—William B. Lichtner, for Principe Construction Co., owner.

SUBJECT—Application November 7, 1957—filed pursuant to section 36, General City Law re premises not fronting on legal street—President Street and erection of frame dwellings and use of wood beams in fire limits.

PREMISES AFFECTED—10-23 President Street, west side, 55.51 feet south of Loretta Road, Block 217, Lot 74, Far Rockaway, Borough of Queens.

811-57-A

APPLICANT—William B. Lichtner for Principe Construction Co., owner.

SUBJECT—Application November 7, 1957—filed pursuant to section 35, General City Law re curb cut in bed of

mapped street—and erection of frame dwellings and use of wood beams in fire limits.

PREMISES AFFECTED—10-27 President Street, southwest corner of Loretta Road, Block 217, Lot 72, Far Rockaway, Borough of Queens.

837-56-A

APPLICANT—Daniel G. Connolly, for Montague Associates, Inc., owner; American Manufacturing Co., lessee.

SUBJECT—Application December 4, 1956—Appeal from a decision of the Fire Commissioner, re permit for smoking.

PREMISES AFFECTED—50-56 West Street, southeast corner of Noble Street, Block 2568, Lot 5, Borough of Brooklyn.

192-57-A

APPLICANT—Louis Lieberman, for Edmund Geis Realty Corp. owner, C and M. Auto Spring Co., Inc., lessee.

SUBJECT—Application March 14, 1957—Appeal from a decision of the Borough Superintendent, re installation of oil burners, etc.

PREMISES AFFECTED—42-36 11th Street, west side, 140.26 feet north of 43rd Avenue, Block 460, Lot 60, Long Island City, Borough of Queens.

79-57-A

APPLICANT—Leonard F. Rothkrug, for Mary Volpe, doing business as Regina Blouse and Sportswear Co., owner.

SUBJECT—Application January 25, 1957—Appeal from a decision of the Borough Superintendent, re frame building, commercial use-exits, etc.

PREMISES AFFECTED—1507 DeKalb Avenue, north side, 300 feet east of Knickerbocker Avenue, Block 3236, Lot 47, Borough of Brooklyn.

140-49-A—Vol. II

APPLICANT—Burke, Green and Groh, for George and Sonia Cullinen, owners, Les Clochettes, lessee.

SUBJECT—Application reopened March 19, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—35-45 223rd Street, east side, 152.83 feet north of 37th Avenue, Block 6192, Lot 68, Bayside, Borough of Queens.

348-57-A

APPLICANT—Procter and Gamble Manufacturing Co., owner.

SUBJECT—Application April 23, 1957—Appeal from a decision of the Borough Superintendent, re storage of inflammable mixture, 1500 gallon capacity.

PREMISES AFFECTED—54-56 Western Avenue, southwest corner Richmond Terrace, Block 1400, Lot 1, Port Ivory, Borough of Richmond.

748-57-A

APPLICANT—Harry Hurwit, for Belmont and Son, Inc., owner.

SUBJECT—Application October 18, 1957—Appeal from a decision of the Borough Superintendent, re egress, etc.

PREMISES AFFECTED—337 Broome Street and 151 Bowery, southeast corner, Block 423, Lot 12, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 21, 1958, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 21, 1958 at 10 o'clock in Room 1013. Municipal Building, Manhattan, on the following matters:

618-57-BZ

APPLICANT—Lama, Proskauer and Prober, for The Greenpoint Savings Bank, owner.

CALENDAR

SUBJECT—Application September 9, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district the use of the premises as a parking lot for more than five (5) motor vehicles for patrons of the bank.

PREMISES AFFECTED—9718 Glenwood Road, south side, 110 feet west of East 98th Street and 1060-1064 East 98th Street, Block 8185, Lots 39 and 46, Borough of Brooklyn.

401-57-BZ

APPLICANT—Saul Goldsmith, for Lonad Corporation, owner.

SUBJECT—Application May 21, 1957—decision of the Borough Superintendent, under sections 21 and 7e of the zoning resolution, to permit in a residence use and B area district, the erection of a one story building to be used as a factory and occupying more than the permitted area.

PREMISES AFFECTED—58-17 37th Avenue, and 34-62 to 34-70 59th Street, northwest corner, Block 1197, Lot 1, Woodside, Borough of Queens.

200-57-BZ

APPLICANT—Leonard F. Rothkrug, for Milton Miller, owner; Ralph Attonito, Harry Soccorsi and Frank Nicolichia, lessees.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the maintenance of additional curb cuts and roof signs to an existing use of the premises for retail sales and ice cream manufacturing (Carvel franchised dealer) with accessory parking on unbuilt upon portion of the premises.

PREMISES AFFECTED—1198-1218 Pennsylvania Avenue, northwest corner of Vandalia Avenue, Block 4434, part of Lots 40 and 51, Borough of Brooklyn.

72-30-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened June 4, 1957 as Vol II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline station and extend the use to include lubricatorium, motor vehicle repair shop, parking and storage of more than five (5) cars and the sale of used cars.

PREMISES AFFECTED—3491-3507 Fort Hamilton Parkway, south side, 264.5 feet east of 36th Street, Block 5302, Lot 21, Borough of Brooklyn.

582-29-BZ—Vol. II

APPLICANT—Charles A. Brown, for Rogers and Butler (Lenox Hill Hospital), owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a one and one half height district, the erection of a 12 story hospital building exceeding the permitted height at the northeast corner of the building.

PREMISES AFFECTED—Entire block bounded by 77th Street, Park Avenue, 76th Street and Lexington Avenue; 112 East 77th Street, 841 Park Avenue, 101-133 East 76th Street and 1080-1090 Lexington Avenue, Block 1411, Lot 1, Borough of Manhattan.

540-57-BZ

APPLICANT—John F. Fitzsimons, for Fun Fair Park, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a business and residence use, district, the maintenance of a parking lot for the stated term of ten (10) years.

PREMISES AFFECTED—28-31 (28-21 to 28-51) Linden

Place; 28-20 to 28-80 Whitestone Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, Lots 35 and 40, Block 4337, Lots 62 and 70 and Block 4339, Lots 46 and 65, Flushing, Borough of Queens.

731-57-BZ

APPLICANT—James E. Vassalotti, for John M. Kokkins, Deepdene Realty Corp., Anohid Realty Corp. and Aldershot Realty Corp., Manuel E. Kulukundis, Peter T. Kikis, Evangelos T. Hardaloupas and Stephen C. Lyras, owners.

SUBJECT—Application August 26, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence district, the extension of the legal restaurant on the first floor of Building A into the residence use district. The proposed extension into the residence use district has an area of approximately 520 square feet.

PREMISES AFFECTED—399-423 East 52nd Street, north side, 60 feet 3 inches east of 1st Avenue and 404-420 East 53rd Street, Block 1364, Lot 5, Borough of Manhattan.

294-57-BZ

APPLICANT—Henry Nordheim, for Frank Negron, owner, Domingo Leon, lessee.

SUBJECT—Application April 15, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution to permit in a business use district, the change in occupancy of an existing one story building from a three car garage to a motor vehicle repair shop doing body and fender work and using acetylene torches.

PREMISES AFFECTED—842 East 150th Street and 574 Union Avenue, southeast corner, Block 2674, Lot 6, Borough of The Bronx.

473-57-BZ

APPLICANT—John J. Tricarico, for Transit Authority, City of New York, owner.

SUBJECT—Application June 21, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of the vacant premises for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1023-1033 Union Street, north side, 214 feet 8 inches west of Franklin Avenue, Block 1185, Lot 30, Borough of Brooklyn.

540-57-BZ

APPLICANT—Edward K. Pincus for Sol Rosenbaum, Inc., owner.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles and the daytime parking for patrons of the store at 2689 Atlantic Avenue.

PREMISES AFFECTED—142-150 Vermont Street, west side, 122 feet 2 inches north of Atlantic Avenue, Block 3671, Lots 30-33 inclusive, Borough of Brooklyn.

595-57-BZ

APPLICANT—Charles V. Halley, Jr. for 236 Riverdale Realty Corp., owner.

SUBJECT—Application August 13, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the zoning resolution, to permit in a residence district, the parking of motor vehicles for patrons using the retail shopping area.

PREMISES AFFECTED—581-587 West 235th Street, northwest corner of Netherland Avenue, Block 3409, Lots 545 and 546, Borough of The Bronx.

642-29-BZ—Vol. IV

APPLICANT—Herman Kron, for 49-51 Lexington Avenue, Inc., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. IV—decision of the Borough Superintendent, under section

CALENDAR

7f of the Zoning Resolution, to permit in a business use, district, the reconstruction of the present gasoline station, and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than five (5) cars and sale of used cars.

PREMISES AFFECTED—137-159 East 98th Street and 2-14 Blake Avenue, southeast corner, Block 3548, Lot 1, Borough of Brooklyn.

619-57-BZ

APPLICANT—Department of Water Supply, Gas and Electricity, for City of New York, owner.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent, under sections 7c, 7e and 7f of the zoning resolution, to permit in a residence and business use district, the erection of a two story building to be used as a garage for the parking of more than five (5) cars, office and locker rooms.

PREMISES AFFECTED—886 St. Nicholas Avenue and 416 West 155th Street, southeast corner, Block 2069, Lots 26, 28 and 37, Borough of Manhattan.

614-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from July 2, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to September 10, 1957, for further inspection and decision; then to September 24, 1957, for further inspection and decision; then to October 8, 1957, at request of the applicant and for decision; then to November 6, 1957, at request of the applicant as to possible sale of the premises; then to December 3, 1957, at request of the applicant, as to possible sale of the property; then to January 21, 1958 at the request of the applicant.

148-57-BZ

APPLICANT—Patrick D. Concagh, for S. G. Covello and Sons, Inc., owner.

SUBJECT—Application February 26, 1957—(decision of the borough superintendent) under section 7c and 21 of the zoning resolution, to permit in a residence use "D" area district, the change of use of the present structure from a two car non-storage garage to a showroom for electrical supplies and fixtures and erect a second floor on a present illegal one story extension and used for the storage of electrical supplies on the first floor and offices on the second floor, and extending into the required rear yard.

PREMISES AFFECTED—4120-4122 Baychester avenue, east side, 200 ft. north of Edenwald avenue, Block 5020, Lots 6 and 8, Borough of the Bronx.

Laid over from December 10, 1957 to January 21, 1958, for inspection and decision; hearing closed; applicant to submit additional information as to proposed coverage and area allowed.

513-56-BZ

APPLICANT—Fred C. Dahlem, for Albert Rollman, owner.

SUBJECT—Application July 9, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use and F-1 area district, the erection and maintenance of a gasoline service station, sale of accessories, car wash, lubritorium, motor vehicle

repair shop with hand tools only, with less than the required set back.

PREMISES AFFECTED—Southwest corner of Lacombe and Castle Hill avenues, Block 3510, Lot 34, Borough of The Bronx.

Laid over from December 10, 1957 to January 21, 1958, for inspection and decision; hearing closed.

137-57-BZ

APPLICANT—Jacob Lubroth and Son, for Aaron Bring Bay Ridge, Inc., owner.

SUBJECT—Application February 25, 1957—(decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline selling station, lubritorium, and minor repairs for adjustments with hand tools only for the stated term of fifteen years.

PREMISES AFFECTED—8813-8823 4th avenue and 401-405 89th street, northeast corner, Block 6065, Lot, 1, Borough of Brooklyn.

Laid over from December 10, 1957 to January 21, 1958, for inspection and decision; hearing closed.

588-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Eve Realty Corp., owner.

SUBJECT—Application August 2, 1957—(decision of the borough superintendent) under section 7f, 7h, 7e and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, storage, minor auto repairs, car wash, parking and storage of motor vehicles, with curb cut and show window within 75 ft. of a residence use district.

PREMISES AFFECTED—1353 Park avenue and 100-110 East 102nd street, southeast corner, Block 1629, Lots 67-72 inclusive, Borough of Manhattan.

Laid over from December 10, 1957 to January 21, 1958, for inspection and decision; hearing closed.

886-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Two West Tremont Corp., owner (Fairbanks Motor Rebuilder, lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—(decision of the borough superintendent) under section 7i and 7e of the zoning resolution, to permit in a business and residence use district, the change in use of an existing building from Public garage and retail stores, to public garage, auto repairs, office and sales, painting and spraying and retail stores, all for a term of fifteen (15) years.

PREMISES AFFECTED—1963 Jerome avenue, southwest corner of West Tremont avenue, Block 2862, Lot 90, Borough of The Bronx.

Laid over from December 17, 1957, to January 21, 1958, for inspection and decision; hearing closed.

387-57-BZ

APPLICANT—Max Siegel Associates, for Cologero Cavera, owner.

SUBJECT—Application May 14, 1957—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district for a term of ten (10) years, the parking of motor vehicles on the open spaces of the premises.

PREMISES AFFECTED—111-121 East 172nd street, north side, 100 ft. east of Walton avenue and 110 Rockwood street, Block 2835, Lot 11, Borough of The Bronx.

Laid over from December 17, 1957, to January 21, 1958, for inspection and decision; hearing closed.

958-55-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Brothers, lessees).

SUBJECT—Application reopened June 11, 1957 as Vol. II

CALENDAR

—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change of use of an existing one story building from store to store and motor vehicle repair shop.
PREMISES AFFECTED—355 East 119th street, north side, 78 ft. 4 in. west of 1st avenue, Block 1796, Lot 124, Borough of Manhattan.

Laid over from December 17, 1957, to January 21, 1958, for inspection and decision; hearing closed.

699-57-BZ

APPLICANT—Windsor Parking Corporation, for Rhineland Real Estate Co., owner.

SUBJECT—Application October 1, 1957—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—471-477 4th avenue, southeast corner of East 32nd street, Block 887, Lots 95, 96 and 97 and Part of Lot 94, Borough of Manhattan.

Laid over from December 17, 1957, to January 21, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 21, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 21, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

261-54-SM

APPLICANT—Dur-O-Wal Products, Inc., owner. Tomkins Bros., Agent.

SUBJECT—Application April 8, 1954—Dur-O-Wal, Types S and EH, approval of.

83-57-SA

APPLICANT—Charles B. Bendix, for Sundstrand Engr. Company, owner.

SUBJECT—Application January 14, 1957—Sundstrand Oil Burner, Models SS, XA2, XB4, XB5 and XC6 and permission to be marketed under additional trade names, approval of.

235-57-SA

APPLICANT—Armstrong Products Corporation, owner.

SUBJECT—Application February 15, 1957—Kenmore Gas-fired Vented Circulating Type Room Heater, Models 113.509015 and 113.509020, approval of.

508-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Gas-fired Open End Drying Tumbler, Model L3618, approval of.

509-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Gas-fired Open End Drying Tumbler, Model L3630, approval of.

510-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Gas-fired Open End Drying Tumbler, Model L4242, approval of.

511-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Gas-fired Twin Open End Drying Tumbler, Model L2624, approval of.

512-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell 36 x 18 Steam Heated Drycleaning Drying Tumbler, Model L3618, approval of.

513-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Steam Heated Drycleaning Drying Tumbler, Model L3630, approval of.

514-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Cissell 42 x 42 Steam Heated Drycleaning Drying Tumbler, Model L4242, approval of.

515-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell 36 x 18 Steam Heated Open End Drying Tumbler, Model L3618, approval of.

516-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Steam Heated Open End Drying Tumbler, Model 3630, approval of.

517-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Steam Heated Open End Drying Tumbler, Model 4242, approval of.

518-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Twin Steam Heated Open End Drying Tumbler, Model 2624, approval of.

535-57-SM

APPLICANT—Field Control Division of H.D. Conkey & Company, owner.

SUBJECT—Application June 26, 1957—Field Type M-G Barometric Draft Control, for gas-fired equipment, approval of.

555-57-SA

APPLICANT—J. O. Ross Engineering Corporation, owner.

SUBJECT—Application June 28, 1957—Short Bake Beer Can Oven Gas-fired; for drying inside lacquer finish on beer can body, approval of.

559-57-SA

APPLICANT—Thermo Products, Inc., owner.

SUBJECT—Application July 16, 1957—Thermo Annealing Retort and Carrier, for Heat Treating Metals, approval of.

CALENDAR

804-57-SM

APPLICANT—Scully Signal Company, owner. J. M. Si-
barium, Agent.
SUBJECT—Application September 16, 1957—Scully Vent
Cap, Model D-547, approval of.

689-56-SM

APPLICANT—Pittsburgh Screw and Bolt Corp., owner.
J. B. Diamond, Agent.
SUBJECT—Application reopened November 13, 1957 for
amendment of resolution as to marking—re Pittsburgh
Screw and Bolt Corp. High Strength Bolt for Structural
Joints, used instead of rivets; previously approved.

124-56-SA

APPLICANT—Hunt Heater Corporation, manufacturer. J
Albin Johnson, Agent.
SUBJECT—Application February 1, 1956—Hunt Vented
Gas-fired Circulators, Models 3554-U, 4254-U, 5554-U,
6554-U and 8054-U, approval of.

676-56-A

APPLICANT—Patrick D. Concagh, for Henrietta Poses,
owner.
SUBJECT—Application October 4, 1957—Appeal from a
decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—42 East 12th Street, south side,
202 feet west of Broadway, Block 563, Lot 27, Borough
of Manhattan.

696-57-A

APPLICANT—Louis Kurtz, for Bai Enterprises, Inc.,
owner.
SUBJECT—Application September 20, 1957—Appeal from a
decision of the Borough Superintendent—re new stair
from basement to 1st floor.
PREMISES AFFECTED—12-14 East 46th Street, south
side, 145 feet west of Madison Avenue, Block 1281, Lot
62, Borough of Manhattan.

514-56-A

APPLICANT—Arnold A. Arbeit, for Spring Crosby Prop-
erties, owner.
SUBJECT—Application July 10, 1956—Appeal from a de-
cision of the Borough Superintendent, re egress.
PREMISES AFFECTED—79-85 Crosby Street, east side,
112 feet north of Spring Street, Block 496, Lots 1, 3 and 4,
Borough of Manhattan.

533-53-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Bais Yaacov of
Williamsburg, Inc., owner.
SUBJECT—Application reopened July 23, 1957 as Vol. II—
Appeal from a decision of the Borough Superintendent—
Sprinkler System.
PREMISES AFFECTED—107-119 Heyward Street (129
displayed), north side, 120 feet 7½ inches west of Lee
Avenue, Block 2225, Lot 42, Borough of Brooklyn.

386-57-A

APPLICANT—Max Siegel Associates, for Chermor Realty
Corp., owner.
SUBJECT—Application May 9, 1957—Appeal from a de-
cision of the Borough Superintendent, re egress.
PREMISES AFFECTED—368 East 148th Street, south
side, 121.40 feet west of 3rd Avenue, Block 2327, Lot 20,
Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 28, 1958, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing
Tuesday morning, January 28, 1958, at 10 o'clock in Room
1013, Municipal Building, Manhattan, on the following
matters:

755-38-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Rosenstock Motors,
Inc., owner.
SUBJECT—Application reopened May 21, 1957 as Vol. II
—(decision of the borough superintendent) under sections
7f and 7i of the zoning resolution, to permit in a business
use district, the erection and maintenance of a gasoline
service station, office, sale of accessories, car washing
(non automatic), automobile repairs with hand tools, lu-
britorium, parking and storage of more than five motor
vehicles, for a stated term of fifteen (15) years.
PREMISES AFFECTED—880-890 Dawson street and 929-
939 Intervale avenue, southeast corner, Block 2702, Lot 41,
Borough of The Bronx.

Laid over from November 13, 1957, to November 19,
1957, at the request of a representative of the Board of
Education; then to December 17, 1957, at the request of the
Board of Education to permit a population study of the
area, to January 28, 1958, at the request of the Board of
Education; no further requests for adjournment entertained.

143-57-BZ

APPLICANT—John F. Fitzsimons, for Lincoln Arcade
Inc., owner (Wenlar Corp., lessee).
SUBJECT—Application February 25, 1957, decision of the
Borough Superintendent, under section 7h of the Zoning
Resolution, to permit in a residence and business use dis-
trict, the extension into the residence portion of a plot of
a parking lot presently established on the business portion
of a plot.
PREMISES AFFECTED—125-02 to 124-24 (125-10)
Queens Boulevard, west side, from 82nd Road to 83rd
Avenue, 123-42 to 123-60 82nd Road and 123-47 to 123-67
83rd Avenue, Block 3360, Lots 21, 27, 28, 29, 32, 40, 41, 45
and 46, Kew Gardens, Borough of Queens.

950-54-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc.,
owner.
SUBJECT—Application reopened March 19, 1957 as Vol.
II—re decision of the Borough Superintendent, under
sections 7c and 7 Aof the Zoning Resolution, to permit in
a retail use district, the erection and maintenance of a
gasoline service station, auto laundry, lubricatorium, auto
repair, office, store and parking of cars waiting to be
served, with vehicular entrance or exit within 75 feet of
a residence use district.
PREMISES AFFECTED—1475 Bruckner Boulevard, north-
west corner of Evergreen Avenue, Block 3711, Lot 1,
Borough of The Bronx.

556-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for News-
paper Realty Corp., owner.
SUBJECT—Application reopened November 6, 1957 as Vol.
II—decision of the Borough Superintendent, under sec-
tion 7f of the Zoning Resolution, to permit in a retail
use district, the erection of a two story building for use
as a non-storage garage for more than five (5) and less
than one hundred-fifty cars (150) cars, office, toilet and
locker room.
PREMISES AFFECTED—406-412 West 34th Street, south
side, 80 feet west of 9th Avenue and 405-407 West 33rd
Street, Block 731, Lots 50, 51 and 53, Borough of Man-
hattan.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky
and Thomas J. O'Brien, owners.
SUBJECT—Application July 26, 1957—decision of the Bor-
ough Superintendent, under sections 7e, 7f, 7i, and 7A
of the Zoning Resolution, to permit in a business use
district, the erection and maintenance of a gasoline service
station, auto laundry—non automatic, lubricatorium, office,
accessory sales, minor repairs with hand tools only, safety

CALENDAR

inspection, station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

REMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

51-22-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.
 SUBJECT—Application reopened September 24, 1957 as Vol. II, re decision of the Borough Superintendent, under sections 7d and 21 of the Zoning Resolution, to permit in a residence and retail use, C area, and one and one-quarter height district, the construction of two additional floors on an existing three story telephone exchange building exceeding the permitted area and height.

REMISES AFFECTED—7701-7713 (7701 official) 3rd Avenue and 302-318 77th Street, southeast corner, Block 5960, Lot, Borough of Brooklyn.

17-56-BZ

APPLICANT—T. S. Nilsen, for Theresa La Vine, owner.
 SUBJECT—Application July 16, 1956—decision of the Borough Superintendent under section 21 and 7h of the Zoning Resolution, to permit in a residence use district, the extension of the present use of a dwelling and 5 car garage to include parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

REMISES AFFECTED—1071-1073 Hall Place, west side, 174.9 feet south of East 167th Street, Block 2691, Lots 93 and 94, Borough of The Bronx.

21-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Weinick and Albert H. Sanders, owners.

SUBJECT—Application September 10, 1957—decision of the Borough Superintendent under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

REMISES AFFECTED—102-07 to 102-23 Flatlands Avenue, 764-776 East 103rd Street, northwest corner and 767-775 East 102nd Street, Block 8190, Lots 1, 7 and 65, Borough of Brooklyn.

22-57-BZ

APPLICANT—Larry Meltzer, for Charles Macaluso, owner.

SUBJECT—Application February 13, 1957—decision of the Borough Superintendent under sections 7a and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of an extension of the existing ornamental shop exceeding the permissible area in a C area district.

REMISES AFFECTED—8509 Bay 16th Street, East side, 100 feet north of 86th Street, Block 6343, Lot 25, Borough of Brooklyn.

36-57-BZ

APPLICANT—Joseph Lau, for 10 East 30th Street Corp., owner.

SUBJECT—Application August 19, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot and attendants shanty for the parking and storage of more than five (5) motor vehicles for a stated term of ten (10) years.

REMISES AFFECTED—10-14 East 30th Street, south side, 177 feet 6 inches east of 5th Avenue, Block 859, Lots 77, 79 and 80, Borough of Manhattan.

37-34-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Shems Realty Corp., owner.

SUBJECT—Application reopened September 24, 1957 as

Vol. II—re decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, office and accessory sales, lubritorium, minor repairs with hand tools only, parking of motor vehicles, auto safety inspection and ground signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—248-53 to 248-61 (248-55 official) Jamaica Avenue and 89-14 to 89-22 249th Street, northwest corner, Block 8664, Lot 45, Bellerose, Borough of Queens.

796-49-BZ—Vol. IV

APPLICANT—Charles Abrahams, for Columbia Savings and Loan Association, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of an extension to the present bank building occupying more than the permitted area and alter an existing frame dwelling to provide additional offices.

PREMISES AFFECTED—93-20 to 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

835-57-A

APPLICANT—Charles Abrahams for Columbia Savings and Loan Association, owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re use of Frame building as Offices, Live Load, etc.

PREMISES AFFECTED—93-20 and 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

548-57-BZ

APPLICANT—Vincent D. Luongo, for Glanos Realty Corp., owner.

SUBJECT—Application July 22, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and retail use district, the extension of the existing parking lot now located in a retail district into an adjacent residence district.

PREMISES AFFECTED—305-307 West 27th Street, north side, 62 feet west of 8th Avenue, Block 751, Lots 33, 34 and 35, Borough of Manhattan.

73-56-BZ—Vol. II

APPLICANT—Paul Friedman, for A. F. & G. Realty Corp. and Rosedale Engineering Corp., owners (Esso Standard Oil Co., conditional lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, accessory building for salesroom, lubritorium, auto washing and minor repairs with hand tools only, and parking and storage of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1543-1547 Bruckner Boulevard, north side, from Boynton Avenue to Ward Avenue, Block 3715, Lots 1 and 5, Borough of The Bronx.

790-56-BZ

APPLICANT—Paul Friedman, for Sentry Holding Corp., owner.

SUBJECT—Application November 20, 1956—decision of the Borough Superintendent, under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), minor re-

CALENDAR

pairs with hand tools only, office, sales and storage of auto accessories and parking of more than five (5) motor vehicles waiting to be serviced; for a stated term of fifteen (15) years.

PREMISES AFFECTED—462-470 West 155th Street and 1917 Amsterdam Avenue, southeast corner, Block 2068, Lot 149, Borough of Manhattan.

Laid over from June 25, 1957, to July 9, 1957, for applicant to advise the Board if owner wishes to withdraw the application in view of the proposed school to be erected within the purview of Section 21A of the Zoning Resolution; then to September 24, 1957, for further consideration and decision; hearing closed; then to October 8, 1957, for further inspection and decision; then laid over from October 8, 1957, to November 19, 1957, at request of the applicant, to file revised plans; then laid over from November 19, 1957, to December 3, 1957, for decision; at the request of the applicant; then to January 28, 1958, for applicant to ascertain action by the City Planning Commission on proposed housing development in this area.

92-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application February 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, storage, parking and storage of motor vehicles and a ground sign.

PREMISES AFFECTED—14-40 to 14-50 (14-44 official) Clintonville Street west side, 61-63 feet south of 14th road, Block 4697, Lot 5, Whitestone, Borough of Queens.

Laid over from September 17, 1957, to October 15, 1957, for inspection and decision; hearing closed; then to October 22, 1957, at the request of the applicant for consideration of proposed changes in the proposal; then to November 6, 1957, for applicant to file revised plans for relocation of proposed gasoline station in connection with the laundry building; then to November 26, 1957, for further study and for applicant to furnish the Board with a plan showing the area of the entire property and the surrounding streets; then to December 3, 1957, at the request of the applicant; then to December 17, 1957, then to January 28, 1958, for further study and inspection.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 28, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, January 28, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

830-57-A

APPLICANT—Julian Roth for Emery Roth and Sons; Samuel Bialkin, owner; E. J. Korvette, Inc., lessee.

SUBJECT—Application November 8, 1957—Appeal from a decision of the Borough Superintendent, re Escalators.

PREMISES AFFECTED—140-148 East 45th Street, south side, 170 feet west of 3rd Avenue and 147-151 East 44th Street, Block 1299, Lot 27, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 4, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, February 4, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

730-57-BZ

APPLICANT—James E. Vassalotti, for Bartholdi Turcamo, owner.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2375-2385 Cropsey Avenue and 8846-8858 24th Avenue, northwest corner, Block 6890, Lot 1, Borough of Brooklyn.

1366-17-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Hauer Knitting Mills, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change in use in an existing legal factory building from the manufacture of paper boxes on the first floor to the manufacture of clothing.

PREMISES AFFECTED—1920 Harmon Street, south side, 164.59 feet west of Fairview Avenue, Block 3388, Lot 22, Ridgewood, Borough of Queens.

611-56-A

APPLICANT—Betty Foernsler, adjoining owner.

OWNER OF PREMISES—John M. Bauer and Frances Haver.

SUBJECT—Application August 29, 1956—Appeal from a decision of the Borough Superintendent re review of Borough Superintendent's decision—re commercial use in residence district.

PREMISES AFFECTED—1920 Harman Street, south side, 165 feet west of Fairview Avenue, Block 3388, Lot 21, Ridgewood, Borough of Queens.

874-57-BZ

APPLICANT—Murray Stockman, for David Koss, owner.

SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, and auto safety inspection station, for a stated term of fifteen (15) years.

PREMISES AFFECTED—22-02 to 22-18 (22-14 official) Beach Channel Drive, 10-46 to 10-52 Grassmere Terrace, northeast corner and 22-01 to 22-07 Regina Avenue, Block 216, Lot 46, Far Rockaway, Borough of Queens.

552-57-BZ

APPLICANT—Albert Melniker, for Isle Fuel Oil Service Co., owner.

SUBJECT—Application July 25, 1957—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and operation of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—1310 Forest Avenue and 66 Hamlin Place, southwest corner, Block 386, Lot 20, Port Richmond, Borough of Richmond.

702-57-BZ

APPLICANT—Frederick A. Ketcher, for Barbchester Estates, Inc., owner; Kesbec, Inc., lessee.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a business use district, the extension of an existing legal gasoline station, and for

CALENDAR

the reconstruction and maintenance of the accessory building for the legal existing use of gasoline service station, office and storage, and for the additional uses of car wash, sale of used cars, motor vehicle repairs with hand tools only and for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—5701 Broadway, northwest corner of West 234th Street, Block 3405, Lot 175, Borough of The Bronx.

587-57-BZ

APPLICANT—Robert Gottlieb for 174 Boston Properties Corp., owner.

SUBJECT—Application August 2, 1957, decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—1675 Hoe Avenue, west side, 100 feet north of East 173rd Street, Block 2983, Lot 42, Borough of The Bronx.

260-57-BZ

APPLICANT—Joshua Brown, for Norman Simonson, owner.

SUBJECT—Application March 20, 1957—decision of the Commissioner of Marine and Aviation, under section 7f of the Zoning Resolution, to permit in a business use district, the installation of three gasoline storage tanks and one dispensing pump to be used for marine service only in conjunction with the existing boat repair shop.

PREMISES AFFECTED—405 Bayview Avenue, east side, 396 feet south of Hylan Boulevard, Block 6691, Lots 1 and 10, Princess Bay, Borough of Richmond.

581-42-BZ—Vol. II

APPLICANT—Sidney H. Kitzler, for Homecrest Service Station, Inc., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c, 7i, 7A of the Zoning Resolution, to permit in a business use district, the erection of an extension to the existing service building and extend the uses of the present gasoline service station to include wheel alignment.

PREMISES AFFECTED—2315-2325 Coney Island Avenue and 1102-1110 Avenue T, southeast corner, Block 7315, Lots 1 and 3, Borough of Brooklyn.

624-55-BZ—Vol. II

APPLICANT—Paul Gordon, for Oscar and Ethel Gordon, owners.

SUBJECT—Application reopened July 2, 1957, as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, minor auto repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—202-15 Northern Boulevard and 43-22 to 43-30 203rd Street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

322-57-BZ

APPLICANT—Donato Soggi, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechurst, Borough of Queens.

747-57-BZ

APPLICANT—Simeon Heller and George J. Meltzer, for 172nd Street Corp., owner, Eutectic Welding Alloys Corp., lessee.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in the residence portion of the plot, the parking for more than five (5) motor vehicles for employees and patrons.

PREMISES AFFECTED—40-40 172nd Street west side and 171-20 Station Road, entire block bounded by 172nd Street, Station Road, Auburndale Lane and 42nd Avenue, Block 5351, Lot 1, Auburndale, Borough of Queens.

602-57-BZ

APPLICANT—Robert Gottlieb, for Rose Gscheidle, owner.

SUBJECT—Application August 27, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx.

44-35-BZ—Vol. IV

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner; Arthur O. Leuck, lessee.

SUBJECT—Application reopened January 8, 1957 as Vol. IV—decision of the Borough Superintendent, under sections 21 and 7h of the Zoning Resolution, to permit in a business use district, the extension of the yard area of the existing legal gasoline service station to include the present use of the parking of more than five (5) motor vehicles for a term to run concurrently with the term of the variance.

PREMISES AFFECTED—46-01 Laurel Hill Boulevard and 50-77 46th Street, northeast corner, Block 2296, Lots 1 and 81, Woodside, Borough of Queens.

668-57-BZ

APPLICANT—John F. Fitzsimons, for Astoria Federal Savings and Loan Association, owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the storage and parking of motor vehicles.

PREMISES AFFECTED—30-20 38th Street, west side, 126.40 feet south of 30th Avenue, Block 659, Lots 54, 55 and 153, Long Island City, Borough of Queens.

861-57-BZ

APPLICANT—Leonard F. Rothkrug, for 128 East 62nd Street Corp., owner.

SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a B area district, a two story extension of an existing building occupied as a doctor's office and apartments into the required rear yard.

PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet, 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

428-57-A

APPLICANT—Henry Kohler, for 128 East 62d Street Corp., owner.

SUBJECT—Application May 23, 1957—Appeal from a decision of the Borough Superintendent—re Permit 452-57 re Alt. 7-57, dated March 1, 1957, revoked by Borough Superintendent.

PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

RULES

Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

DEFINITION OF "FIRE DRILL"

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenants shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION

Premises
Name of concern.....
Building No. Story.....

FOREMAN OR PERSON IN CHARGE

Regular Substitute

WATCHMAN

.....
.....

MALE SEARCHER

.....

FEMALE SEARCHER

.....

STREET ALARM BOX RUNNER

.....

FIRE BRIGADE

.....
.....
.....

EXIT GUARDS

Exit.....
".....
".....
".....
".....
".....

Squad Monitors

.....Squad No. 1.....
....." " 2.....
....." " 3.....
....." " 4.....
....." " 5.....
....." " 6.....

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

RULES

Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the Fire Department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory,

and drills shall be conducted at least twice, each year in which all of the persons on the premises shall participate simultaneously.

Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

Rule 11. Duties of Engineer.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc. are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

NOTICE

Applicants, under the zoning resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeal Room 1018, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

3

University of Illinois Library
Serials Dept.
Urbana, Ill.

(Continued from Front Page)

One shall be a licensed professional engineer and shall have had at least fifteen years' experience as an engineer engaged in structural work. One shall be a licensed professional engineer and shall have had at least fifteen years' experience as an engineer engaged in mechanical work. The mayor shall designate one of the members, who shall have had the required experience as an architect or as an engineer, to serve as chairman and shall designate one of the members to serve as vice-chairman who shall act as chairman in the absence of the chairman or in the event that a vacancy exists in the office of chairman.

c. Every member of the board shall receive a salary, which shall not be reduced during his term of office except in case of a general reduction of salaries and in proportion to reductions of salaries of other officers with similar salaries. A member shall not engage in any other occupation, profession or employment. Members shall attend the hearings and executive sessions of the board, and shall perform such other duties as may be required by the chairman.

d. Vacancies shall be filled by the mayor for the unexpired term of the member whose place has become vacant and with a person having his qualifications.

§ 3. Section six hundred sixty-two of such charter is hereby amended to read as follows:

Removal by mayor after hearing

§ 662. Any member may be removed by the mayor on proof of official misconduct, or of negligence in official duties, or of conduct in any manner connected with his official duties which tends to discredit his office, or of mental or physical inability to perform his duties; but before removal he shall receive a copy of the charges and shall be entitled to a hearing before the mayor and to the assistance of counsel at such hearing.

§ 4. Section six hundred sixty-five of such charter is hereby amended to read as follows:

Rules and regulations; bulletin

§ 665. a. Every rule or regulation and every amendment or repeal thereof, and every order, requirements, decision or determination of the board shall immediately be filed in the office of the board and shall be a public record.

b. The director shall print and publish weekly a bulletin in which he shall publish every rule, regulation, amendment or repeal thereof made by the board, and every order, requirement, decision and determination of the board, and the reasons therefor whenever it shall deem it practical to do so, and such other matters, including indices and digests, as the director may deem it advisable to publish.

c. At least ten days' notice of intention to adopt, amend or repeal any rule or regulation shall be given by publication in the bulletin of the board, and a public hearing shall be given before any action is taken thereon. The adopted rules and regulations and amendments and changes thereof shall take effect not less than twenty days after the publication thereof in the bulletin of the board.

§ 5. Section six hundred sixty-six of such charter is hereby amended by adding thereto a new subdivision, to follow subdivision three, to be subdivision three-a, to read as follows:

3-a. To make, amend and repeal rules, regulations and directives governing the preparation and presentation by the director of matters before the board.

§ 6. Subdivision one of section six hundred sixty-six of such charter is hereby amended to read as follows:

1. To require the testing and to approve materials and appliances to be used pursuant to law.

§ 7. Section six hundred sixty-seven of such charter is hereby amended to read as follows:

Inspections

§ 667. Any member of the board or any subordinate thereof shall, when authorized in writing by the chairman, and the director or any officer or employee designated by him in writing shall have power at any time to enter, inspect and examine any premises, buildings, structures, vehicles or vessels for the purpose of carrying out the duties of the board and shall report his findings in writing to the board. Refusal to permit such entry shall be triable by a city magistrate and punishable by not more than thirty days' imprisonment, or by a fine of not more than fifty dollars, or both.

§ 8. Chapter twenty-seven of the administrative code is hereby amended by adding thereto a new section, to be section 669-1.0, to read as follows:

§ 669-1.0. **Fees.**—The following fees shall be charged for the following applications, appeals and reviews:

- | | |
|---|----------|
| 1. Application for approval of materials and appliances | \$100.00 |
| 2. a. Application to vary the application of the building zone resolution, except as provided in subdivision b | 100.00 |
| b. Where such application is for conversion of a one-family dwelling to a two-family dwelling | 25.00 |
| 3. Appeal from or application for review of any order, requirement, decision or determination of the commissioner of buildings or of any borough superintendent of buildings or of the fire commissioner or any rule or regulation or amendment or repeal thereof made by the fire commissioner | 10.00 |

§ 9. Subdivision a of section C26-191.0 of such code is hereby amended to read as follows:

a. Except as otherwise provided in section six hundred forty-five of the charter and in section C26-4.0 of this code, the sole authority to approve materials and appliances is vested in the Board.

§ 10. This local law shall take effect immediately.

Adopted by The City Council November 26, 1957, approved by the Board of Estimate December 5, 1957, effective upon signature of the Mayor December 31, 1957.

05
287
BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 2

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

SEAN P. KEATING, Vice Chairman

EDWIN W. KLEINERT

MAX H. FOLEY

HAROLD R. SLEEPER

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—Whitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

CONTENTS

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, January
7, 1958, Affecting Calendar Numbers 4-29-BZ—Vol. II,
22-29-BZ—Vol. III, 548-47-BZ—Vol. III, 870-47-BZ—
Vol. III, 104-48-BZ, 859-53-BZ—Vol. II, 342-54-BZ—
Vol. II, 244-56-BZ, 300-56-BZ, 887-56-BZ, 111-57-BZ,
123-57-BZ, 155-57-BZ, 543-57-BZ, 193-57-BZ, 224-57-
BZ, 234-57-BZ, 350-57-BZ, 362-57-BZ, 377-57-BZ, 390-
57-BZ, 392-57-BZ, 471-57-BZ, 481-57-BZ, 525-57-BZ,
599-57-BZ and 821-46-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, Janu-
ary 7, 1958, Affecting Calendar Numbers 67-49-A—Vol.
II, 495-56-A—Vol. II, 527-57-A, 133-57-A, 625-57-A,
637-55-A, 848-56-A, 594-56-A, 605-57-A, 812-23-BZ—
Vol. III, 205-29-BZ—Vol. II, 205-29-BZ—Vol. III,
558-23-BZ—Vol. II, 70-37-BZ—Vol. III, 304-38-BZ—
Vol. II, 453-46-BZ—Vol. II, 1089-48-BZ—Vol. II, 116-
53-BZ—Vol. II, 355-56-BZ—Vol. II, 524-56-BZ—Vol.
II, 716-56-BZ—Vol. II, 683-38-SA—Vol. IV, 197-40-
SM, 437-45-SM, 706-45-SM—Vol. III, 650-47-SM, 967-
47-SM, 204-49-SM, 314-50-SM, 741-53-SM, 313-54-SM,
304-56-SM, 335-56-SM, 394-56-SM, 485-56-SA, 687-56-
SA, 690-56-SM and 841-56-SA.

Local Law 94 of 1957.

NOTICE

Effective September 1, 1957, the subscription price of
the Bulletin is \$15.00 per year, payable in advance and
single copies, twenty-five (25) cents at the office of the
Board and thirty (30) cents by mail.

HOURS OF CONSULTATION

10 A.M. to 1 P. M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Jan. 8, 1957.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	Apr. 13, 1937—Vol. 22, No. 15
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Nov. 20, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for..	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Jan. 8, 1957.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JANUARY 14, 1958, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 14, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

292-57-BZ

APPLICANT—Herman Kron, for 61-44 Fresh Meadow Road, Inc., owner.

SUBJECT—Application April 10, 1957—decision of the Borough Superintendent, under sections 7c, 7e, 7A, 7h and 7i of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and sale of used cars, parking and storage of more than five (5) cars, with curb cuts within 75 ft. of a residence use district and a ground sign on the retail use portion.

PREMISES AFFECTED—130-36 Merrick Boulevard, northwest corner of 130th Road, Block 12541, Lot 50, St. Albans, Borough of Queens.

Laid over from November 26, 1957, to December 10, 1957, for applicant to correct his papers and supply new photographs; then hearing postponed from December 10, 1957, to January 14, 1958, to permit objectors to be present who were delayed by traffic conditions; applicant to send notices by regular mail.

658-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Isidore Breidbart, owner Tidewater Oil Company, conditional lessee).

SUBJECT—Application reopened September 24, 1957 as Vol. II—decision of the Borough Superintendent, under section 7f, 7e, 7i and 7A of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto wash, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of five (5) cars waiting to be serviced with a proposed show window within 75 feet of a residence use district and with ground sign on premises, for a stated term of fifteen (15) years.

PREMISES AFFECTED—222-44 Braddock Avenue, southeast corner of Winchester Boulevard, Block 10740, Lot 12, Queens Village, Borough of Queens.

Hearing postponed from December 10, 1957, to January 14, 1958, at 10 A.M., to permit objectors to be present who were delayed by traffic conditions; applicant to send notices by regular mail.

748-55-BZ

APPLICANT—O'Dwyer and Bernstein, for Michael O'Grady, owner.

SUBJECT—Application September 22, 1955—(decision of the borough superintendent) under section 7e and 7h of the zoning resolution, to permit in a residence use district, the construction and maintenance of a gasoline service station, lubritorium, car wash, minor repairs with hand tools only, parking for motor vehicles awaiting service, and the licensed off street parking of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—262-290 Sheridan avenue, 1149-1159 Belmont avenue, northwest corner and 555-567 Lincoln avenue, Block 4238, Lot 11, Borough of Brooklyn.

Laid over from December 10, 1957 to January 14, 1958, for hearing, at request of attorney for objectors.

60-31-BZ—Vol. II

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner (Bay Ridge Lumber Co., Inc., lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—(decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories and parking and storage of more than five (5) cars, for a stated term of fifteen (15) years.

PREMISES AFFECTED—6313-6327 5th avenue, east side, 100 ft. south of 63rd street, Block 5810, Lots 1, 2, 5 and 83, Borough of Brooklyn.

Hearing postponed from December 10, 1957 to January 14, 1958, to permit objectors to be present who were delayed by traffic conditions; applicant to send notices by regular mail.

329-57-BZ

APPLICANT—Anita L. Ligorio, owner.

SUBJECT—Application April 16, 1957—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a "G-1" area district, the conversion of a present one family dwelling to a two family dwelling.

PREMISES AFFECTED—1161 East 21st street, east side,

CALENDAR

240 ft. south of Avenue J, Block 7603, Lot 33, Borough of Brooklyn.

Laid over from December 17, 1957, to January 14, 1958, at the request of an objector.

221-57-BZ

APPLICANT—Henry Nordheim, for Sophie Shleffar, owner (Leland Stations, Inc., lessee).

SUBJECT—Application March 26, 1957—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the reconstruction of the present gasoline service station, greasing, car washing and two gasoline pumps.

PREMISES AFFECTED—439-451 Sound View avenue and 440 Leland avenue, south junction of, Block 3498, Lots 17 and 23, Borough of The Bronx.

Laid over from December 17, 1957, to January 14, 1958, at the request of an objector.

350-57-BZ

APPLICANT—Burke, Green and Groh, for Joseph B. Weynert, owner.

SUBJECT—Application April 29, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a two-story building for use as a doctor's office and two dwellings without the required garages or parking spaces.

PREMISES AFFECTED—58-44 Main Street, west side, 20.74 feet north of 59th Avenue, Block 6378, Lot 40, Flushing, Queens.

Laid over from January 7, 1958, to January 14, 1958, at request of objector, applicant concurring.

55-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Rainbow Improvement Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a restricted retail and retail use district, the extending of the present use of parking and storage of pleasure cars only by adding thereto, office, scale room, display of new and used cars and trucks, sale of used auto parts, minor auto repairs, storage, purchase and sale of scrap metals, parking and storage of cars and trucks.

PREMISES AFFECTED—813-845 East 59th Street and 5902-5908 Glenwood Road, southeast corner; 829-843 Paedagat Avenue and 1784-1800 Ralph Avenue, Block 7979, Lots 110, 139, 151 and 161, Borough of Brooklyn.

600-57-BZ

APPLICANT—Reginald S. Hardy, for John and Tessie Dugach, Steve and Natalie Washilechuk and Daniel Karotka, owners.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing—non-automatic, minor repairs, with hand tools only, office, sales and storage of auto accessories, and parking of cars waiting for service, with curb cuts and ground sign in a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—76-26 to 76-46 (76-36 official) 164th Street, west side, from 76th Road to 77th Avenue; 162-27 to 162-37 77th Avenue and 162-28 to 162-38 76th Road, Block 6848, Lots 1, 6 and 8(1), Flushing, Borough of Queens.

1202-21-BZ—Vol. V

APPLICANT—Leonard F. Rothkrug, for Automotive Craftsmen, Inc., owner (North American Folding Box, Inc., lessee).

SUBJECT—Application reopened September 24, 1957 as Vol. V—re decision of the Borough Superintendent under

sections 7e and 7h of the zoning resolution, to permit in a residence and business use district, the change in use from manufacturing and plating of metal products to storage of paper boxes for a term of ten years.

PREMISES AFFECTED—2714 Beverly Road and 200-222 East 28th Street, southwest corner and 2713-2723 Cortel-you Road, Block 5171, Lot 5, Borough of Brooklyn.

579-57-BZ

APPLICANT—Seelig and Finkelstein, for 5600 Realty Corp., owner.

SUBJECT—Application July 31, 1957—decision of the Borough Superintendent under section 9A of the zoning resolution, to permit in a residence use, one (1) and one and a half (1½) height district, the erection of a six (6) story class A Multiple Dwelling exceeding the permitted height within two miles of a designated airport.

PREMISES AFFECTED—132-25 and 132-45 Maple Avenue, north side, 210.725 feet and 361.467 feet east of Lawrence Street, Block 5101, Lots 17, 61 and 64, Flushing, Borough of Queens.

661-56-BZ—Vol. II

APPLICANT—S. Jules Lakin, for S. Jules Lakin and M. L. Bennett, owners.

SUBJECT—Application reopened October 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non-automatic, minor auto repairs with hand tools only, and parking of cars awaiting service, for a stated term of fifteen (15) years with ground sign in the retail use district.

PREMISES AFFECTED—92-10 Astoria Boulevard, southeast corner of 92nd Street, Block 1366, Lot 32, Jackson Heights, Borough of Queens.

470-56-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for The Booth Felt Company, Inc., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent under section 7e of the zoning resolution, to permit in a local retail use district, the erection of a one story building to be used for the processing of felt products, shipping and receiving, office, boiler room, loading and unloading, and the parking of employees cars and owners trucks for a stated term of twenty-five (25) years.

PREMISES AFFECTED—1712-1720 10th Avenue, northwest corner of 18th Street, Block 877, Lots 45, 46, 47, 48 and 49, Borough of Brooklyn.

684-57-BZ

APPLICANT—Paul Friedman, for Louis C. Kaye, owner; Esso Standard Oil Co., conditional lessee.

SUBJECT—Application August 24, 1957—decision of the Borough Superintendent under sections 7f, 7e, 7i, 7h and 7A of the zoning resolution, to permit on a plot located partly within a business use district and partly within a residence use district, on a portion of the plot within the business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing—non-automatic, office and storage and sales of auto accessories, parking and storage of more than five (5) cars and on the portion of the plot in a residence use district the parking and storage of cars, with a ground sign in a business use district, and with curb cuts within 75 feet of residence district for a stated term of fifteen (15) years.

PREMISES AFFECTED—1841-1849 Cornaga Avenue (1845 official), southeast corner of Beach 19th Street, Block 79, Lot 1, Far Rockaway, Borough of Queens.

685-57-A

APPLICANT—Paul Friedman, for Louis C. Kaye, owner; Esso Standard Oil Co., conditional lessee.

SUBJECT—Application August 24, 1957—filed pursuant to

CALENDAR

section 35, General City Law re portion of premises in bed of a mapped street—proposed widening of Cornaga Avenue.

PREMISES AFFECTED—1841-1849 Cornaga Avenue (1845 official), southeast corner of Beach 19th Street, Block 79, Lot 1, Far Rockaway, Borough of Queens.

313-33-BZ—Vol. III

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened January 15, 1957 as Vol. III—re decision of the Borough Superintendent under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubricatorium, sales space, service parking, motor vehicle repairs, with hand tools only, and with a curb cut on 39th Street.

PREMISES AFFECTED—38-06 Greenpoint Avenue, southwest corner of 50th Avenue, Block 212, Lot 23, Woodside, Borough of Queens.

222-57-BZ

APPLICANT—J. G. L. Molloy, for Embers Realty Corp., owner.

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a F area district, the erection of a six-story and cellar Class A Multiple Dwelling.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

609-50-BZ—Vol. II

APPLICANT—M. Martin Elkind, for John Batha, owner.

SUBJECT—Application reopened November 7, 1956 as Vol. II—re decision of the Borough Superintendent under sections 7c, 7h and 21 of the zoning resolution, to permit in a residence use, F area district, the erection of a one story extension to the present factory building with less than the required setback and the maintenance of a parking lot.

PREMISES AFFECTED—41-24 219th Street, west side, 310 feet north of 43rd Avenue, Block 6315, Lot 140, Bay-side, Borough of Queens.

547-57-BZ

APPLICANT—Gabriel Nathan, for Boardwalk Holding Corp., owner.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent under sections 7c and 7h of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of a parking lot as an accessory use to an existing class A multiple dwelling.

PREMISES AFFECTED—122-04 to 122-20 Ocean Promenade, north side, from Beach 122nd to Beach 123rd Streets, 121-137 Beach 122nd Street and 120-132 Beach 123rd Street, Block 762, Lot 44, Rockaway Beach, Borough of Queens.

241-57-BZ

APPLICANT—Max Wechsler, for Faith for Today, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent under sections 7c and 7h of the zoning resolution, to permit in a residence use district, the erection of a two story and cellar extension to an existing structure and extend the present use of storage, office, church practice and bedroom to include dining room, kitchen printing shop, garage, classroom and parking.

PREMISES AFFECTED—108-43 71st Avenue, north side, 100 feet west of 110th Street, Block 2223, Lot 44, Forest Hills, Borough of Queens.

820-56-BZ—Vol. II

APPLICANT—Robert Gottlieb and Charles A. Buckley, Jr., for 174 Boston Property Corp., owner.

SUBJECT—Application reopened April 2, 1957 as Vol. II—

re decision of the Borough Superintendent under sections 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, office, lubricatorium, car wash, storage, auto accessory sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1660-1666 Southern Boulevard, northeast corner of East 173rd Street, Block 2983, Lots 1 and 46, Borough of The Bronx.

288-57-BZ

APPLICANT—Anna Pick, owner.

SUBJECT—Application April 10, 1957—decision of the Borough Superintendent under sections 7c and 21 of the zoning district, to permit in a residence and local retail use district, the extension of a presently legally existing parking lot from the local retail portion of the premises into the residence use portion.

PREMISES AFFECTED—184-05 to 184-13 Hillside Avenue, north side, 40 feet east of Dalny Road, and 87-21 to 87-23 Dalny Road, Block 9954, Lots 6 and 72, Jamaica, Borough of Queens.

6-57-BZ

APPLICANT—M. Martin Elkind, for Jean Daronnat, Owner.

SUBJECT—Application January 8, 1957—decision of the Borough Superintendent under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) cars.

PREMISES AFFECTED—37-41 73rd Street, east side, 120 feet north of 37th Road, Block 1284, Lot 15, Jackson Heights, Borough of Queens.

104-48-BZ

APPLICANT—Corner Realty Corp., owner.

SUBJECT—Application reopened December 3, 1957 for consideration as to extension of time to complete, expired March 6, 1951—decision of the Borough Superintendent, previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change in occupancy from laundry to laundry and dry cleaning.

PREMISES AFFECTED—1809 Avenue Z and 2557 East 18 Street, northeast corner, Block 7439, Lots 45-51, Borough of Brooklyn.

Laid over from January 7, 1958, to January 14, 1958, for consideration by the Board and decision.

12-57-BZ

APPLICANT—Burke, Green and Groh, for Michael R. Jordan, owner.

SUBJECT—Application January 11, 1957—(decision of the Borough Superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, washing, lubricatory, office, sales of auto accessories and minor repairs with hand tools only.

PREMISES AFFECTED—77-01 to 77-21 North Conduit Avenue, northeast corner of Sutter Avenue, Block 11340, Lot 1, Ozone Park, Borough of Queens.

Laid over from October 15, 1957, to November 19, 1957, for inspection in connection with Cal. No. 3-56-BZ, and for decision; also letter from Park Department as to jurisdiction; hearing closed; then to December 17, 1957, for continuation of hearing due to construction in the area since the filing of the application, with further notices to be sent out in accordance with the regular procedure and list of owners to be corrected to date; then to January 14, 1958, for further consideration and decision; hearing closed.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

CALENDAR

SUBJECT—Application January 4, 1956—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a gasoline service station, lubritorium, car washing, office and sales, parking and storage of motor vehicles, wall signs and ground sign.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52 Ozone Park, Borough of Queens.

Laid over from September 25, 1956 to October 9, 1956, at the request of applicant; no further requests for adjournment considered; then to November 14, 1956, for applicant to file a statement in the Borough President's office as to the possibility of the continuation of Sutter avenue across Sunrise highway; for inspection and decision; hearing closed; then to December 11, 1956, for inspection and decision; then laid over, pending further development of the area; date to be determined; now set for decision on March 26, 1957; laid over from March 26, 1957, date to be set, and for further inspection and decision; then set for decision on April 24, 1957; then laid over for decision by full complement of the Board; date to be determined; then set for November 19, 1957; then to December 17, 1957, for continuation of hearing, applicant to file new list of owners, and to send out notices according to the regular procedure and correct block diagram as may be necessary to indicate all buildings to date; then to January 14, 1958, for decision; hearing closed.

812-41-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Birchwood Service Center, Inc., owner.

SUBJECT—Application reopened May 8, 1956 as Vol. III—decision of the Borough Superintendent, under section 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district, the change in use from gasoline service station, office, auto laundry and lubritorium to gasoline service station, office, auto laundry, lubritorium, motor vehicle repair shop and accessory parking previously granted for the reconstruction and extension of existing gasoline service station.

PREMISES AFFECTED—1916-1922 Flatbush Avenue, southwest corner of Avenue L, Block 7815, Lots 32 and 35, Borough of Brooklyn.

Laid over from December 10, 1957 to January 14, 1958, for inspection and decision; hearing closed; applicant to file revised plans of accessory building and location of pumps and to omit the sale and display of used cars and to substitute a masonry wall for the 4 foot fence shown on plans.

484-57-BZ

APPLICANT—Lab Estates, Inc., owner (Knott Hotels, Inc., lessee).

SUBJECT—Application June 14, 1957—(decision of the borough superintendent) under section 21 and 19A(j) of the zoning resolution, to permit in a restricted retail use, "B" area and 1½ and 2 height districts, the erection of a fifteen (15) story extension to an existing 19 story and penthouse Berkshire hotel encroaching on an existing inner court, exceeding the permitted area and height and eliminating the required loading berths.

PREMISES AFFECTED—500-506 Madison avenue and 15-25 East 52nd Street, northwest corner, Block 1288, Lot 11, Borough of Manhattan.

Laid over from December 10, 1957 to January 14, 1958, for inspection and decision; and for letter from the applicant as to excess footage and name of title owner; hearing closed.

485-57-A

APPLICANT—Lab Estates Inc., owner (Knott Hotels, Inc. lessee).

SUBJECT—Application June 4, 1957—filed pursuant to

section 310 of the Multiple Dwelling Law for variation of sec. 27, subdivision 2b and section 26, subdivisions 2, 6 and 8a re height, bulk, required open spaces, minimum dimensions of yards and courts.

PREMISES AFFECTED—500-506 Madison Avenue and 15-25 East 52nd Street, northwest corner, Block 1288, Lot 11, Borough of Manhattan.

586-30-BZ—Vol. II

APPLICANT—Haus and Bresin, for I. H. and N. S. Holding Corp., owner.

SUBJECT—Application reopened April 24, 1957 as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, the parking and storage of more than five (5) motor vehicles and a ground sign for the stated term of fifteen (15) years.

PREMISES AFFECTED—23-01 Broadway and 31-71 to 31-85 23rd street, northeast corner, Block 567, Lot 22, Astoria, Borough of Queens.

Laid over from September 24, 1957, to October 29, 1957, for inspection and decision; hearing closed; then to December 10, 1957, at the request of the applicant; then to January 14, 1958, at request of the applicant.

416-56-BZ

APPLICANT—James E. Vassalotti, for Harry Heiman, Inc., owner.

SUBJECT—Application June 11, 1956—re (decision of the borough superintendent) under sections 7c, 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, store and storage room, with show windows and sign within 75 ft. of a residence use district and the parking and storage of motor vehicles; for a stated term of fifteen (15) years.

PREMISES AFFECTED—2237-2249 Westchester avenue and 2101-2115 Glebe avenue, northwest corner, Block 3963, Lots 57 and 62, Borough of The Bronx.

Laid over from March 5, 1957, to April 2, 1957, for inspection and decision; hearing closed; then to May 7, 1957, for further inspection and for decision; then laid over, date to be set; for consideration by the full membership of the Board; and then set for November 6, 1957; then laid over from November 6, 1957, to December 10, 1957, for further inspection and decision; then to January 14, 1958, at the request of the applicant, as the City may take the property; hearing previously closed.

283-57-BZ

APPLICANT—James E. Vassalotti, for Amigo Realty Corp., owner.

SUBJECT—Application April 9, 1957—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection of a one story class 3 construction for use as a restaurant with parking for patrons cars on the open area and with ground signs and other signs, for as stated term of ten (10) years.

PREMISES AFFECTED—79-01 to 79-19 (79-09 official) Linden boulevard, north side, from 79th street to South Conduit avenue; 155-02 to 155-40 South Conduit avenue; 79-02 to 79-20 Dumont avenue and 155-01 to 155-39 79th street, Block 11377, Lots 1, 3, 13 and 26, South Ozone Park, Borough of Queens.

Laid over from November 13, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to January 14, 1958, for applicant to file revised plans showing what is proposed, including fences.

CALENDAR

282-57-BZ

APPLICANT—Louis B. Santangelo, for Cliffsedge Realty Inc., owner.

SUBJECT—Application April 9, 1957—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of the plot for the parking and storage of motor vehicles for the stated term of five (5) years.

PREMISES AFFECTED—1540-1610 Sedgwick avenue, east side, 291.74 ft. south of West 176th street, Block 2880, Lots 33, 93 and 96, Borough of The Bronx.

Laid over from November 26, 1957 to December 10, for inspection and decision; hearing closed; then to January 14, 1958, for applicant to restudy proposal and submit revised plans.

373-57-BZ

APPLICANT—Ingram S. Carner, for Francis P. Headley, owner.

SUBJECT—Application May 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the zoning resolution, to permit in a business portion of a plot partly in a business district and partly in an unrestricted use district, the erection and maintenance of a gasoline service station, office, sales of auto accessories, car washing (automatic), minor automobile repairs with hand tools only, lubritorium, storage and parking, parking of more than five (5) motor vehicles waiting to be serviced, for a stated term of fifteen (15) years.

PREMISES AFFECTED—5808-5828 Flatlands Avenue and 898-920 East 59th Street, southwest corner, Block 7784, Lots 41, 43, 45, 46, 47, 83 and 85, Borough of Brooklyn.

Laid over from November 6, 1957, to December 10, 1957, at request of objector, applicant concurring; no further requests for adjournments to be considered; then to December 17, 1957, for hearing at request of objector; then to January 14, 1958, for inspection and decision; hearing closed.

281-32-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Louis Diamond, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II decision of the Borough Superintendent, under section 7c of the zoning resolution, to permit in a retail and residence use district, to extend the proposed use of the gasoline service station, lubritorium, auto laundry and office by adding minor auto repairs, parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—98-01 to 98-15 Metropolitan Avenue and 89-04 to 89-14 69th Road, northeast corner, Block 3207, Lots 30 and 33, Forest Hills, Borough of Queens.

Laid over from December 10, 1957, to December 17, 1957, for hearing at request of objector; no further requests for adjournment to be considered; then to January 14, 1958, for inspection and decision; hearing closed.

615-57-BZ

APPLICANT—Paul Friedman, for E. M. J. Realty Corp., owner.

SUBJECT—Application September 6, 1957—(decision of the borough superintendent) under section 7e, 7h and 7A of the zoning resolution, to permit on a plot partly in a restricted retail and partly in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, and parking and storage of more than five (5) motor vehicles with ground sign in a restricted retail district, and with a sign on building fronting on 154th Place within 75 ft. of a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—154-11 Horace Harding Expressway (154-01 to 154-19), north side, from Kissena boulevard and 154th place; 60-11 to 60-15 Kissena boule-

vard and 59-46 to 59-52 154th place, Block 6731, Lots 1 and 6(1), Flushing, Borough of Queens.

Laid over from December 17, 1957, to January 14, 1958, for inspection and decision; hearing closed.

519-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Weiss and Sons, Inc. and Frances H. Wikler, owners.

SUBJECT—Application reopened September 24, 1957 as Vol. II—(decision of the borough superintendent) under section 7a and 21 of the zoning resolution, to permit in a business and residence use and "C" area district, to extend the present use of monumental works to an adjoining Lot 107 and erect a metal shed over the present traveling crane occupying more than the permitted area.

PREMISES AFFECTED—928-940 Jamaica avenue and 1-35 Lincoln avenue, southeast corner and 2-8 Nicholas avenue, Block 4109, Lots 91 and 107, Borough of Brooklyn.

Laid over from December 17, 1957, to January 14, 1958, for inspection and decision; hearing closed.

737-57-A

APPLICANT—Lama, Proskauer and Prober, for Joseph Weiss and Sons, Inc., and Frances H. Wikler, owners.

SUBJECT—Application August 2, 1957—Appeal from a decision of the borough superintendent, re Class 5 construction, area excessive, re walls less than 15 ft. from lot lines, etc.

PREMISES AFFECTED—928-940 Jamaica avenue, 1-35 Lincoln avenue, southeast corner and 2-8 Nicholas avenue, Block 4109, Lots 91 and 107, Borough of Brooklyn.

598-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Anthony Spensieri, owner.

SUBJECT—Application August 22, 1957—(decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in a residence use district, the erection of a one story masonry building for use as a storage garage for less than five (5) owner's trucks, one 550 gallon gasoline tank and pump, parking and storage of more than five (5) owner's trucks on the open area and maintain the present one story building at the rear of the plot as a two (2) truck garage.

PREMISES AFFECTED—8-22 to 8-30 28th avenue, south side, 150 ft. east of 8th street, Block 509, Lots 39, 40 and 41, Astoria, Borough of Queens.

Laid over from December 17, 1957, to January 14, 1958, for inspection and decision; hearing closed.

406-57-BZ

APPLICANT—Macfield Blaufeux, for William Zagari and Frank LaRosa, owners.

SUBJECT—Application May 23, 1957—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in use of an existing one story building from live poultry market to repairing and storage of motor radiators, and parking of four (4) motor vehicles awaiting radiator servicing on the open portion of the lot at the rear of the building.

PREMISES AFFECTED—8698 16th avenue, west side, and 97 Bay 11th street, east side, 100 ft. south of Benson avenue, Block 6396, Lot 35, Borough of Brooklyn.

Laid over from December 17, 1957, to January 14, 1958, for inspection and decision; hearing closed.

586-57-BZ

APPLICANT—Victor G. Madonia, for Joseph Jezelnik, owner.

SUBJECT—Application August 2, 1957—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a G-1 area district, the erection of a one story one family dwelling with the side less than the required setback from the mapped street line.

PREMISES AFFECTED—62-03 138th street, east side,

CALENDAR

40 ft. south of 62nd avenue, Block 6397, Lot 4, Flushing, Borough of Queens.

Laid over from December 17, 1957, to January 14, 1958, for inspection and decision; hearing closed.

795-50-BZ—Vol. II

APPLICANT—Larry Meltzer, for Starvel Realty Inc., owner (American Oil Company, lessees).

SUBJECT—Application reopened May 28, 1957 as Vol. II—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection of an extension to the existing accessory building and extend the present use of the gasoline service station, lubritorium and accessory store to include non-automatic car washing.

PREMISES AFFECTED—3768-3778 Nostrand avenue and 2915-2925 Avenue Y, northwest corner, Block 7422, Lot 1037, Borough of Brooklyn.

Laid over from December 17, 1957, to January 14, 1958, for inspection and decision; hearing closed.

500-57-BZ

APPLICANT—Aaron Halpern, for M. F. G. Realty Corp., owner.

SUBJECT—Application July 3, 1957—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the erection of a one story masonry extension and extend the present use of conveyor manufacturing

PREMISES AFFECTED—22-42 129th street, west side, 50 ft. north of 23rd avenue, Block 4204, Lot 48, College Point, Borough of Queens.

Laid over from December 17, 1957, to January 14, 1958, for inspection and decision; hearing closed.

286-57-BZ

APPLICANT—Raymond Irrera, for Raoul and Victoria Fernandez, owners.

SUBJECT—Application April 10, 1957—(decision of the borough superintendent) under section 7a and 7e of the zoning resolution, to permit in a residence use district, the maintenance of existing garages and storage shed not accessory to a dwelling.

PREMISES AFFECTED—21-20 to 21-24 27th road, south side, 102.06 ft. west of 23rd street, Block 543, Lot 134, Long Island City, Borough of Queens.

Laid over from December 17, 1957, to January 14, 1958, for inspection and decision; hearing closed.

287-57-A

APPLICANT—Raymond Irrera for Raoul and Victoria Fernandez, owners.

SUBJECT—Application April 10, 1957—Appeal from a decision of the borough superintendent, re frame structure in fire limits—metal structure less than 4 ft. from lot line.

PREMISES AFFECTED—21-20 to 21-24 27th road, south side, 102.06 ft. west of 23rd street, Block 543, Lot 134, Long Island City, Borough of Queens.

477-57-BZ

APPLICANT—Gerard M. Bloomfield, for Thirbrook Corp., and Safeway Stores, Inc., owners.

SUBJECT—Application June 25, 1957—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in an unrestricted use and business use districts, the erection and maintenance of a gasoline service station, car washing, lubritorium, minor auto repairs, storage rooms and storage for more than five (5) motor vehicles on the vacant portion of the lot, and extending from the unrestricted portion into the business portion of the plot.

PREMISES AFFECTED—851-865 St. Anns avenue and 3150-3172 3rd avenue, southwest corner, Block 2360, Lots 92 and 97, Borough of The Bronx.

Laid over from November 26, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further examination of plans and decision; then to January 14, 1958, for revised plans and decision.

319-57-BZ

APPLICANT—Mathew Manes, for William Rueck and Minnie A. Dunlop, owners; Sun Oil Co., lessee.

SUBJECT—Application April 22, 1957—decision of the Borough Superintendent, under sections 7c, 7f and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, lubritorium, office, sale of auto accessories and parking of cars awaiting service, with curb cuts and show windows within 75 feet of a residence zone and the erection of post standards and illuminated signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—253-02 to 253-26 Hillside Avenue, 84-02 to 84-10 Little Neck Parkway, southwest corner and 84-01 to 84-09 253rd Street, Block 8607, Lot 180 (tentative), Bellerose, Borough of Queens.

Laid over from December 3, 1957, for inspection and decision; date to be set; hearing closed; then set for December 17, 1957; then to January 14, 1958, for further consideration and decision.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 14, 1958, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, January 14, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

115-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyce Green, owners.

SUBJECT—Application December 22, 1955—Appeal from a decision of the Borough Superintendent—re review of Borough Superintendent's decision re zoning matter.

PREMISES AFFECTED—100-104 Central Park South and 1431-1439 Avenue of the Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.

439-57-A

APPLICANT—Sidney Daub, for M. B. Driscoll and Sons, Inc., owner.

SUBJECT—Application June 7, 1957—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—35-37 Rose street, south side, 147 ft. west of Duane street, Block 114, Lot 13, Borough of Manhattan.

697-57-A

APPLICANT—Louis Santangelo, for Spanish Eastern Convention of the Assemblies of God, owner.

SUBJECT—Application September 30, 1957—Appeal from a decision of the borough superintendent—re Class IV construction—commercial, passageway at rear, etc.

PREMISES—633 Prospect avenue, west side, 50 ft. north of East 151st Street, Block 2674, Lot 75, Borough of The Bronx.

522-57-A

APPLICANT—Lama, Proskauer and Prober, for 27 Realty Corp., owner.

SUBJECT—Application July 1, 1957—Appeal from a decision of the borough superintendent—re exit—factory.

PREMISES—27-31 Bleeker street, north side, 75 ft. east of Shinbone alley, Block 529, Lot 55, Borough of Manhattan.

CALENDAR

270-40-A—Vol. II

APPLICANT—Maxfield Blaubeux, for Regent Nursing Home, owner.

SUBJECT—Application reopened November 13, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—84-24 116th Street, west side, 180 feet south of 84th Avenue, Block 9215, Lot 19, Richmond Hill, Borough of Queens.

445-57-A

APPLICANT—Aaron Halpern, for Frank Carricato, owner.

SUBJECT—Application June 13, 1957—filed pursuant to section 35, General City Law re premises located in bed of mapped street—proposed 178th Street.

PREMISES AFFECTED—178-14 Baisley Boulevard, south side, 200 feet west of 178th Place, Block 12462, Lots 19, St. Albans, Borough of Queens.

809-57-A

APPLICANT—William B. Lichtner, for Principe Construction Co., owner.

SUBJECT—Application November 7, 1957—filed pursuant to section 36, General City Law re premises not fronting on legal street and a decision of the Borough Superintendent, re erection of frame building and use of wood beams in fire limits.

PREMISES AFFECTED—10-19 President Street, west side, 95.51 feet south of Loretta Road, Block 217, Lot 76, Far Rockaway, Borough of Queens.

810-57-A

APPLICANT—William B. Lichtner, for Principe Construction Co., owner.

SUBJECT—Application November 7, 1957—filed pursuant to section 36, General City Law re premises not fronting on legal street—President Street and erection of frame dwellings and use of wood beams in fire limits.

PREMISES AFFECTED—10-23 President Street, west side, 55.51 feet south of Loretta Road, Block 217, Lot 74, Far Rockaway, Borough of Queens.

811-57-A

APPLICANT—William B. Lichtner for Principe Construction Co., owner.

SUBJECT—Application November 7, 1957—filed pursuant to section 35, General City Law re curb cut in bed of mapped street—and erection of frame dwellings and use of wood beams in fire limits.

PREMISES AFFECTED—10-27 President Street, southwest corner of Loretta Road, Block 217, Lot 72, Far Rockaway, Borough of Queens.

837-56-A

APPLICANT—Daniel G. Connolly, for Montague Associates, Inc., owner; American Manufacturing Co., lessee.

SUBJECT—Application December 4, 1956—Appeal from a decision of the Fire Commissioner, re permit for smoking.

PREMISES AFFECTED—50-56 West Street, southeast corner of Noble Street, Block 2568, Lot 5, Borough of Brooklyn.

192-57-A

APPLICANT—Louis Lieberman, for Edmund Geis Realty Corp. owner, C and M. Auto Spring Co., Inc., lessee.

SUBJECT—Application March 14, 1957—Appeal from a decision of the Borough Superintendent, re installation of oil burners, etc.

PREMISES AFFECTED—42-36 11th Street, west side, 140.26 feet north of 43rd Avenue, Block 460, Lot 60, Long Island City, Borough of Queens.

79-57-A

APPLICANT—Leonard F. Rothkrug, for Mary Volpe, doing business as Regina Blouse and Sportswear Co., owner.

SUBJECT—Application January 25, 1957—Appeal from a decision of the Borough Superintendent, re frame building, commercial use-exits, etc.

PREMISES AFFECTED—1507 DeKalb Avenue, north side, 300 feet east of Knickerbocker Avenue, Block 3236, Lot 47, Borough of Brooklyn.

140-49-A—Vol. II

APPLICANT—Burke, Green and Groh, for George and Sonia Cullinen, owners, Les Clochettes, lessee.

SUBJECT—Application reopened March 19, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—35-45 223rd Street, east side, 152.83 feet north of 37th Avenue, Block 6192, Lot 68, Bayside, Borough of Queens.

348-57-A

APPLICANT—Procter and Gamble Manufacturing Co., owner.

SUBJECT—Application April 23, 1957—Appeal from a decision of the Borough Superintendent, re storage of inflammable mixture, 1500 gallon capacity.

PREMISES AFFECTED—54-56 Western Avenue, southwest corner Richmond Terrace, Block 1400, Lot 1, Port Ivory, Borough of Richmond.

748-57-A

APPLICANT—Harry Hurwit, for Belmont and Son, Inc., owner.

SUBJECT—Application October 18, 1957—Appeal from a decision of the Borough Superintendent, re egress, etc.

PREMISES AFFECTED—337 Broome Street and 151 Bowery, southeast corner, Block 423, Lot 12, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 21, 1958, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 21, 1958 at 10 o'clock in Room 1013. Municipal Building, Manhattan, on the following matters:

618-57-BZ

APPLICANT—Lama, Proskauer and Prober, for The Greenpoint Savings Bank, owner.

SUBJECT—Application September 9, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district the use of the premises as a parking lot for more than five (5) motor vehicles for patrons of the bank.

PREMISES AFFECTED—9718 Glenwood Road, south side, 110 feet west of East 98th Street and 1060-1064 East 98th Street, Block 8185, Lots 39 and 46, Borough of Brooklyn.

401-57-BZ

APPLICANT—Saul Goldsmith, for Lonad Corporation, owner.

SUBJECT—Application May 21, 1957—decision of the Borough Superintendent, under sections 21 and 7e of the zoning resolution, to permit in a residence use and B area district, the erection of a one story building to be used as a factory and occupying more than the permitted area.

PREMISES AFFECTED—58-17 37th Avenue, and 34-62 to 34-70 59th Street, northwest corner, Block 1197, Lot 1, Woodside, Borough of Queens.

CALENDAR

200-57-BZ

APPLICANT—Leonard F. Rothkrug, for Milton Miller, owner; Ralph Attonito, Harry Soccorsi and Frank Nicolichia, lessees.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the maintenance of additional curb cuts and roof signs to an existing use of the premises for retail sales and ice cream manufacturing (Carvel franchised dealer) with accessory parking on unbuilt upon portion of the premises.

PREMISES AFFECTED—1198-1218 Pennsylvania Avenue, northwest corner of Vandalia Avenue, Block 4434, part of Lots 40 and 51, Borough of Brooklyn.

72-30-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened June 4, 1957 as Vol II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline station and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than five (5) cars and the sale of used cars.

PREMISES AFFECTED—3491-3507 Fort Hamilton Parkway, south side, 264.5 feet east of 36th Street, Block 5302, Lot 21, Borough of Brooklyn.

582-29-BZ—Vol. II

APPLICANT—Charles A. Brown, for Rogers and Butler (Lenox Hill Hospital), owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a one and one half height district, the erection of a 12 story hospital building exceeding the permitted height at the northeast corner of the building.

PREMISES AFFECTED—Entire block bounded by 77th Street, Park Avenue, 76th Street and Lexington Avenue; 112 East 77th Street, 841 Park Avenue, 101-133 East 76th Street and 1080-1090 Lexington Avenue, Block 1411, Lot 1, Borough of Manhattan.

240-57-BZ

APPLICANT—John F. Fitzsimons, for Fun Fair Park, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a business and residence use, district, the maintenance of a parking lot for the stated term of ten (10) years.

PREMISES AFFECTED—28-31 (28-21 to 28-51) Linden Place; 28-20 to 28-80 Whitestone Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, Lots 35 and 40, Block 4337, Lots 62 and 70 and Block 4339, Lots 46 and 65, Flushing, Borough of Queens.

731-57-BZ

APPLICANT—James E. Vassalotti, for John M. Kokkins, Deepdene Realty Corp., Anohid Realty Corp. and Aldershot Realty Corp., Manuel E. Kulukundis, Peter T. Kikis, Evangelos T. Hardaloupas and Stephen C. Lyras, owners.

SUBJECT—Application August 26, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence district, the extension of the legal restaurant on the first floor of Building A into the residence use district. The proposed extension into the residence use district has an area of approximately 520 square feet.

PREMISES AFFECTED—399-423 East 52nd Street, north side, 60 feet 3 inches east of 1st Avenue and 404-420 East 53rd Street, Block 1364, Lot 5, Borough of Manhattan.

294-57-BZ

APPLICANT—Henry Nordheim, for Frank Negron, owner, Domingo Leon, lessee.

SUBJECT—Application April 15, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution to permit in a business use district, the change in occupancy of an existing one story building from a three car garage to a motor vehicle repair shop doing body and fender work and using acetylene torches.

PREMISES AFFECTED—842 East 150th Street and 574 Union Avenue, southeast corner, Block 2674, Lot 6, Borough of The Bronx.

473-57-BZ

APPLICANT—John J. Tricarico, for Transit Authority, City of New York, owner.

SUBJECT—Application June 21, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of the vacant premises for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1023-1033 Union Street, north side, 214 feet 8 inches west of Franklin Avenue, Block 1185, Lot 30, Borough of Brooklyn.

540-57-BZ

APPLICANT—Edward K. Pincus for Sol Rosenbaum, Inc., owner.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles and the daytime parking for patrons of the store at 2689 Atlantic Avenue.

PREMISES AFFECTED—142-150 Vermont Street, west side, 122 feet 2 inches north of Atlantic Avenue, Block 3671, Lots 30-33 inclusive, Borough of Brooklyn.

595-57-BZ

APPLICANT—Charles V. Halley, Jr. for 236 Riverdale Realty Corp., owner.

SUBJECT—Application August 13, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the zoning resolution, to permit in a residence district, the parking of motor vehicles for patrons using the retail shopping area.

PREMISES AFFECTED—581-587 West 235th Street, northwest corner of Netherland Avenue, Block 3409, Lots 545 and 546, Borough of The Bronx.

642-29-BZ—Vol. IV

APPLICANT—Herman Kron, for 49-51 Lexington Avenue, Inc., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. IV—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use, district, the reconstruction of the present gasoline station, and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than five (5) cars and sale of used cars.

PREMISES AFFECTED—137-159 East 98th Street and 2-14 Blake Avenue, southeast corner, Block 3548, Lot 1, Borough of Brooklyn.

619-57-BZ

APPLICANT—Department of Water Supply, Gas and Electricity, for City of New York, owner.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent, under sections 7c, 7e and 7f of the zoning resolution, to permit in a residence and business use district, the erection of a two story building to be used as a garage for the parking of more than five (5) cars, office and locker rooms.

PREMISES AFFECTED—886 St. Nicholas Avenue and 416 West 155th Street, southeast corner, Block 2069, Lots 26, 28 and 37, Borough of Manhattan.

CALENDAR

614-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from July 2, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to September 10, 1957, for further inspection and decision; then to September 24, 1957, for further inspection and decision; then to October 8, 1957, at request of the applicant and for decision; then to November 6, 1957, at request of the applicant as to possible sale of the premises; then to December 3, 1957, at request of the applicant, as to possible sale of the property; then to January 21, 1958 at the request of the applicant.

148-57-BZ

APPLICANT—Patrick D. Concagh, for S. G. Covello and Sons, Inc., owner.

SUBJECT—Application February 26, 1957—(decision of the borough superintendent) under section 7c and 21 of the zoning resolution, to permit in a residence use "D" area district, the change of use of the present structure from a two car non-storage garage to a showroom for electrical supplies and fixtures and erect a second floor on a present illegal one story extension and used for the storage of electrical supplies on the first floor and offices on the second floor, and extending into the required rear yard.

PREMISES AFFECTED—4120-4122 Baychester avenue, east side, 200 ft. north of Edenwald avenue, Block 5020, Lots 6 and 8, Borough of the Bronx.

Laid over from December 10, 1957 to January 21, 1958, for inspection and decision; hearing closed; applicant to submit additional information as to proposed coverage and area allowed.

513-56-BZ

APPLICANT—Fred C. Dahlem, for Albert Rollman, owner.

SUBJECT—Application July 9, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use and F-1 area district, the erection and maintenance of a gasoline service station, sale of accessories, car wash, lubritorium, motor vehicle repair shop with hand tools only, with less than the required set back.

PREMISES AFFECTED—Southwest corner of Lacombe and Castle Hill avenues, Block 3510, Lot 34, Borough of The Bronx.

Laid over from December 10, 1957 to January 21, 1958, for inspection and decision; hearing closed.

137-57-BZ

APPLICANT—Jacob Lubroth and Son, for Aaron Bring Bay Ridge, Inc., owner.

SUBJECT—Application February 25, 1957—(decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline selling station, lubritorium, and minor repairs for adjustments with hand tools only for the stated term of fifteen years.

PREMISES AFFECTED—8813-8823 4th avenue and 401-405 89th street, northeast corner, Block 6065, Lot, 1, Borough of Brooklyn.

Laid over from December 10, 1957 to January 21, 1958, for inspection and decision; hearing closed.

588-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Eve Realty Corp., owner.

SUBJECT—Application August 2, 1957—(decision of the borough superintendent) under section 7f, 7h, 7e and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, storage, minor auto repairs, car wash, parking and storage of motor vehicles, with curb cut and show window within 75 ft. of a residence use district.

PREMISES AFFECTED—1353 Park avenue and 100-110 East 102nd street, southeast corner, Block 1629, Lots 67-72 inclusive, Borough of Manhattan.

Laid over from December 10, 1957 to January 21, 1958, for inspection and decision; hearing closed.

886-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Two West Tremont Corp., owner (Fairbanks Motor Rebuilder, lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—(decision of the borough superintendent) under section 7i and 7e of the zoning resolution, to permit in a business and residence use district, the change in use of an existing building from Public garage and retail stores, to public garage, auto repairs, office and sales, painting and spraying and retail stores, all for a term of fifteen (15) years.

PREMISES AFFECTED—1963 Jerome avenue, southwest corner of West Tremont avenue, Block 2862, Lot 90, Borough of The Bronx.

Laid over from December 17, 1957, to January 21, 1958, for inspection and decision; hearing closed.

387-57-BZ

APPLICANT—Max Siegel Associates, for Cologero Cavera, owner.

SUBJECT—Application May 14, 1957—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district for a term of ten (10) years, the parking of motor vehicles on the open spaces of the premises.

PREMISES AFFECTED—111-121 East 172nd street, north side, 100 ft. east of Walton avenue and 110 Rockwood street, Block 2835, Lot 11, Borough of The Bronx.

Laid over from December 17, 1957, to January 21, 1958, for inspection and decision; hearing closed.

958-55-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Brothers, lessees).

SUBJECT—Application reopened June 11, 1957 as Vol. II—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change of use of an existing one story building from store to store and motor vehicle repair shop.

PREMISES AFFECTED—355 East 119th street, north side, 78 ft. 4 in. west of 1st avenue, Block 1796, Lot 124, Borough of Manhattan.

Laid over from December 17, 1957, to January 21, 1958, for inspection and decision; hearing closed.

699-57-BZ

APPLICANT—Windsor Parking Corporation, for Rhineland Real Estate Co., owner.

SUBJECT—Application October 1, 1957—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—471-477 4th avenue, southeast corner of East 32nd street, Block 887, Lots 95, 96 and 97 and Part of Lot 94, Borough of Manhattan.

Laid over from December 17, 1957, to January 21, 1958, for inspection and decision; hearing closed.

CALENDAR

111-57-BZ

APPLICANT—Samuel Rosenblum, for Jerome Fishbach, owner.

SUBJECT—Application February 8, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change of use of an existing two-story building from storage garage on the first floor and storage on the second floor; to four car garage and storage of electrical supplies and equipment on the first floor and offices on the second floor.

PREMISES AFFECTED—435-439 East 65th Street, north side, 100 feet west of York Avenue, Block 1460, Lot 19, Borough of Manhattan.

Laid over from January 7, 1958, to January 21, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 21, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 21, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

261-54-SM

APPLICANT—Dur-O-Wal Products, Inc., owner. Tomkins Bros., Agent.

SUBJECT—Application April 8, 1954—Dur-O-Wal, Types S and EH, approval of.

83-57-SA

APPLICANT—Charles B. Bendix, for Sundstrand Engr. Company, owner.

SUBJECT—Application January 14, 1957—Sundstrand Oil Burner, Models SS, XA2, XB4, XB5 and XC6 and permission to be marketed under additional trade names, approval of.

235-57-SA

APPLICANT—Armstrong Products Corporation, owner.

SUBJECT—Application February 15, 1957—Kenmore Gas-fired Vented Circulating Type Room Heater, Models 113.509015 and 113.509020, approval of.

508-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Gas-fired Open End Drying Tumbler, Model L3618, approval of.

509-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Gas-fired Open End Drying Tumbler, Model L3630, approval of.

510-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Gas-fired Open End Drying Tumbler, Model L4242, approval of.

511-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Gas-fired Twin Open End Drying Tumbler, Model L2624, approval of.

512-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell 36 x 18 Steam Heated Drycleaning Drying Tumbler, Model L3618, approval of.

513-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Steam Heated Drycleaning Drying Tumbler, Model L3630, approval of.

514-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Cissell 42 x 42 Steam Heated Drycleaning Drying Tumbler, Model L4242, approval of.

515-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell 36 x 18 Steam Heated Open End Drying Tumbler, Model L3618, approval of.

516-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Steam Heated Open End Drying Tumbler, Model 3630, approval of.

517-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Steam Heated Open End Drying Tumbler, Model 4242, approval of.

518-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Twin Steam Heated Open End Drying Tumbler, Model 2624, approval of.

535-57-SM

APPLICANT—Field Control Division of H.D. Conkey & Company, owner.

SUBJECT—Application June 26, 1957—Field Type M-G Barometric Draft Control, for gas-fired equipment, approval of.

555-57-SA

APPLICANT—J. O. Ross Engineering Corporation, owner.

SUBJECT—Application June 28, 1957—Short Bake Beer Can Oven Gas-fired; for drying inside lacquer finish on beer can body, approval of.

559-57-SA

APPLICANT—Thermo Products, Inc., owner.

SUBJECT—Application July 16, 1957—Thermo Annealing Retort and Carrier, for Heat Treating Metals, approval of.

804-57-SM

APPLICANT—Scully Signal Company, owner. J. M. Si-
barium, Agent.

SUBJECT—Application September 16, 1957—Scully Vent Cap, Model D-547, approval of.

689-56-SM

APPLICANT—Pittsburgh Screw and Bolt Corp., owner. J. B. Diamond, Agent.

SUBJECT—Application reopened November 13, 1957 for amendment of resolution as to marking—re Pittsburgh Screw and Bolt Corp. High Strength Bolt for Structural Joints, used instead of rivets; previously approved.

CALENDAR

124-56-SA

APPLICANT—Hunt Heater Corporation, manufacturer. J Albin Johnson, Agent.

SUBJECT—Application February 1, 1956—Hunt Vented Gas-fired Circulators, Models 3554-U, 4254-U, 5554-U, 6554-U and 8054-U, approval of.

676-56-A

APPLICANT—Patrick D. Concagh, for Henrietta Poses, owner.

SUBJECT—Application October 4, 1957—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—42 East 12th Street, south side, 202 feet west of Broadway, Block 563, Lot 27, Borough of Manhattan.

696-57-A

APPLICANT—Louis Kurtz, for Bal Enterprises, Inc., owner.

SUBJECT—Application September 20, 1957—Appeal from a decision of the Borough Superintendent—re new stair from basement to 1st floor.

PREMISES AFFECTED—12-14 East 46th Street, south side, 145 feet west of Madison Avenue, Block 1281, Lot 62, Borough of Manhattan.

514-56-A

APPLICANT—Arnold A. Arbeit, for Spring Crosby Properties, owner.

SUBJECT—Application July 10, 1956—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—79-85 Crosby Street, east side, 112 feet north of Spring Street, Block 496, Lots 1, 3 and 4, Borough of Manhattan.

637-55-A

APPLICANT—Minnie Trachtenberg, owner.

SUBJECT—Application July 28, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent's decision—new law tenement.

PREMISES AFFECTED—2939-2410 Ocean Parkway, east side, 238 feet, 6 inches south of Neptune Avenue, Block 7284, Lot 85, Borough of Brooklyn.

848-56-A

APPLICANT—Samuel Rosenblum, for 99 Beekman Street Corp., owner.

SUBJECT—Application December 5, 1956—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—99-103 Beekman Street, southwest corner of Pearl Street, Block 95, Lot 27, Borough of Manhattan.

533-53-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Bais Yaacov of Williamsburg, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—Sprinkler System.

PREMISES AFFECTED—107-119 Heyward Street (129 displayed), north side, 120 feet 7½ inches west of Lee Avenue, Block 2225, Lot 42, Borough of Brooklyn.

386-57-A

APPLICANT—Max Siegel Associates, for Chermor Realty Corp., owner.

SUBJECT—Application May 9, 1957—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—368 East 148th Street, south side, 121.40 feet west of 3rd Avenue, Block 2327, Lot 20, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 28, 1958, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 28, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

755-38-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Rosenstock Motors, Inc., owner.

SUBJECT—Application reopened May 21, 1957 as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sale of accessories, car washing (non automatic), automobile repairs with hand tools, lubritorium, parking and storage of more than five motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—880-890 Dawson Street and 929-939 Intervale avenue, southeast corner, Block 2702, Lot 41, Borough of The Bronx.

Laid over from November 13, 1957, to November 19, 1957, at the request of a representative of the Board of Education; then to December 17, 1957, at the request of the Board of Education to permit a population study of the area, to January 28, 1958, at the request of the Board of Education; no further requests for adjournment entertained.

143-57-BZ

APPLICANT—John F. Fitzsimons, for Lincoln Arcade Inc., owner (Wenlar Corp., lessee).

SUBJECT—Application February 25, 1957, decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and business use district, the extension into the residence portion of a plot of a parking lot presently established on the business portion of a plot.

PREMISES AFFECTED—125-02 to 124-24 (125-10) Queens Boulevard, west side, from 82nd Road to 83rd Avenue, 123-42 to 123-60 82nd Road and 123-47 to 123-67 83rd Avenue, Block 3360, Lots 21, 27, 28, 29, 32, 40, 41, 45 and 46, Kew Gardens, Borough of Queens.

950-54-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 19, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c and 7 Aof the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, auto repair, office, store and parking of cars waiting to be served, with vehicular entrance or exit within 75 feet of a residence use district.

PREMISES AFFECTED—1475 Bruckner Boulevard, northwest corner of Evergreen Avenue, Block 3711, Lot 1, Borough of The Bronx.

556-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Newspaper Realty Corp., owner.

SUBJECT—Application reopened November 6, 1957 as Vol. II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a retail use district, the erection of a two story building for use as a non-storage garage for more than five (5) and less than one hundred-fifty cars (150) cars, office, toilet and locker room.

PREMISES AFFECTED—406-412 West 34th Street, south side, 80 feet west of 9th Avenue and 405-407 West 33rd Street, Block 731, Lots 50, 51 and 53, Borough of Manhattan.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Bor-

CALENDAR

ough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection, station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

461-22-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II, re decision of the Borough Superintendent, under sections 7d and 21 of the Zoning Resolution, to permit in a residence and retail use, C area, and one and one-quarter height district, the construction of two additional floors on an existing three story telephone exchange building exceeding the permitted area and height.

PREMISES AFFECTED—7701-7713 (7701 official) 3rd Avenue and 302-318 77th Street, southeast corner, Block 5960, Lot, Borough of Brooklyn.

517-56-BZ

APPLICANT—T. S. Nilsen, for Theresa La Vine, owner.

SUBJECT—Application July 16, 1956—decision of the Borough Superintendent under section 21 and 7h of the Zoning Resolution, to permit in a residence use district, the extension of the present use of a dwelling and 5 car garage to include parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—1071-1073 Hall Place, west side, 174.9 feet south of East 167th Street, Block 2691, Lots 93 and 94, Borough of The Bronx.

621-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Weinick and Albert H. Sanders, owners.

SUBJECT—Application September 10, 1957—decision of the Borough Superintendent under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—102-07 to 102-23 Flatlands Avenue, 764-776 East 103rd Street, northwest corner and 767-775 East 102nd Street, Block 8190, Lots 1, 7 and 65, Borough of Brooklyn.

122-57-BZ

APPLICANT—Larry Meltzer, for Charles Macaluso, owner.

SUBJECT—Application February 13, 1957—decision of the Borough Superintendent under sections 7a and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of an extension of the existing ornamental shop exceeding the permissible area in a C area district.

PREMISES AFFECTED—8509 Bay 16th Street, East side, 100 feet north of 86th Street, Block 6343, Lot 25, Borough of Brooklyn.

596-57-BZ

APPLICANT—Joseph Lau, for 10 East 30th Street Corp., owner.

SUBJECT—Application August 19, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot and attendants shanty for the parking and storage of more than five (5) motor vehicles for a stated term of ten (10) years.

PREMISES AFFECTED—10-14 East 30th Street, south side, 177 feet 6 inches east of 5th Avenue, Block 859, Lots 77, 79 and 80, Borough of Manhattan.

107-34-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Shems Realty Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, office and accessory sales, lubritorium, minor repairs with hand tools only, parking of motor vehicles, auto safety inspection and ground signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—248-53 to 248-61 (248-55 official) Jamaica Avenue and 89-14 to 89-22 249th Street, northwest corner, Block 8664, Lot 45, Bellerose, Borough of Queens.

796-49-BZ—Vol. IV

APPLICANT—Charles Abrahams, for Columbia Savings and Loan Association, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of an extension to the present bank building occupying more than the permitted area and alter an existing frame dwelling to provide additional offices.

PREMISES AFFECTED—93-20 to 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

835-57-A

APPLICANT—Charles Abrahams for Columbia Savings and Loan Association, owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re use of Frame building as Offices, Live Load, etc.

PREMISES AFFECTED—93-20 and 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

548-57-BZ

APPLICANT—Vincent D. Luongo, for Glanos Realty Corp., owner.

SUBJECT—Application July 22, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and retail use district, the extension of the existing parking lot now located in a retail district into an adjacent residence district.

PREMISES AFFECTED—305-307 West 27th Street, north side, 62 feet west of 8th Avenue, Block 751, Lots 33, 34 and 35, Borough of Manhattan.

73-56-BZ—Vol. II

APPLICANT—Paul Friedman, for A. F. & G. Realty Corp. and Rosedale Engineering Corp., owners (Esso Standard Oil Co., conditional lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, accessory building for salesroom, lubritorium, auto washing and minor repairs with hand tools only, and parking and storage of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1543-1547 Bruckner Boulevard, north side, from Boynton Avenue to Ward Avenue, Block 3715, Lots 1 and 5, Borough of The Bronx.

CALENDAR

790-56-BZ

APPLICANT—Paul Friedman, for Sentry Holding Corp., owner.

SUBJECT—Application November 20, 1956—decision of the Borough Superintendent, under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), minor repairs with hand tools only, office, sales and storage of auto accessories and parking of more than five (5) motor vehicles waiting to be serviced; for a stated term of fifteen (15) years.

PREMISES AFFECTED—462-470 West 155th Street and 1917 Amsterdam Avenue, southeast corner, Block 2068, Lot 149, Borough of Manhattan.

Laid over from June 25, 1957, to July 9, 1957, for applicant to advise the Board if owner wishes to withdraw the application in view of the proposed school to be erected within the purview of Section 21A of the Zoning Resolution; then to September 24, 1957, for further consideration and decision; hearing closed; then to October 8, 1957, for further inspection and decision; then laid over from October 8, 1957, to November 19, 1957, at request of the applicant, to file revised plans; then laid over from November 19, 1957, to December 3, 1957, for decision; at the request of the applicant; then to January 28, 1958, for applicant to ascertain action by the City Planning Commission on proposed housing development in this area.

92-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application February 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, storage, parking and storage of motor vehicles and a ground sign.

PREMISES AFFECTED—14-40 to 14-50 (14-44 official) Clintonville Street west side, 61-63 feet south of 14th road, Block 4697, Lot 5, Whitestone, Borough of Queens.

Laid over from September 17, 1957, to October 15, 1957, for inspection and decision; hearing closed; then to October 22, 1957, at the request of the applicant for consideration of proposed changes in the proposal; then to November 6, 1957, for applicant to file revised plans for relocation of proposed gasoline station in connection with the laundry building; then to November 26, 1957, for further study and for applicant to furnish the Board with a plan showing the area of the entire property and the surrounding streets; then to December 3, 1957, at the request of the applicant; then to December 17, 1957, then to January 28, 1958, for further study and inspection.

300-56-BZ

APPLICANT—Harry A. Yarish, for Macdonald Holding Corp., owner.

SUBJECT—Application reopened November 26, 1957 for consideration for setting of date for additional as required by Court—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a business and residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—405-417 McDonald Avenue, east side, 300 feet south of Albermarle Road and 298-306 East 2nd Street, Block 5334, Lots 26 and 84, Borough of Brooklyn.

Laid over from December 17, 1957, to January 7, 1958, at the request of an objector, no further requests for adjournment considered; then to January 28, 1958, for inspection and decision; hearing closed.

155-57-BZ

APPLICANT—Angelo S. Mongiello, for Charles D'Amico, owner.

SUBJECT—Application February 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1690-1692 Nelson Avenue, east side, 410 feet north of West 174th Street, Block 2876, Lots 167 and 168, Borough of The Bronx.

Laid over from January 7, 1958 to January 28, 1958, for inspection and decision; hearing closed.

543-57-BZ

APPLICANT—Angelo S. Mongiello, for Charles D'Amico, owner.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1698-1700 Nelson Avenue, east side, 225 feet south of Macombs Road, Block 2876, Lot 171, Borough of The Bronx.

Laid over from January 7, 1958 to January 28, 1958, for inspection and decision; hearing closed.

390-57-BZ

APPLICANT—Sidney Goldhammer, for Jacob Perlow, owner.

SUBJECT—Application May 15, 1957—decision of the Borough Superintendent under sections 19B(d) and 21 of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a class A multiple dwelling without the required garage or parking spaces for passenger motor vehicles.

PREMISES AFFECTED—69-75 West 9th Street and 422-424 Avenue of The Americas, Block 573 Lot 1, Borough of Manhattan.

Laid over from January 7, 1958 to January 28, 1958, for inspection and decision; hearing closed.

870-47-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Frank Solicito and S. M. S. Parts and Service, Inc., owners; S. M. S. Parts and Service, Inc., lessee.

SUBJECT—Application reopened June 11, 1957 as Vol. III—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection of an extension of Class 3 construction to an existing motor vehicle repair shop to be used in conjunction with the present uses of private residence, motor vehicle repair shop and gasoline station.

PREMISES AFFECTED—1100-1108 East 222nd Street and 3866-3868 Laconia Avenue, southeast corner, Block 4716, Lots 6 and 9, Borough of The Bronx.

Laid over from January 7, 1958 to January 28, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 28, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 28, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

605-57-A

APPLICANT—Henry George Greene, for Henry Strauss Realty Corp., owner.

SUBJECT—Application August 29, 1957—Appeal from a decision of the borough superintendent—re stair enclosure—Class III structure, commercial use.

PREMISES—31 West 53rd Street, north side, 339 ft. 6 in. east of Avenue of The Americas, Block 1269, Lot 15, Borough of Manhattan.

CALENDAR

830-57-A

APPLICANT—Julian Roth for Emery Roth and Sons; Samuel Bialkin, owner; E. J. Korvette, Inc., lessee.

SUBJECT—Application November 8, 1957—Appeal from a decision of the Borough Superintendent, re Escalators.

PREMISES AFFECTED—140-148 East 45th Street, south side, 170 feet west of 3rd Avenue and 147-151 East 44th Street, Block 1299, Lot 27, Borough of Manhattan.

466-57-A

APPLICANT—Andrew DiCamillo, for Josephine Alessi, owner.

SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re use of frame building as Nursing Home, etc.

PREMISES AFFECTED—8807 21st Avenue, east side, 120 feet north of Cropsey Avenue, Block 6445, Lot 13, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 4, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 4, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

730-57-BZ

APPLICANT—James E. Vassalotti, for Bartholdi Turecamo, owner.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2375-2385 Cropsey Avenue and 8846-8858 24th Avenue, northwest corner, Block 6890, Lot 1, Borough of Brooklyn.

1366-17-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Hauer Knitting Mills, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change in use in an existing legal factory building from the manufacture of paper boxes on the first floor to the manufacture of clothing.

PREMISES AFFECTED—1920 Harman Street, south side, 164.59 feet west of Fairview Avenue, Block 3388, Lot 22, Ridgewood, Borough of Queens.

611-56-A

APPLICANT—Betty Foernsler, adjoining owner.

OWNER OF PREMISES—John M. Bauer and Frances Haver.

SUBJECT—Application August 29, 1956—Appeal from a decision of the Borough Superintendent re review of Borough Superintendent's decision—re commercial use in residence district.

PREMISES AFFECTED—1920 Harman Street, south side, 165 feet west of Fairview Avenue, Block 3388, Lot 21, Ridgewood, Borough of Queens.

874-57-BZ

APPLICANT—Murray Stockman, for David Koss, owner.

SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory

sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, and auto safety inspection station, for a stated term of fifteen (15) years.

PREMISES AFFECTED—22-02 to 22-18 (22-14 official) Beach Channel Drive, 10-46 to 10-52 Grassmere Terrace, northeast corner and 22-01 to 22-07 Regina Avenue, Block 216, Lot 46, Far Rockaway, Borough of Queens.

552-57-BZ

APPLICANT—Albert Melniker, for Isle Fuel Oil Service Co., owner.

SUBJECT—Application July 25, 1957—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and operation of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—1310 Forest Avenue and 66 Hamlin Place, southwest corner, Block 386, Lot 20, Port Richmond, Borough of Richmond.

702-57-BZ

APPLICANT—Frederick A. Ketcher, for Barbchester Estates, Inc., owner; Kesbec, Inc., lessee.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a business use district, the extension of an existing legal gasoline station, and for the reconstruction and maintenance of the accessory building for the legal existing use of gasoline service station, office and storage, and for the additional uses of car wash, sale of used cars, motor vehicle repairs with hand tools only and for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—5701 Broadway, northwest corner of West 234th Street, Block 3405, Lot 175, Borough of The Bronx.

587-57-BZ

APPLICANT—Robert Gottlieb for 174 Boston Properties Corp., owner.

SUBJECT—Application August 2, 1957, decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—1675 Hoe Avenue, west side, 100 feet north of East 173rd Street, Block 2983, Lot 42, Borough of The Bronx.

260-57-BZ

APPLICANT—Joshua Brown, for Norman Simonson, owner.

SUBJECT—Application March 20, 1957—decision of the Commissioner of Marine and Aviation, under section 7f of the Zoning Resolution, to permit in a business use district, the installation of three gasoline storage tanks and one dispensing pump to be used for marine service only in conjunction with the existing boat repair shop.

PREMISES AFFECTED—405 Bayview Avenue, east side, 396 feet south of Hylan Boulevard, Block 6691, Lots 1 and 10, Princess Bay, Borough of Richmond.

581-42-BZ—Vol. II

APPLICANT—Sidney H. Kitzler, for Homecrest Service Station, Inc., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c, 7i, 7A of the Zoning Resolution, to permit in a business use district, the erection of an extension to the existing service building and extend the uses of the present gasoline service station to include wheel alignment.

PREMISES AFFECTED—2315-2325 Coney Island Avenue and 1102-1110 Avenue T, southeast corner, Block 7315, Lots 1 and 3, Borough of Brooklyn.

CALENDAR

624-55-BZ—Vol. II

APPLICANT—Paul Gordon, for Oscar and Ethel Gordon, owners.

SUBJECT—Application reopened July 2, 1957, as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, minor auto repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—202-15 Northern Boulevard and 43-22 to 43-30 203rd Street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.5⁰ feet west of Utopia Parkway, Block 4619, Lot 42, Beechmont, Borough of Queens.

747-57-BZ

APPLICANT—Simeon Heller and George J. Meltzer, for 172nd Street Corp., owner, Eutectic Welding Alloys Corp., lessee.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in the residence portion of the plot, the parking for more than five (5) motor vehicles for employees and patrons.

PREMISES AFFECTED—40-40 172nd Street west side and 171-20 Station Road, entire block bounded by 172nd Street, Station Road, Auburndale Lane and 42nd Avenue, Block 5351, Lot 1, Auburndale, Borough of Queens.

602-57-BZ

APPLICANT—Robert Gottlieb, for Rose Gscheidle, owner.

SUBJECT—Application August 27, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx.

44-35-BZ—Vol. IV

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner; Arthur O. Leuck, lessee.

SUBJECT—Application reopened January 8, 1957 as Vol. IV—decision of the Borough Superintendent, under sections 21 and 7h of the Zoning Resolution, to permit in a business use district, the extension of the yard area of the existing legal gasoline service station to include the present use of the parking of more than five (5) motor vehicles for a term to run concurrently with the term of the variance.

PREMISES AFFECTED—46-01 Laurel Hill Boulevard and 50-77 46th Street, northeast corner, Block 2296, Lots 1 and 81, Woodside, Borough of Queens.

668-57-BZ

APPLICANT—John F. Fitzsimons, for Astoria Federal Savings and Loan Association, owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under section 7h of the

Zoning Resolution, to permit in a residence use district, the storage and parking of motor vehicles.

PREMISES AFFECTED—30-20 38th Street, west side, 126.40 feet south of 30th Avenue, Block 659, Lots 54, 55 and 153, Long Island City, Borough of Queens.

861-57-BZ

APPLICANT—Leonard F. Rothkrug, for 128 East 62nd Street Corp., owner.

SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a B area district, a two story extension of an existing building occupied as a doctor's office and apartments into the required rear yard.

PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet, 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

428-57-A

APPLICANT—Henry Kohler, for 128 East 62d Street Corp., owner.

SUBJECT—Application May 23, 1957—Appeal from a decision of the Borough Superintendent—re Permit 452-57 re Alt. 7-57, dated March 1, 1957, revoked by Borough Superintendent.

PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

525-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Cabro Realty Corp., owner.

SUBJECT—Application July 15, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district the use of the premises for the parking and storage of motor vehicles.

PREMISES AFFECTED—14-34 East 93rd Street, west side, 90 feet south of East New York Avenue, Block 4595, Lots 15, 19 and 23, Borough of Brooklyn.

Laid over from January 7, 1958 to February 4, 1958, for inspection and decision; hearing closed.

548-47-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug and Samuel Gardstein, for Progressive Synagogue, owner.

SUBJECT—Application reopened June 4, 1957 as Vol. III—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district the erection of an open front vestibule extension to the existing building exceeding the permitted area.

PREMISES AFFECTED—1387-1395 Ocean Avenue and 2001-2013 Avenue I, northeast corner, Block 7566, Lots 6, 9 and 10, Borough of Brooklyn.

Laid over from January 7, 1958 to February 4, 1958, for inspection and decision; hearing closed.

599-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Marguerite F. Brower, owner.

SUBJECT—Application August 22, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and toilets, for a stated term of fifteen (15) years.

PREMISES AFFECTED—758-764 Fulton Street and 423-431 Carlton Avenue, southeast corner, Block 2007, Lot 38, Borough of Brooklyn.

Laid over from January 7, 1958 to February 4, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

FEBRUARY 4, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, February 4, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

594-56-A

APPLICANT—Allen Ducker, Simeon Heller and George J. Meltzer, for Great Park Corp., owner.

SUBJECT—Application August 10, 1956—Appeal to review a decision of the Borough Superintendent—re business use in residence district.

PREMISES AFFECTED—36 Central Park South, east side, 270 feet east of Avenue of The Americas, Block 1274, Lot 62, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 11, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, February 11, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

392-57-BZ

APPLICANT—Samuel S. Arlen, for Scalbert Associates, Morris and Morton Pickman, partners.

SUBJECT—Application May 9, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash non-automatic, auto repairs with hand tools only, office, storage, sales and parking of motor vehicles awaiting service with a business sign in a residence use district and a curb cut in excess of 30 feet.

PREMISES AFFECTED—221-11 Horace Harding Expressway, northeast corner of Springfield Boulevard, Block 7520, Lot 150, Bayside, Borough of Queens.

Laid over from January 7, 1958 to February 11, 1958, for hearing at the request of the Board of Education, as proposed school site in area has not been determined.

79-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Tira Holding Corp., owner.

SUBJECT—Application October 30, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—137-21 to 137-29 (137-25 official) Jamaica Avenue, north side, from 138th Street to Van Wyck Expressway; 88-46 to 88-56 138th Street and 88-47 to 88-53 Van Wyck Expressway, Block 9618, Lot 30, Jamaica, Borough of Queens.

96-57-BZ

APPLICANT—Charles M. Spindler, for Forald Realty Corp., owner.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of auto accessories, minor auto repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station for a stated term of fifteen (15) years.

PREMISES AFFECTED—74-02 to 74-16 Yellowstone Boulevard (74-10 official), east side, 94.19 feet north of Nansen Street, Block 3178, Lot 70, Forest Hills, Borough of Queens.

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs with hand tools only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

544-57-BZ

APPLICANT—Robert Gottlieb, for 164 River Property Corp., owner.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—1001 Gerard Avenue, and 75 East 164th Street, northwest corner, Block 2486, Lot 37, Borough of The Bronx.

376-57-BZ

APPLICANT—Leonard F. Rothkrug, for A.C.A. Auto Sales, Inc., owner; successor to Torlim Realty Corp.

SUBJECT—Application May 7, 1957—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a motor vehicle repair shop and to permit the sale and display of new and used cars and new and used auto parts on the unbuilt upon portion of the premises for a term of ten (10) years.

PREMISES AFFECTED—2735-2743 Cropsey Avenue, east side, 34 feet 7¾ inches north of Bay 47th Street, Block 6914, Lots 75, 76 and 78, Borough of Brooklyn.

326-57-BZ

APPLICANT—Burke, Green and Groh, for Leon Bernstein, owner.

SUBJECT—Application April 24, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five motor vehicles.

PREMISES AFFECTED—61-19 Fresh Meadow Lane, east side, 40.55 feet south of 64th Avenue, Block 6902, Lot 18, Flushing, Borough of Queens.

390-27-BZ—Vol. VI

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. VI—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit partly in a residence use district and partly in a business use district, the additional uses of minor auto repairs with hand tools only maintained solely within the accessory building and the parking of motor vehicles awaiting service at an existing gasoline service station, lubritorium and auto laundry previously granted by the board.

PREMISES AFFECTED—73-38 to 73-42 Cooper Avenue, south side, 22.29 feet west of 74th Street, Block 3811, Lot 58, Glendale, Borough of Queens.

CALENDAR

593-57-BZ

APPLICANT—John F. Fitzsimons, for Peter Kalopodis, owner.

SUBJECT—Application August 12, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station with accessory use of lubritorium, non automatic auto laundry, minor auto repairs with hand tools only and the parking of cars awaiting service.

PREMISES AFFECTED—43-15 Ditmars Boulevard and 21-74 to 21-82 45th Street, northwest corner, Block 784, Lot 64, Astoria, Borough of Queens.

838-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Kingsdale Building Corp., owner.

SUBJECT—Application November 14, 1957—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a class one height district, the erection of a six (6) story multiple dwelling exceeding the permitted height within two (2) miles of a designated airport.

PREMISES AFFECTED—22-01 to 22-21 (22-11 official) Brookhaven Avenue and 461-473 Beach 22nd Street, southwest corner, Block 255, Lot 38, Far Rockaway, Borough of Queens.

539-57-BZ

APPLICANT—Casper P. Colla, for Anthony DiGiovanni, owner.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection of a one story extension to an existing building and maintain a gasoline service station, auto repair shop, auto safety inspection, auto laundry (non automatic), lubritorium, sale of auto accessories and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—141-145 Throop Avenue and 199-203 Hopkins Street, northeast corner, Block 1723, Lot 1, Borough of Brooklyn.

626-57-BZ

APPLICANT—De Rose and Cavalieri, for Saizo Associates, Inc., owner.

SUBJECT—Application September 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, for a stated term of years a parking and storage lot for more than five (5) motor vehicles.

PREMISES AFFECTED—417-419 East 152nd Street, north side, 156.97 feet west of 3rd Avenue, Block 2374, Lots 98 and 99, Borough of The Bronx.

772-57-BZ

APPLICANT—Charles M. Spindler, for Sam Piazza, owner.

SUBJECT—Application October 29, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a retail use district, the installation of motor fuel tanks and pumps for marine sale and use in conjunction with the existing boat sale and repair business.

PREMISES AFFECTED—45-73 Soundview Avenue, south side, 217.60 feet east of Pugsley Avenue, Block 3435, Lot 3 and Block 3436, Lot 44, Borough of The Bronx.

432-57-BZ

APPLICANT—Theodore A. Taylor, for Triax Corporation, owner; R.M.C. Associates, lessee.

SUBJECT—Application June 7, 1957—decision of the Borough Superintendent, under section 7a of the Zoning

Resolution, to permit in a residence use district, the erection of a one story extension to the rear of an existing multiple dwelling and extend the business use on the first floor.

PREMISES AFFECTED—236 East 75th Street, south side, 175 feet 1 inch west of 2nd Avenue, Block 1429, Lot 32, Borough of Manhattan.

437-57-BZ

APPLICANT—Max Siegel Associates, for 1167 Broadway Corp., owner.

SUBJECT—Application June 5, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the continuance of an existing factory located on a portion of a lot within a residence use district and extending from a business use district of the same lot.

PREMISES AFFECTED—1167-1169 Broadway and 1-13 Kossuth Place, northeast corner, Block 3252, Lot 1, Borough of Brooklyn.

438-57-A

APPLICANT—Max Siegel Associates, for 1167 Broadway Corp., owner.

SUBJECT—Application June 5, 1957—Appeal from a decision of the Borough Superintendent, re frame building—factory use.

PREMISES AFFECTED—1167-1169 Broadway and 1-13 Kossuth Place, northeast corner, Block 3252, Lot 1, Borough of Brooklyn.

904-46-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the extension of the present use of gasoline service station, lubritorium and auto laundry to include minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—2018-2032 Stillwell Avenue, northwest corner of 86th Street, Block 6860, Lot 28, Borough of Brooklyn.

259-57-BZ

APPLICANT—Burke, Green and Groh, for Walter Berger and Arthur Hofer, owners.

SUBJECT—Application April 4, 1957—decision of the Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a residence and local retail use district, the erection of a one story extension to the existing building for use as a factory and the use of the unbuilt upon portion for parking and storage of employees and patrons cars in conjunction with the factory.

PREMISES AFFECTED—220-13 Hempstead Avenue, northeast corner of 220th Street, Block 10775, Lot 41, Queens Village, Borough of Queens.

464-57-BZ

APPLICANT—Andrew DiCamillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a E area district the erection of and extension on the front of the present two story building with less than the required setback and a rear extension encroaching on the required rear yard.

PREMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

465-57-A

APPLICANT—Andrew Di Camillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—Appeal from a de-

CALENDAR

cision of the Borough Superintendent, re frame walls and openings within 3 feet of lot line.

PREMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

39-57-BZ

APPLICANT—James E. Casale, for Ingeborg de Beausacq, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a photographer's studio on the first floor of an existing three story, two family dwelling.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

40-57-A

APPLICANT—James E. Casale, for Ingeborg de Beausacq, owner.

SUBJECT—Application April 11, 1957—Appeal from a decision of the Borough Superintendent, re egress, garage, non-fireproof building.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

2-29-BZ—Vol. III

APPLICANT—Paul Friedman, for Adeline Zagarino, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. III—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i and 7A of the Zoning Resolution, to permit a plot located in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, non-automatic, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) cars awaiting service with show windows, signs and curb cuts within 75 feet of a residence use district, and with ground signs in a retail use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—134-31 to 134-39 (134-35 official) 101st Avenue and 97-32 to 97-40 Van Wyck Expressway, northwest corner, Block 9483, Lot 30, Jamaica, Borough of Queens.

Laid over from January 7, 1958, to February 11, 1957, for inspection and decision; hearing closed.

859-53-BZ—Vol. II

APPLICANT—Samuel S. Arlen, for James Alan Building Corp., owner.

SUBJECT—Application reopened February 5, 1957 as Vol. II—decision of the Borough Superintendent, under sections 19Aj and 21 of the Zoning Resolution, to permit in a business and residence use district, the elimination of a required loading bay used as an accessory to twelve existing stores, to a store thus increasing the number of stores to thirteen.

PREMISES AFFECTED—138-38 to 138-54 84th Drive and 138-01 to 138-07 Queens Boulevard, southeast corner, Block 9649, Lot 44, Briarwood, Borough of Queens.

Laid over from January 7, 1958, to February 11, 1958, for inspection and decision; hearing closed.

471-57-BZ

APPLICANT—Leonard F. Rothkrug, for Abraham and Dorothy Donner, owners, Juniper Coat Co., lessee.

SUBJECT—Application June 20, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection and maintenance of a factory for the manufacturing of clothesware, within the limitations of Article II section 4(a) using more than the permitted area, for a term of 25 years.

PREMISE S AFFECTED—177-49 to 177-73 106th Road and 106-12 to 106-20 180th Street, northwest corner, Block 10334, Lots 36 and 48, Jamaica, Borough of Queens.

Laid over from January 7, 1958, to February 11, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

REGULAR MEETING

TUESDAY MORNING, JANUARY 7, 1958, 10 A. M.

Present: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, December 10 and December 7, 1957, were approved as printed in the Bulletins of December 17 and December 24, 1957, Vol. 42, Nos. 51 and 52.

2-29-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for William J. Alesi, owner.

SUBJECT—Application reopened March 12, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7e and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non-automatic, motor vehicle repair shop for minor repairs with hand tools only and the parking of motor vehicles for a stated term of fifteen (15) years and having show windows, signs and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—767-771 East New York Avenue and 469-497 Troy Avenue, northeast corner, Block 1429, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over for decision; date to be set; hearing previously closed.

22-29-BZ—Vol. III

APPLICANT—Paul Friedman, for Adeline Zagarino, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. III—re decision of the Borough Superintendent under sections 7f, 7e, 7h, 7i, 7A of the zoning resolution, to permit on a plot located partly in a retail use and partly in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing—non-automatic, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) cars awaiting service, with show windows, signs and curb cuts within 75 feet of a residence use district, and with ground signs in a retail use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—134-31 to 134-39 (134-35 official) 101st Avenue and 97-32 to 97-40 Van Wyck Expressway, northwest corner, Block 9483, Lot 30, Jamaica, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Arthur Levine.

For Opposition: None.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

548-47-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug and Samuel Gardstein, for Progressive Synagogue, owner.

SUBJECT—Application reopened June 4, 1957 as Vol. III—re decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a C area district the erection of an open front vestibule extension to the existing building exceeding the permitted area.

PREMISES AFFECTED—1387-1395 Ocean Avenue and 2001-2013 Avenue I, northeast corner, Block 7566, Lots 6, 9 and 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to February 4, 1958, at 10 A. M. for inspection and decision; hearing closed.

870-47-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Frank Solicito and S. M. S. Parts and Service, Inc., owners (S. M. S. Parts and Service, Inc., lessee).

SUBJECT—Application reopened June 11, 1957 as Vol. III—re decision of the Borough Superintendent under section 7i of the zoning resolution, to permit in a retail and residence use district, the erection of an extension of Class 3 construction to an existing motor vehicle repair shop to be used in conjunction with the present uses of private residence, motor vehicle repair shop and gasoline station.

PREMISES AFFECTED—1100-1108 East 222nd Street and 3866-3868 Laconia Avenue, southeast corner, Block 4716, Lots 6 and 9, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Frank Mastandrea.

For Opposition: None.

ACTION OF BOARD—Laid over to January 28, 1958, at 10 A. M. for inspection and decision; hearing closed.

104-48-BZ

APPLICANT—Corner Realty Corp., owner.

SUBJECT—Application reopened December 3, 1957 for consideration as to extension of time to complete, expired March 6, 1951—decision of the Borough Superintendent, previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change in occupancy from laundry to laundry and dry cleaning.

PREMISES AFFECTED—1809 Avenue Z and 2557 East 18th Street, northeast corner, Block 7439, Lots 45-51, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to January 14, 1958, at 10 A. M. for consideration by the Board and decision.

859-53-BZ—Vol. II

APPLICANT—Samuel S. Arlen, for James Alan Building Corp., owner.

SUBJECT—Application reopened February 5, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 19A(j) and 21 of the zoning resolution, to permit in a business and residence use district, the elimination of a required loading bay used as an accessory to twelve existing stores, to a store thus increasing the number of stores to thirteen.

PREMISES AFFECTED—138-38 to 138-54 84th Drive and 138-01 to 138-07 Queens Boulevard, southeast corner, Block 9649, Lot 44, Briarwood, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Opposition: Edward Hoffman for City Construction Coordinator.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

342-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler, and Benjamin Hass, owners.

SUBJECT—Application reopened June 4, 1957 as Vol. II—decision of the Borough Superintendent, under section 7f, 7i, 7h and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles, with show windows within 75 feet of a residence use district.

PREMISES AFFECTED—76-09 to 76-19 (76-15 official) Main Street and 144-01 to 144-09 76th Road, northeast corner, Block 6666, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over for decision; date to be set; hearing previously closed.

244-56-BZ

APPLICANT—Harry A. Yarish, for Fullerton Theatre, owner (Prudential Vending Corp., lessee).

SUBJECT—Application March 15, 1956—decision of the Borough Superintendent, under sections 7b, 7c and 21 of the zoning resolution, to permit in a business and residence use district, the use of the existing building as a storage warehouse.

PREMISES AFFECTED—113-14 Jamaica Avenue, south side, 41.32 feet west of 114th Street and 87-14 114th Street, Block 9303 (220), Lot 6, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over for decision; date to be set; hearing previously closed.

300-56-BZ

APPLICANT—Harry A. Yarish, for Macdonald Holding Corp., owner.

SUBJECT—Application reopened November 26, 1957 for consideration for setting of date for additional hearing as required by Court—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a business and residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—405-417 McDonald Avenue, east side, 300 feet south of Albermarle Road and 298-306 East 2nd Street, Block 5334, Lots 26 and 84, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish and I. Edward Pogoda.

For Opposition: Antonio Paone, Hilda E. Le Vine, Samuel La Penta, Marie Casaretti, A. Welber and S. A. Dorf.

ACTION OF BOARD—Laid over to January 28, 1958, at 10 A. M. for inspection and decision; hearing closed.

887-56-BZ

APPLICANT—Charles C. Weinstein, for Alfred Simon, owner.

SUBJECT—Application December 28, 1956—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, utility room,

MINUTES

office and sale of accessories, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1412-1420 Edward L. Grant Highway, east side, 34 feet south of Plimpton Avenue, Block 2874, Lots 3, 5, 6, 8 and 9, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over for decision; date to be set; hearing previously closed.

111-57-BZ

APPLICANT—Samuel Rosenblum, for Jerome Fishbach, owner.

SUBJECT—Application February 8, 1957—decision of the Borough Superintendent under Section 7c of the zoning resolution, to permit in a residence use district, the change of use of an existing two story building from storage garage on the first floor and storage on the second floor; to four car garage and storage of electrical supplies and equipment on the first floor and offices on the second floor.

PREMISES AFFECTED—435-439 East 65th Street, north side, 100 feet west of York Avenue, Block 1460, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Philip Heller.

For Opposition: None.

ACTION OF BOARD—Laid over to January 21, 1958, at 10 A. M. for inspection and decision; hearing closed.

123-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Grenlac Holding Corp., owner.

SUBJECT—Application February 14, 1957—decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, sales rooms, car wash, storage, minor auto repairs, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1101-1111 Grenada Place and 4126-4134 Laconia Avenue, northeast corner, Block 4927, Lot 2, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over for decision; date to be set; hearing previously closed.

155-57-BZ

APPLICANT—Angelo S. Mongiello, for Charles D'Amico, owner.

SUBJECT—Application February 19, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1690-1692 Nelson Avenue, east side, 410 feet north of West 174th Street, Block 2876, Lots 167 and 168, Borough of The Bronx.

APPEARANCES—

For Applicant: Angelo S. Mongiello, Matthew H. Brandenburg and Charles D'Amico.

For Opposition: Israel Atlas, V. Jehanian and Nick Dounas.

ACTION OF BOARD—Laid over to January 28, 1958, at 10 A. M. for inspection and decision; hearing closed.

543-57-BZ

APPLICANT—Angelo S. Mongiello, for Charles D'Amico, owner.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a residence use district, the main-

tenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1698-1700 Nelson Avenue, east side, 225 feet south of Macombs Road, Block 2876, Lot 171, Borough of The Bronx.

APPEARANCES—

For Applicant: Angelo S. Mongiello, Charles D'Amico and Matthew H. Brandenburg.

For Opposition: Israel Atlas, V. Jehanian and Nick Dounas.

ACTION OF BOARD—Laid over to January 28, 1958, at 10 A. M. for inspection and decision; hearing closed.

193-57-BZ

APPLICANT—Burke, Green and Groh, for Celia Schneirow, owner (Harry Mallis and Harold Basser, Contract Vendee).

SUBJECT—Application March 15, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the zoning resolution, to permit in a residence use and E-1 area district, the erection and maintenance of a class B two (2) story hotel with the entrance stair encroaching on the required setback on North Conduit Avenue.

PREMISES AFFECTED—138-10 135th Avenue and 135-01 to 135-25 138th Street, southeast corner and 135-02 to 135-26 139 Street, Block 12093, Lot 20, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over for decision; date to be set; hearing previously closed.

224-57-BZ

APPLICANT—Haus and Bresin, for Adele Wilson and Elsie Katz, owners.

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of auto accessories and minor repairs with hand tools only for the stated term of fifteen (15) years.

PREMISES AFFECTED—72-01 to 72-11 (72-05 official) Northern Boulevard, and 32-59 to 32-69 72nd Street, northeast corner, Block 1168, Lots 42 and 46 (42-new), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over for decision; date to be set; hearing previously closed.

234-57-BZ

APPLICANT—Robert Gottlieb, for Sam Hirsch, owner.

SUBJECT—Application March 29, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a restricted retail and residence use district, the maintenance of a parking lot for the parking and storage of motor vehicles.

PREMISES AFFECTED—1407-1411 Nelson Avenue, west side, 133.52 feet north of Edward L. Grant Highway, Block 2874, Lots 55, 56 and 57, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over for decision; date to be set; hearing previously closed.

350-57-BZ

APPLICANT—Burke, Green and Groh, for Joseph B. Weynert, owner.

SUBJECT—Application April 29, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a residence use, D area district,

MINUTES

the erection of a two story building for use as a doctor's office and two dwellings without the required garages or parking spaces.

PREMISES AFFECTED—58-44 Main Street, west side, 20.74 feet north of 59th Avenue, Block 6378, Lot 40, Flushing, Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Michael J. Capanegro.

ACTION OF BOARD—Laid over to January 14, 1958, at 10 A. M. at request of objector, applicant concurring.

362-57-BZ

APPLICANT—Paul Friedman, for Taro Holding Corp., owner (Christie DeVito, lessee).

SUBJECT—Application May 3, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic car wash, minor repairs with hand tools only, office, sales of auto accessories, parking and storage of more than five (5) motor vehicles and having show windows within 75 feet of a residence use district; for a stated term of fifteen (15) years.

PREMISES AFFECTED—552-568 McDonald Avenue and 15 Avenue C, northwest corner, Block 5352, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over for decision; date to be set; hearing previously closed.

377-57-BZ

APPLICANT—Carl H. Salminen, for Edgersam Corp., owner.

SUBJECT—Application May 7, 1957—decision of the Borough Superintendent, under sections 7a, 7e and 21 of the zoning resolution, to permit in a retail use and D area district, the erection of an extension to an existing structure occupying more than the permitted area and extend the use of light manufacturing of incombustible plastic novelties, office, storage, storage of cardboard containers and incombustible plastics, parking and loading area.

PREMISES AFFECTED—45-22 to 45-30 162nd Street, west side, 200 feet south of 45th Avenue, Block 5440, Lots 51 and 54, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over for decision; date to be set; hearing previously closed.

390-57-BZ

APPLICANT—Sidney Goldhammer, for Jacob Perlow, owner.

SUBJECT—Application May 15, 1957—decision of the Borough Superintendent, under sections 19B(d) and 21 of the zoning resolution, to permit in a local retail and residence use district, the erection of a class A multiple dwelling without the required garage or parking spaces for passenger motor vehicles.

PREMISES AFFECTED—69-75 West 9th Street and 422-424 Avenue of The Americas, Block 573, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Goldhammer, Morris Hannes and E. Steinert.

For Opposition: None.

ACTION OF BOARD—Laid over to January 28, 1958, at 10 A. M. for inspection and decision; hearing closed.

392-57-BZ

APPLICANT—Samuel S. Arlen, for Scalbert Associates (Morris and Morton Pickman, partners).

SUBJECT—Application May 9, 1957—decision of the Borough Superintendent), under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash—non-automatic, auto repairs with hand tools only, office, storage, sales and parking of motor vehicles awaiting service with a business sign in a residence use district and a curb cut in excess of 30 feet.

PREMISES AFFECTED—221-11 Horace Harding Expressway, northeast corner of Springfield Boulevard, Block 7520, Lot 150, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman and Morton Pickman.

For Opposition: Edward Hoffman for Park Dept. and Charles J. De Peri, B'd of Education.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A. M. for hearing, at request of the Board of Education, as proposed school site in area has not been determined.

471-57-BZ

APPLICANT—Leonard F. Rothkrug, for Abraham and Dorothy Donner, owners, Jumper Coat Co., lessee.

SUBJECT—Application June 20, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a factory for the manufacturing and assembly of metal products within the limitations of Article II section 4(a) using more than the permitted area, for a term of 25 years.

PREMISES AFFECTED—177-49 to 177-73 106th Road and 106-12 to 106-20 180th Street, northwest corner, Block 10334, Lots 36 and 48, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Abraham Donner and Samuel D. McCain.

For Opposition: Max M. Lome, William H. Booth, William C. Hughler, Henretta Hodges, Rev. William H. Hogans, James M. Houston, Gethel Gibson, N. V. Murphy, C. Eophus, E. Linxon and Assemblyman Alfred D. Lerner.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

481-57-BZ

APPLICANT—Leonard F. Rothkrug, for Angelina Bruno, owner.

SUBJECT—Application June 27, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a D area district, the change in use of an existing building from a four car garage to a dwelling for two families without having the required rear yard.

PREMISES AFFECTED—812-816 Avenue X, south side, 100 feet 4 $\frac{3}{8}$ inches west of Coney Island Avenue, Block 7204, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over for decision; date to be set; hearing previously closed.

525-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Cabro Realty Corp., owner.

SUBJECT—Application July 15, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the use of the premises for the parking and storage of motor vehicles.

PREMISES AFFECTED—14-34 East 93rd Street, west side, 90 feet south of East New York Avenue, Block 4595, Lots 15, 19 and 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

MINUTES

For Opposition: Harvey Licht, Celia Stein, Sarah Comac, Herman Boatz, Louis Shapiro, Lillian Goldman, Barnet Schneider and William Roscnblatt.

ACTION OF BOARD—Laid over to February 4, 1958, at 10 A. M. for inspection and decision; hearing closed.

99-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Marguerite F. Brower, owner.

SUBJECT—Application August 22, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, office and toilets, for a stated term of fifteen (15) years.

REMISES AFFECTED—758-764 Fulton Street and 423-431 Carlton Avenue, southeast corner, Block 2007, Lot 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Mrs. G. L. Fraga, Rev. F. B. Hunter and Willie M. Claude.

ACTION OF BOARD—Laid over to February 4, 1958, at 10 A. M. for inspection and decision; hearing closed.

321-46-BZ

APPLICANT—Nat Koepfel, for Airport Motors, Inc., owners.

SUBJECT—Application reopened December 3, 1957 for consideration as to extension of term of variance—expired February 18, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used as an automobile showroom, motor vehicle repair shop and storage garage for more than five motor vehicles and permitting entrances exceeding 3 feet 6 inches beyond a distance of 25 feet from the residence use district, for a term of years.

REMISES AFFECTED—78-11 to 78-19 Northern Boulevard and 32-62 to 32-70 79th Street, northwest corner, Block 1174, Lots 35, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Nat Koepfel.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, on February 18, 1947, and amended September 11, 1948, this application was granted by the Board on certain conditions, under section 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a building to be used as an automobile showroom, motor vehicle repair shop and storage garage, affecting premises 78-11 to 78-19 Northern Boulevard and 32-62 to 32-70 79th Street, northwest corner, Block 1174, Lot 35, Jackson Heights, Borough of Queens; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation on February 18, 1957; and

WHEREAS, this application was reopened on December 3, 1957 and set for hearing on January 7, 1958 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on January 7, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent,

dated October 11, 1957 acting on amendment to N.B. Applic. 2267-46, reads:

"1. Proposed continuation of use of an auto showroom, garage for more than (5) five cars and auto repair shop in conjunction with auto showroom on a lot in a Business use district is contrary to Art. 2, Sec. 4(a) items 15 and 29 of the Z.R. Secure approval of the Board as same has expired under the Board's resolution Cal. 821-46-BZ and C.O. 52446."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 18, 1947 only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted for a term of fifteen years from the date of this amended resolution to permit ...; that other than as herein amended the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (N.B. App. 2267-46)

Adjourned: 12:25 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 7, 1958, 2 P.M.

Present: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

67-49-A—Vol. II

APPLICANT—New York City Transit Authority, for City of New York, owner.

SUBJECT—Application reopened November 6, 1957 as Vol. II—Appeal from an order of the Fire Commissioner—re—Diesel Oil storage tanks.

REMISES AFFECTED—2314-2324 Utica Avenue, entire block bounded by Utica Avenue, Fillmore Avenue, East 49th Street and Avenue O, Block 8489, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Thomas H. Normile.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, Order No. 5940-7 issued by the Fire Commissioner, September 23, 1957, reads:

"1. Discontinue the use of Diesel oil in the 8 underground buried tanks, as this is contrary to resolution adopted by the Board of Standards and Appeals, under Calendar 67-49-A. C19-11.0, Administrative Code.

2. Seal all openings that are within buildings of tanks which contain inflammable liquids. C19-59.0-M-5, Administrative Code."

WHEREAS, the applicant states that the building is 1 story in height, 200 feet by 700 feet in area, of class 2 construction, located in an unrestricted use, D area, class 1 height district, and used and occupied as a bus storage garage, service and repair shop for buses, with an occupancy of 200 persons on the first floor, and offices on the mezzanine with an occupancy of 20 persons; that the building is equipped with a 2-source sprinkler system and an interior fire alarm system; and

WHEREAS, on April 5, 1949, the Board modified a decision of the Fire Commissioner, dated January 27, 1949, so as to permit the installation of 45,000 gallon gasoline storage tanks and on May 2nd, 1950 permitted the installation of two additional 5,000 gallon gasoline storage tanks adjoining the tanks previously permitted; and

MINUTES

WHEREAS, the applicant now requests permission to convert the gasoline storage tanks in question to the storage of diesel oil for use in fueling the buses housed in the garage and also requests that the Board permit the continuance of the existing gauge boxes used for sticking the tanks, in order to accurately determine the quantity of diesel fuel oil in the tanks; and

WHEREAS, the applicant contends that these gauge boxes or stick wells are also used once every three or four weeks as a means of pumping out accumulated water and sludge from the tanks; that the operations are performed only by authorized supervisory employees of the Transit Authority who will remove the sealed plugs and box covers only under safe conditions and make certain that they are kept properly closed at all other times; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 5, 1949 as amended by resolution adopted on May 2, 1950, and to modify Order #5940-7, Items 1 and 2, issued by the Fire Commissioner September 23, 1957, so as to permit the use of the existing eight 5,000 gallon gasoline storage tanks to be used for the storage of diesel oil for fueling of buses housed within the premises and to permit the existing gauge boxes to be maintained provided they are used only by authorized supervisory personnel of the Transit Authority and are properly sealed when not in use, on condition that the resolution adopted by the Board April 5, 1949 shall be complied with in all other respects.

495-56-A—Vol. II

APPLICANT—Robert Teichman, for Astor Broadway Holding Corp., owner.

SUBJECT—Application reopened October 8, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent re—fire-proof windows.

PREMISES AFFECTED—756-770 Broadway and 133 East 8th Street, northeast corner, fifth floor; Block 554, Lots 1 and 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Teichman and Eugene M. Seccia.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 18, 1957 on Amendment to P & D Alt. Applic. 1396/55 redened August 23, 1957 by a member of the Borough Superintendent staff reads:

"1. Contrary to #264-6c Labor Law."

WHEREAS, the Amendment filed July 16, 1957 with Alt. Applic. 1396/55 stated that the building complied in all respects with Labor Law with the exception of Sect. 264 sub-division 6c as the existing window frames and sash are 20 gauge metal glazed with $\frac{1}{4}$ inch plate glass more than 720 square inches in area; and

WHEREAS, the applicant states that the building is 14 stories, 215 feet in height, 188 feet front by 327 feet in depth, of class 1 construction, erected in 1906, located in a restricted use B area, class $1\frac{1}{2}$ height district, and used and occupied since 1955; sub-cellar—storage and building services, no persons; cellar—office and showrooms, 300 persons; 1st floor—vacant; 2nd floor—vacant; 3rd floor—office and showrooms, 400 persons; 4th floor—offices and showrooms, 400 persons; 5th floor—offices, showrooms, photographic processing, servicing and repair and rehabilitation of photographic equipment, shipping, receiving and storage, 400 persons; 6th to 14th floors—offices and showrooms, 400 persons on each floor; and that it is proposed to be used

and occupied as follows: sub-cellar—storage and building services, no persons; cellar—office and showrooms, 300 persons; 1st floor—office and showrooms, 600 persons; 2nd floor—office and showrooms, 400 persons; 3rd floor—office and showrooms, 400 persons; 4th floor—offices and showrooms, 400 persons; 5th floor—offices, showrooms, photographic processing, servicing, repair and rehabilitation of photographic equipment, shipping, receiving and storage, 400 persons; 6th to 14th floors—400 persons on each floor; that the building is provided with an approved standpipe system and an approved two-source sprinkler system in the sub-cellar, cellar and 5th floor; that there is an approved interior fire alarm system, regular monthly fire drills are not maintained; that there are 4 interior fireproof stairs and 1 fire tower; and

WHEREAS, temporary Certificate of Occupancy #47710 was issued July 17, 1957 against Alt. Applic. 1396-55 for the following use and occupancy; sub-cellar—storage and building service, no persons; cellar—showrooms and office, 300 persons; 3rd and 4th stories—office and showrooms, 400 persons each story; 5th story—office and showrooms, photographic processing, servicing, repair and rehabilitation of photographic equipment, shipping, receiving and storage, 400 persons; 6th to 14th floors inclusive—office and showrooms, 400 persons each floor; and contains the notation "Not more than 5% of the total floor area of the building may be used for manufacturing, of a type permitted in a restricted retail use district" a fuel oil installation was approved by the Fire Department, June 13, 1957, sprinkler system approved by the Fire Department June 14, 1957, and standpipe system approved by the Fire Department October 31, 1956, interior fire alarm system approved by the Fire Department July 17, 1957, this Certificate of Occupancy was issued for a period of 90 days from July 18, 1957; and

WHEREAS, the applicant states that the building was erected in 1906, used as a department store by Wanamakers and in the conduct of their business the Wanamaker people did certain manufacturing, such as repairing furniture, recovering of mattresses, altering clothing and repairing jewelry, etc., that the building was altered by the present owners under Alt. Applic. 1396/55 and temporary Certificate of Occupancy was issued from time to time as alterations were completed for various tenants; that subsequently an Amendment was filed and approved for the use of the 5th floor by Recordak Corporation, engaged in a business of processing and finishing safety films; that an appeal was filed with the Board under Calendar Number 495-56-A, Vol. I and granted to permit a sprinkler system to be installed only on the 5th floor; that subsequently an application was filed for a new certificate of occupancy and denied by the Borough Superintendent on grounds that the building did not comply with the Labor Law in that the windows were not legal, since the building was not occupied as a factory building on July 1, 1948, but a mercantile building; and

WHEREAS, the applicant contends that while Wanamakers people had a factory in the building after July 1, 1948, the building was not classified as a factory building, as it fell within the classification of a mercantile establishment; and

WHEREAS, the applicant contends that under Sec. 10 of the Labor Law the provisions thereof shall applied to any part of a building occupied as a factory; and that therefore the objection raised by the Borough Superintendent is not consistent; and

WHEREAS, the applicant states that the building is now occupied for office use, with the exception of the 5th floor, which is used for manufacturing, and then only part of this floor is so used; that the building complies with the Labor Law, for a new factory building except that the window frames and sash are 16 gauge metal, glazed with plate glass but more than 720 square inches in area; and

WHEREAS, the applicant states that the maximum glass area on the various floors is as follows: 1st floor—show window, 188 square feet; mezzanine show window—66 square feet; 2nd floor—41 square feet; 3rd floor—21 square feet; 4th to 10th floors—19.5 square feet; 11th floor—18

MINUTES

quare feet; 12th floor—28 square feet; 13th floor—28 square feet; 14th floor—no windows; and

WHEREAS, the applicant contends that the building is isolated from all other buildings, having streets around its entire perimeter; that it would be a hardship and a tremendous expense to alter the window sash to lights of glass of not more than 720 square inches in area; that while the building is approved for an occupancy of approximately 1,000 persons; that less than 2% of the entire occupancy will be engaged at factory work and this factory work will be limited to the 5th floor, and it is therefore requested the Board grant a variance of the provisions of the Labor Law so as to accept the existing windows and glass area.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on amendment to P. & D. Alt. App. 1396/55 Objection No. 1 and that the appeal be and it hereby is granted, to permit the existing windows to be maintained, provided the building in all other respects complies with all laws, rules and regulations applicable thereto.

27-57-A

APPLICANT—Leonard F. Rothkrug, for Temple Ahavath Sholem, Inc., owner.

SUBJECT—Application July 15, 1957—Appeal from a decision of the Borough Superintendent re public use—frame structure.

PREMISES AFFECTED—1784 East 17th street, west side, 105 feet north of Avenue R, Block 6799, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 28, 1957, on Alt. Applic. 1749/57 reads:

"1. Changing occupancy from a residence to a public use in a frame structure, is contrary to Sects. 2-1-3-5 and 4-2-1 of the Adm. Code."

WHEREAS, the applicant states that the building is 2 stories, 18 feet 6 inches in height, 25 feet by 62 feet in area at first floor, 25 feet by 48 feet in area at second floor, of class 4 construction, erected 1923 on a lot 40 feet front by 100 feet in depth, now in a residence use C area, class 1 height district, and used and occupied since 1923 as a two family dwelling, and now proposed to be used and occupied as follows: cellar—boiler room and bathroom; 1st floor—classrooms, 72 persons; 2nd floor—caretaker's apartment; that the building is provided with one 3 feet wide interior wood stairs enclosed in partitions of wood stud, lath and plaster, equipped with wood doors which are not self closing, stairhall does not lead to roof bulkhead or to street, ladder and scuttle to roof is provided; and

WHEREAS, Certificate of Occupancy #32289 issued February 24, 1925 against N.B. Permit 16219-23 permits the use of the building as 1-family dwelling; and

WHEREAS, the applicant states that the building has been occupied under Certificate of Occupancy #32289 as a two family dwelling; and

WHEREAS, the applicant states that the building has been purchased by the Temple located at 1601-15 Avenue R on the same block for use as temporary additional classroom facilities, to be used not more than two hours a day until such time as funds can be raised to erect a permanent school building; and

WHEREAS, the applicant states that it is proposed to alter and use only the first floor of the building as classrooms; that the 2nd floor use to be limited to a caretaker's apart-

ment; that it is proposed to replace the existing frame walls on the 1st floor with new 8 inch brick walls, except where such walls are now protected with 4 inch brick veneer; that in addition all partitions on the 1st story will be fire retarded; that new exits to front and rear will be provided and access to the street from the rear yard will be an open 11 feet wide side yard; and that it is also proposed to install a new one-source sprinkler system in the cellar and first floor; and

WHEREAS, the applicant therefore requests the granting of this application for a variance, to permit the use and occupancy of the building as herein proposed.

Resolved, that the decision of the Borough Superintendent, dated June 28, 1957, acting on Alt. Applic. 1749/57, Objection 1, be and it hereby is modified and that the appeal be and it hereby is granted, to permit the alteration and change in use of the building, so as to permit the classroom use on the first floor with an occupancy of not more than 72 persons, and the second floor for use as a caretaker's apartment, on condition that the extension proposed at the front of the cellar and first floor shall be constructed of masonry enclosing walls; that the new exits shall be provided with access to the street as proposed; that the entire cellar and first floor shall be equipped with an approved one-source sprinkler system; that all the new interior partitions on the cellar and first floor shall be constructed of fire-retarded materials and openings therein equipped with one-hour test opening protective assemblies; that all doors to classrooms in the first floor shall be arranged to swing in direction of egress; that the building shall not be increased further in area than as shown on plans filed with this appeal, marked "Received July 16, 1957", 2 sheets showing existing conditions and two sheets showing proposed conditions; that the term of this variance shall not exceed five years for use of the building as a school.

133-57-A

APPLICANT—Jack Z. Cohen, for Industrial Terminal Corp., owner; Pecker Iron Works, Inc., lessee.

SUBJECT—Application February 21, 1957—Appeal from an order of the Fire Commissioner re—storage of kerosene for salamander use.

PREMISES AFFECTED—2124-2128 Mill Avenue, west side, 180 feet south of Avenue U, Block 8470, Lot 1140, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Z. Cohen.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, Order No. 0706-7 issued by the Fire Commissioner, January 24, 1957 reads:

"1. Discontinue the using, keeping or storing of a kerosene or space heater using kerosene or like fuel, as defined in the Administrative Code, as per Local Law No. 116-1955. Section C19-151.1, Administrative Code."

WHEREAS, the applicant states that the building is 1 story, 45 feet average in height, 124 feet 8 inches front by 297 feet 2 inches in depth, of class 2 construction, located on a lot 376 feet 5¼ inches front by 535 feet 11½ inches irregular in depth, in an unrestricted use A area, class 1 height district, erected in 1916, and used approximately 4 years without a certificate of occupancy as follows: 1st floor—iron and steel works, 20 persons (fabrication of structural steel); and

WHEREAS, the applicant states that the building is 1 story in height, located in the outlying area of the borough of Brooklyn, and is of class 2 construction; that the entire first floor is used as an iron and steel works for fabricating structural steel; that the only means of heating this vast area is the method now used, and any other means of heat-

MINUTES

ing would be costly due to the business that is conducted on the premises; and

WHEREAS, the applicant contends that since the actual works consists mainly of iron and structural steel and there is no combustible or hazardous materials stored or fabricated, and as all means of egress from this structure opens upon an open area on all sides leading to the street, it is requested that modification of the requirements of Section C19-151.1 of the Administrative Code be granted, so as to permit the continuance of the use of the kerosene salamanders; and

WHEREAS, the applicant states that there are 8 salamanders distributed on the 1st floor, fed by safety cans from two 50 gallon drums located in the yard; that the units are filled on the outside of the premises, at a point where they are brought from the inside of the building on a portable cart; that each salamander is filled each day before the start of operations.

Resolved, that the decision of the Fire Commissioner, as to Order #0706-7 dated January 24, 1957, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the continuance of use of the eight existing salamanders within the building for heating purposes, and to permit the storage of two 50 gallon drums of kerosene in the open yard for use in conjunction with such salamanders *on condition* that the salamanders shall be filled only in the open air by means of an approved safety can; that there shall be no other combustible or inflammable material stored or used within the building; that such portable fire extinguishing equipment shall be installed as the Fire Commissioner shall direct; and *granted* only so long as conditions within the building remain substantially unchanged and maintained to the satisfaction of the Fire Commissioner.

625-57-A

APPLICANT—Charles L. Koester, for William Jesberger, owner.

SUBJECT—Appeal filed September 12, 1957, from a decision of the Borough Superintendent, relating to erection of a frame building in the first limits.

PREMISES AFFECTED—175-45 88th Avenue, north side, 150.52 feet west of 178th Street, Block 9834, Lot 49, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Charles L. Koester.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper	4
Negative:	0
Absent: Chairman Murdock	1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 5, 1957 on N.B. Applic. 2461/57 reads:

"1. Class IV construction in fire limits is contrary to Sec. 4.1.2. (C26-247.0) of Building Code.

2. Two inch lumber not permitted as per 7.1.4. (C26-325.0) of B.C."

WHEREAS, the applicant states that the premises consists of a lot 40 feet front by 100 feet in depth, located in a residence use C area, class 1 height district, upon which it is proposed to erect a 2 story 24 feet high, class 4 constructed 2 family dwelling, 26 feet front by 44 feet and 39 feet 8 inches in depth, and to provide parking space for 2 cars, as accessory to the dwelling; and

WHEREAS, the applicant contends that it is proposed to build a dwelling as indicated on plans filed with this appeal it is therefore requested that a variance be granted from the requirements of the decision of the Borough Superintendent, Objections 1 and 2, issued on N.B. Applic. 2461/57; and

WHEREAS, examination of the drawings filed with this appeal indicates that the proposed dwelling will be of frame and brick veneer construction on the first floor; that on the 2nd floor the exterior walls will be surfaced with asbestos shingles and the roof will be surfaced approved type asphalt shingles; and

WHEREAS, the proposed dwelling will be set back 15 feet from the 88th Avenue building line, into which setback front entrance and steps will project; that side yards will be provided, 5 feet in width along the westerly lot line and 9 feet in width along the easterly lot line; that the adjoining premises are developed with existing frame dwelling having side yards of 3 feet 7 inches and 3 feet one inch in width respectively, as indicated on plans filed with this appeal; and the proposed building will comply in all respects to the requirements of the Administrative Building Code for similar buildings erected outside the fire limit.

Resolved, that the decision of the Borough Superintendent, dated September 5, 1957, acting on N.B. Applic. 2461/57, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the erection of the building as proposed using two inch nominal thickness beams and as indicated on plans filed with this appeal, marked "Received September 12, 1957," 4 sheets, *on condition* that the building shall be limited to two-family occupancy; that in all other respects the building shall comply with the requirements for a similar building constructed outside the fire limits, and shall conform to the requirements of a C area district in all other respects.

637-55-A

APPLICANT—Minnie Trachtenberg, owner.

SUBJECT—Application July 28, 1955—re Appeal from a decision of the Borough Superintendent—review of Borough Superintendent's decision—new law tenement.

PREMISES AFFECTED—2939-2410 Ocean Parkway, east side, 238 feet, 6 inches south of Neptune Avenue, Block 7284, Lot 85, Borough of Brooklyn.

APPEARANCES—

For Applicant: Minnie Trachtenberg and Ethel Trachtenberg.

ACTION OF BOARD—Laid over to January 21, 1958, at 2 P.M. for inspection and decision; hearing previously closed.

848-56-A

APPLICANT—Samuel Rosenblum, for 99 Beekman Street Corp., owner.

SUBJECT—Application December 5, 1956—Appeal from a decision of the Borough Superintendent re egress.

PREMISES AFFECTED—99-103 Beekman Street, southwest corner of Pearl Street, Block 95, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Seymour Cohn.

ACTION OF BOARD—Laid over to January 21, 1958, at 2 P. M. for inspection and decision; applicant to submit a new decision of the Borough Superintendent to include the sixth story.

594-56-A

APPLICANT—Allen Ducker, Simeon Heller and George J. Meltzer, for Great Park Corp., owner.

SUBJECT—Application August 10, 1956—Appeal to review a decision of the Borough Superintendent—re business use in residence district.

PREMISES AFFECTED—36 Central Park South, east side, 270 feet east of Avenue of The Americas, Block 1274, Lot 62, Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Meltzer.

ACTION OF BOARD—Laid over to February 4, 1958, at 2 P. M. at request of the applicant for the submission of affidavits from tenants as to their occupancy and residency; hearing previously closed.

605-57-A

APPLICANT—Henry George Greene, for Henry Strauss Realty Corp., owner.

SUBJECT—Application August 29, 1957—Appeal from a decision of the Borough Superintendent—re stair enclosure—Class III structure, commercial use.

MINUTES

PREMISES—31 West 53rd Street, north side, 339 feet 6 inches east of Avenue of The Americas, Block 1269, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy.

ACTION OF BOARD—Laid over to January 28, 1958, at 2 P. M. at request of the applicant, to file revised plans.

112-23-BZ—Vol. III

APPLICANT—Chatham Properties, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 18, 1957—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7A(d) of the Zoning Resolution, permitting in a business use district, the erection of a one story structure and a news stand in an existing store with business entrances and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—671-695 East Tremont Avenue and 1964 Belmont Avenue, northeast corner and 1959-1969 Crotona Avenue, Block 3079, Lot 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Albert G. Andersen.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on June 18, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 18, 1957 only as to the time within which to obtain permits and complete the work so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has not been commenced, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." Alt. App. 626/56.

205-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 5, 1957—re Application, decision of the Borough Superintendent, previously granted on condition, under section 21 of the Zoning Resolution, permitting partly in a business and partly in a residence use district, the extension of an existing gasoline service station for a term of years.

PREMISES AFFECTED—157-30 Willets Point Boulevard, southeast corner of Cross Island Boulevard, Block 619, Lots 15 and 18, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: James Vassalatti.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as

Vol. II, on May 18, 1937, on certain conditions; and

WHEREAS, the term of variance was extended on June 3, 1947 and June 4, 1957; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1929, as thereafter *amended* by resolutions adopted through June 3, 1947 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been completed and additional time is required to obtain a Certificate of Occupancy, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." Alt. App. 11072/36.

205-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider reconstruction, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under section 21 of the Zoning Resolution, permitting partly in a business and partly in a residence use district, the extension of an existing gasoline service station, for a term of years.

PREMISES AFFECTED—157-28 to 127-30 Willets Point Boulevard (157-30 official) and 21-08 to 21-12 Clintonville Street, Block 4860, Lots 15 and 18, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: James Vassalatti.

ACTION OF BOARD—Application reopened as Volume III to consider reconstruction, subject to the regular procedure.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

558-23-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Tanwood Building Corp., owner, 1500-McDonald Avenue Corp., lessee.

SUBJECT—Application for consideration—reopening as Vol. II to consider change of use, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, permitting in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles; also to be used as a motor vehicle repair shop.

PREMISES AFFECTED—44-100 Empire Boulevard, south side, 394 feet 6½ inches east of Franklin Avenue, Block 1313, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Dominick Farruggio.

ACTION OF BOARD—Application reopened as Vol. II to consider change of use, subject to the regular procedure.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

70-37-BZ—Vol. III

APPLICANT—Charles M. Spindler for Felix De Vito, owner.

SUBJECT—Application for consideration—reopening as Vol. III, to consider use as a gasoline station under dif-

MINUTES

ferent section, subject to regular procedure—re Application, decision of the Borough Superintendent, previously denied as Vol. I under section 21 of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—70-07 to 70-21 Astoria Boulevard (70-15 official) and 22-16 to 22-24 71st Street, northwest corner, Block 1002, Lot 13, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened as Volume III, with a new applicant, subject to the regular procedure.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper	4
Negative:	0
Absent: Chairman Murdock	1

304-38-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension in height, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under section 21 of the Zoning Resolution, permitting in an unrestricted use, B area and one and one-half times height district, the erection of an extension to an existing telephone building, which extension exceeds the zoning requirements as to area and height.

PREMISES AFFECTED—221-231 East 37th Street (221 East 37th Street, official) north side, 230 feet west of Second Avenue and 218-222 East 38th Street, Block 918, Lot 14, Borough of Manhattan.

APPEARANCES—

For Applicant: Edward B. Cadley.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension in height, subject to the regular procedure.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper	4
Negative:	0
Absent: Chairman Murdock	1

453-46-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Herman Birnbaum, owner.

SUBJECT—Application for consideration—reopening as Vol. II to reconstruct existing station—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting in a residence and business use district, the erection of a building accessory to an existing gasoline service station to be used with an existing gasoline service station and to be used as an automobile laundry.

PREMISES AFFECTED—3437-45 Ft. Hamilton parkway and 2-12 Chester Avenue, southwest corner, Block 5302, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider reconstruction of existing gasoline service station.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper	4
Negative:	0
Absent: Chairman Murdock	1

1089-48-BZ—Vol. II

APPLICANT—Charles M. Spindler, for William Benson, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously dismissed, under sections 7i and 21 of the Zoning Resolution, to permit in a business use D area district, the extension of existing auto repair shop, using more than the permitted area.

PREMISES AFFECTED—139-23 Queens Boulevard, east side, 37.88 feet north of mapped 87th Road, Block 9626, Lot 75, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper	4
Negative:	0
Absent: Chairman Murdock	1

116-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Leo Levy, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider rehearing on alleged new facts and increased area—re Application, decision of the Borough Superintendent, previously denied, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), storage and sale of accessories, motor vehicle repairs and office and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—162-25 Union Turnpike, northwest corner of 164th Street, Block 6852, Lot 17, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper	4
Negative:	0
Absent: Chairman Murdock	1

355-56-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, Herbst & Rusciano, for Ernest R. Porte, Patrick Mattia and Anthony Poverno, owners.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business and residence use district, proposed extension of storage and parking of more than 5 motor vehicles and storage and sale of used cars.

PREMISES AFFECTED—984-998 East 180th Street and 2081-2099 Bryant Avenue, southwest corner, Block 3132, Lot 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II to consider a new proposal, subject to the regular procedure.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper	4
Negative:	0
Absent: Chairman Murdock	1

524-56-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Joseph R. Aievoli, owner.

MINUTES

SUBJECT—Application for consideration—reopening as Vol. II to consider changes, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under section 21 of the Zoning Resolution, permitting in a local retail use district, the erection of a one story structure for use as an undertaking establishment, embalming room, display room, rest rooms, one car garage and storage and four chapels.
PREMISES AFFECTED—1275-1277 65th Street and 64-22 to 64-24 13th Avenue, northwest corner of 13th Avenue, Block 5745, Lot 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Dominick Farruggio.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider changes.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

716-56-BZ—Vol. II

APPLICANT—Larry Meltzer, for Jewish Center of New Hyde Park, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider changes in size and height, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under section 21 of the Zoning Resolution, permitting in a C area, to occupy an area in excess of the permitted area.
PREMISES AFFECTED—771-779 East 49th Street, east side, 100 feet north of Avenue "D", Block 4770, Lots 50, 52 and 53, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider changes in size and height.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

583-38-SA—Vol. IV

APPLICANT—Surface Combustion Corp., owner.

SUBJECT—Application for consideration—reopening for report as to additional models and additional trade name—re Janitrol Gas-fired Unit Heaters, Models UCS 30-55, 50-55, 65-55, 85-55, 100-55, 125-55, 155-55, 175-55, 200-55 and 225-55, Series UBS-94 and DUCT-94, Models UBS-50-94, UBS-65-94, UBS-85-94, UBS-100-94, UBS-125-94, UBS-175-94, UBS-200-94 and UBS-225-94, UG-37, CG-37, UAS-14, UAC-14 and BAC-14; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to additional models.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

97-40-SM

APPLICANT—Charles I. Brandin, Inc., Agent for Art. Metal Construction Company, owner.

SUBJECT—Application for consideration—reopening for report as to additional use and construction—re Art. Metal Construction Company Hollow Metal $\frac{3}{4}$, 1, $1\frac{1}{2}$ and 3 Hour Fire Door; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to additional use and construction.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

437-45-SM

APPLICANT—Bethlehem Steel Company, owner.

SUBJECT—Application for consideration—reopening for test and report as to additional sizes of steel joists—re Bethlehem Open Web Welded Steel Joists; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to additional sizes of steel joists.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

706-45-SM—Vol. III

APPLICANT—Flexicore Manufacturers Association, owner.

SUBJECT—Application for consideration—reopening as Vol. III for test and report as to additional aggregate—re Flexicore Floor and Roof Slabs; previously approved.

APPEARANCES—

For Applicant: Harold Perrine.

ACTION OF BOARD—Application reopened for test and report as to additional aggregate.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

650-47-SM

APPLICANT—Building Products Corp., for Stefer Corp., owner.

SUBJECT—Application for consideration—reopening for report as to additional sizes—re B.P.C. Concrete Building Units; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to additional sizes.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

967-47-SM

APPLICANT—United States Plywood Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to change of type of glue in plywood sheathing—re Douglas Fir Plyscord (plywood sheathing), previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to change of type of glue in plywood sheathing.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative 0
Absent: Chairman Murdock 1

MINUTES

204-49-SM

APPLICANT—Porette Manufacturing Company, owner.
SUBJECT—Application for consideration—reopening for report as to amendment of resolution for additional use of material—re Porette and Poretherm Lightweight Concrete, previously approved.

APPEARANCES—

For Applicant: Michael Nies.

ACTION OF BOARD—Application reopened for report as to amendment for additional use of material.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

314-50-SM

APPLICANT—Timber Structures, Inc., owner-manufacturer, M. Matrisciani, Agent.

SUBJECT—Application for consideration—reopening for test and report as to longer span—re Glued Laminated Timbers (building material), previously approved.

APPEARANCES—

For Applicant: M. Matri and Deickers Davidson.

ACTION OF BOARD—Application reopened for test and report as to longer span.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

741-53-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application for consideration—reopening for report as to additional lathing accessories—re Gold Bond Metal Base and Floor Clips (for use in Gold Bond Partition systems), previously approved.

APPEARANCES—

For Applicant: John H. Waters.

ACTION OF BOARD—Application reopened for report as to additional lathing accessories.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

313-54-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application for consideration—reopening for report as to additional type of shingles—re Gold Bond Asbestos Sidings Shingles and Accessories (for exterior finish on Class 4 Buildings); previously approved.

APPEARANCES—

For Applicant: John H. Waters.

ACTION OF BOARD—Application reopened for report as to additional type of shingles.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

304-56-SM

APPLICANT—Sylvania Electric Products Inc., owner.
SUBJECT—Application for consideration—reopening for report as to change of construction under sprinklers as now provided in Code amendment—re Sylvania Sylvania-Aire Corrugated Plastic Light Diffuser, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to change of construction under sprinklers as now provided in amendment.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

335-56-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application for consideration—reopening for report as to amendment, paper backing—re Gold Bond Twinsulation Blankets; previously approved.

APPEARANCES—

For Applicant: John H. Waters.

ACTION OF BOARD—Application reopened for report and test if necessary as to amendment re paper backing.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

394-56-SM

APPLICANT—Acme Steel Door Corp., owner.
SUBJECT—Application for consideration—reopening for report as to proposed change in construction—re C.L.A. Hollow Metal 1½ Hour Fire Door; previously approved.

APPEARANCES—

For Applicant: Herman Starobin.

ACTION OF BOARD—Application reopened for report, and test if necessary, as to proposed change in construction.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

485-56-SA

APPLICANT—Red Jacket Manufacturing Company, owner.
SUBJECT—Application for consideration—reopening for report as to additional models—re Red Jacket Extractor Booster Pumps (gasoline pumps); previously approved.

APPEARANCES—

For Applicant: Henry D. Fairlie.

ACTION OF BOARD—Application reopened for test as to additional models.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

687-56-SA

APPLICANT—Abraham Grossman, for Pellerin Milnor Corp., owner.

SUBJECT—Application for consideration—reopening for report as to change of vacuum breaker to built-in type—re Milnor Open End Laundry Washer, with Miltrol Automatic Washer, Control Model E, 25-Model W-25, 50-Model W-50, 75-Model W-75, 100-Model W-100, previously approved.

APPEARANCES—

For Applicant: Abraham Grossman.

ACTION OF BOARD—Application reopened for report as to change of vacuum breaker to built-in type.

MINUTES

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

590-56-SM

APPLICANT—National Gypsum Company, owner, John K. Hovind, Agent.

SUBJECT—Application for consideration—reopening for report as to additional trade name and additional model—re Gold Bond Aluminum Louvers and Ventilators, previously approved.

APPEARANCES—

For Applicant: John H. Waters.

ACTION OF BOARD—Application reopened for report as to additional trade name and additional model.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4

Negative: 0
Absent: Chairman Murdock 1

841-56-SA

APPLICANT—American Radiator and Standard Sanitary Corp., owner.

SUBJECT—Application for consideration—reopening for report as to additional model of oil burner—re Arcoflame Conversion Oil Burner, Model PH, previously approved.

APPEARANCES—

For Applicant: H. D. Balsinger.

ACTION OF BOARD—Application reopened for report as to additional model.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

Adjourned: 3:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication of this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

LOCAL LAW 94 OF 1957

To amend the New York city charter and administrative code in relation to the establishment of a director of standards and appeals, changing the membership of the board of standards and appeals, and providing a schedule of fees.

Be it enacted by the Council as follows:

Section 1. Chapter twenty-seven of the New York city charter is hereby amended by adding thereto two new sections, to be section six hundred fifty-nine and six hundred sixty, to read as follows:

Director of standards and appeals

§ 659. a. There shall be a director of standards and appeals who shall be appointed by and shall hold office at the pleasure of the board of standards and appeals.

b. The director shall be a registered architect or a licensed professional engineer who, at the time of his appointment, shall have had at least ten years' experience in structural work, at least five of which shall have been in administrative work. He shall devote his entire time to the performance of his duties and shall not engage in any other occupation, profession or employment.

Staff; powers and duties

§ 660. a. The director may appoint such engineers, architects, experts and other officers and employees as may be required to perform the duties of his office, with the approval of the board and within the appropriation provided therefor.

b. The director shall assign and supervise all members of his staff. He shall test or provide for the testing of materials and appliances and prepare and present matters before the board of standards and appeals in accordance with the rules, regulations and directives of such board, and shall prepare the calendar of such board.

§ 2. Section six hundred sixty-one of such charter is hereby amended to read as follows:

Constitution and appointment

§ 661. a. The board of standards and appeals shall consist of three members to be termed commissioners to be appointed by the mayor for terms of six years, commencing at the expiration of the terms of the present incumbents, and two additional members to be termed commissioners to be appointed by the mayor. The term of the first incumbent of one of the two such additional members shall be five years and the term of the first incumbent of the other such additional member shall be six years. Except as otherwise provided in subdivision d of this section, the successors to such additional members shall be appointed for terms of six years.

b. Two of the members shall be registered architects and shall have had at least fifteen years' experience as architects.

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

One shall be a licensed professional engineer and shall have had at least fifteen years' experience as an engineer engaged in structural work. One shall be a licensed professional engineer and shall have had at least fifteen years' experience as an engineer engaged in mechanical work. The mayor shall designate one of the members, who shall have had the required experience as an architect or as an engineer, to serve as chairman and shall designate one of the members to serve as vice-chairman who shall act as chairman in the absence of the chairman or in the event that a vacancy exists in the office of chairman.

c. Every member of the board shall receive a salary, which shall not be reduced during his term of office except in case of a general reduction of salaries and in proportion to reductions of salaries of other officers with similar salaries. A member shall not engage in any other occupation, profession or employment. Members shall attend the hearings and executive sessions of the board, and shall perform such other duties as may be required by the chairman.

d. Vacancies shall be filled by the mayor for the unexpired term of the member whose place has become vacant and with a person having his qualifications.

§ 3. Section six hundred sixty-two of such charter is hereby amended to read as follows:

Removal by mayor after hearing

§ 662. Any member may be removed by the mayor on proof of official misconduct, or of negligence in official duties, or of conduct in any manner connected with his official duties which tends to discredit his office, or of mental or physical inability to perform his duties; but before removal he shall receive a copy of the charges and shall be entitled to a hearing before the mayor and to the assistance of counsel at such hearing.

§ 4. Section six hundred sixty-five of such charter is hereby amended to read as follows:

Rules and regulations; bulletin

§ 665. a. Every rule or regulation and every amendment or repeal thereof, and every order, requirements, decision or determination of the board shall immediately be filed in the office of the board and shall be a public record.

b. The director shall print and publish weekly a bulletin in which he shall publish every rule, regulation, amendment or repeal thereof made by the board, and every order, requirement, decision and determination of the board, and the reasons therefor whenever it shall deem it practical to do so, and such other matters, including indices and digests, as the director may deem it advisable to publish.

c. At least ten days' notice of intention to adopt, amend or repeal any rule or regulation shall be given by publication in the bulletin of the board, and a public hearing shall be given before any action is taken thereon. The adopted rules and regulations and amendments and changes thereof shall take effect not less than twenty days after the publication thereof in the bulletin of the board.

§ 5. Section six hundred sixty-six of such charter is hereby amended by adding thereto a new subdivision, to follow subdivision three, to be subdivision three-a, to read as follows:

3-a. To make, amend and repeal rules, regulations and directives governing the preparation and presentation by the director of matters before the board.

§ 6. Subdivision one of section six hundred sixty-six of such charter is hereby amended to read as follows:

1. To require the testing and to approve materials and appliances to be used pursuant to law.

§ 7. Section six hundred sixty-seven of such charter is hereby amended to read as follows:

Inspections

§ 667. Any member of the board or any subordinate thereof shall, when authorized in writing by the chairman, and the director or any officer or employee designated by him in writing shall have power at any time to enter, inspect and examine any premises, buildings, structures, vehicles or vessels for the purpose of carrying out the duties of the board and shall report his findings in writing to the board. Refusal to permit such entry shall be triable by a city magistrate and punishable by not more than thirty days' imprisonment, or by a fine of not more than fifty dollars, or both.

§ 8. Chapter twenty-seven of the administrative code is hereby amended by adding thereto a new section, to be section 669-1.0, to read as follows:

§ 669-1.0. **Fees.**—The following fees shall be charged for the following applications, appeals and reviews:

- | | |
|---|----------|
| 1. Application for approval of materials and appliances | \$100.00 |
| 2. a. Application to vary the application of the building zone resolution, except as provided in subdivision b | 100.00 |
| b. Where such application is for conversion of a one-family dwelling to a two-family dwelling | 25.00 |
| 3. Appeal from or application for review of any order, requirement, decision or determination of the commissioner of buildings or of any borough superintendent of buildings or of the fire commissioner or any rule or regulation or amendment or repeal thereof made by the fire commissioner | 10.00 |

§ 9. Subdivision a of section C26-191.0 of such code is hereby amended to read as follows:

a. Except as otherwise provided in section six hundred forty-five of the charter and in section C26-4.0 of this code, the sole authority to approve materials and appliances is vested in the Board.

§ 10. This local law shall take effect immediately.

Adopted by The City Council November 26, 1957, approved by the Board of Estimate December 5, 1957, effective upon signature of the Mayor December 31, 1957.

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287

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building
New York City

Vol. XLIII	Subscription \$15.00 a year	January 21, 1958	Single Copies, 25 cents By Mail, 30 cents	No. 3
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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

SEAN P. KEATING, Vice Chairman

EDWIN W. KLEINERT

MAX H. FOLEY

HAROLD R. SLEEPER

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

CONTENTS

Petitions and Orders of Certiorari Served on the Board
of Standards and Appeals.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, January
14, 1958, Affecting Calendar Numbers 60-31-BZ—Vol.
II, 313-33-BZ—Vol. III, 812-41-BZ—Vol. III, 609-50-
BZ—Vol. II, 55-53-BZ—Vol. II, 748-55-BZ, 416-56-BZ,
470-56-BZ—Vol. II, 661-56-BZ—Vol. II, 820-56-BZ—
Vol. II, 6-57-BZ, 221-57-BZ, 222-57-BZ, 241-57-BZ,
288-57-BZ, 292-57-BZ, 319-57-BZ, 329-57-BZ, 350-57-
BZ, 477-57-BZ, 547-57-BZ, 600-57-BZ, 684-57-BZ, 685-
57-A, 1202-21-BZ—Vol. V, 586-30-BZ—Vol. II, 281-
32-BZ—Vol. II, 104-48-BZ, 795-50-BZ—Vol. II, 658-
52-BZ—Vol. II, 519-54-BZ—Vol. II, 737-57-A, 3-56-
BZ, 12-57-BZ, 282-57-BZ, 283-57-BZ, 286-57-BZ, 287-
57-A, 373-57-BZ, 406-57-BZ, 484-57-BZ, 485-57-A,
500-57-BZ, 579-57-BZ, 586-57-BZ, 598-57-BZ and 615-
57-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, Janu-
ary 14, 1958, Affecting Calendar Numbers 348-57-A,
445-57-A, 697-57-A, 809-57-A, 810-57-A, 811-57-A, 557-
47-A—Vol. II, 950-55-A—Vol. II, 134-57-A—Vol. II,
270-40-A—Vol. II, 140-49-A—Vol. II, 115-56-A, 837-
56-A, 79-57-A, 192-57-A, 439-57-A, 522-57-A, 748-57-A,
284-42-BZ—Vol. I, 288-54-BZ, 555-54-BZ, 556-54-BZ,

PETITIONS AND ORDERS OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On January 3, 1958, Copy of Petition and Order of Certiorari was served on the Board by Reginald S. Hardy, attorney for Max Hirsch, Inc., petitioner and owner, seeking a review of the Board's denial of his application on November 19, 1957, to permit under Section 7, subdivisions e and h, of the Zoning Resolution in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, offices and sales, car washing and parking and storage of motor vehicles; Cal. No. 125-57-BZ; Premises 9501-9515 Sea View Avenue, 1645-1655 East 95th Street, northeast corner, Borough of Brooklyn.

* * * * *

On January 7, 1958, Copy of Order to Show Cause and Petition was filed with the Board by Meyer, Fink, Weinberger & Levin, attorneys for Prospect Hill Apartments, Inc., et al, objecting property owners; also on January 9, 1958, Copy of Petition and Order of Certiorari was served on the Board by Goldwater & Flynn, attorneys for Beaux Arts Apartments, Inc., objecting property owner, seeking a review of the Board's determination on December 3, 1957, granting a variance under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district and B area district, for a term of 20 years, the construction of a commercial building and exceeding permitted area; Cal. No. 757-56-BZ; Premises 311-313 East 43rd Street, north side, 175 ft. east of 2nd Avenue, Borough of Manhattan.

* * * * *

On January 8, 1958, Copy of Petition and Order of Ceritorari was served on the Board by J. G. L. Molloy, attorney for petitioner and owner, Anthony Pecora, seeking a review of the Board's denial of his application on December 3, 1957, under Sections 7e, 7f and 7i of the Zoning Resolution to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales area, minor repairs and parking and storage of more than five motor vehicles; Cal. No. 360-47-BZ, Vol. II; Premises 42-30 Lawrence Street, and 131-65 Maple Street, northwest corner, Flushing, Borough of Queens.

* * * * *

On January 9, 1958, Copy of Petition and Order of Certiorari was served on the Board by Harold M. Brown, attorney for Warschauer Haym Solomon Home for The Aged, objecting property owner, seeking a review of the Board's determination on December 3, 1957, granting a variance under Section 7e for a term of fifteen years, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office, sale of auto accessories and the parking of cars awaiting service; Cal. No. 239-57-BZ; Premises 2342-2356 Cropsey Avenue, south side, 77 ft. 11¼ in. west of 24th Avenue, Borough of Brooklyn.

HOURS OF CONSULTATION

10 A.M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

557-54-BZ, 70-55-BZ, 200-24-BZ—Vol. III, 718-49-BZ—
Vol. IV, 638-50-BZ—Vol. II, 794-52-BZ—Vol. III,
45-53-BZ—Vol. II, 342-39-SM—Vol. II, 830-39-SM,
125-47-SM, 500-47-SM, 674-47-SM—Vol. I, 674-47-
SM—Vol. II, 297-50-SM, 349-52-SA—Vol. II, 551-55-
SA, 552-55-SA, 554-55-SA and 555-55-SA.

CALENDAR

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Jan. 8, 1957.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	Apr. 13, 1937—Vol. 22, No. 15
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Nov. 20, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for..	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Jan. 8, 1957.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JANUARY 21, 1958, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 21, 1958 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

618-57-BZ

APPLICANT—Lama, Proskauer and Prober, for The Greenpoint Savings Bank, owner.

SUBJECT—Application September 9, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district the use of the premises as a parking lot for more than five (5) motor vehicles for patrons of the bank.

PREMISES AFFECTED—9718 Glenwood Road, south side, 110 feet west of East 98th Street and 1060-1064 East 98th Street, Block 8185, Lots 39 and 46, Borough of Brooklyn.

401-57-BZ

APPLICANT—Saul Goldsmith, for Lonad Corporation, owner.

SUBJECT—Application May 21, 1957—decision of the Borough Superintendent, under sections 21 and 7e of the zoning resolution, to permit in a residence use and B area district, the erection of a one story building to be used as a factory and occupying more than the permitted area. PREMISES AFFECTED—58-17 37th Avenue, and 34-62 to 34-70 59th Street, northwest corner, Block 1197, Lot 1, Woodside, Borough of Queens.

200-57-BZ

APPLICANT—Leonard F. Rothkrug, for Milton Miller, owner; Ralph Attonito, Harry Soccorsi and Frank Nicolichchia, lessees.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the maintenance of additional curb cuts and roof signs to an existing use of the premises for retail sales and ice cream manufacturing (Carvel franchised dealer) with accessory parking on unbuilt upon portion of the premises.

PREMISES AFFECTED—1198-1218 Pennsylvania Avenue, northwest corner of Vandalia Avenue, Block 4434, part of Lots 40 and 51, Borough of Brooklyn.

72-30-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened June 4, 1957 as Vol II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline station and extend the use to include lubricatorium, motor vehicle repair shop, parking and storage of more than five (5) cars and the sale of used cars.

PREMISES AFFECTED—3491-3507 Fort Hamilton Parkway, south side, 264.5 feet east of 36th Street, Block 5302, Lot 21, Borough of Brooklyn.

582-29-BZ—Vol. II

APPLICANT—Charles A. Brown, for Rogers and Butler (Lenox Hill Hospital), owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a one and one half height district, the erection of a 12 story hospital building exceeding the permitted height at the northeast corner of the building.

PREMISES AFFECTED—Entire block bounded by 77th Street, Park Avenue, 76th Street and Lexington Avenue; 112 East 77th Street, 841 Park Avenue, 101-133 East 76th Street and 1080-1090 Lexington Avenue, Block 1411, Lot 1, Borough of Manhattan.

240-57-BZ

APPLICANT—John F. Fitzsimons, for Fun Fair Park, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a business and residence use district, the maintenance of a parking lot for the stated term of ten (10) years.

PREMISES AFFECTED—28-31 (28-21 to 28-51) Linden Place; 28-20 to 28-80 Whitestone Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, Lots 35 and 40, Block 4337, Lots 62 and 70 and Block 4339, Lots 46 and 65, Flushing, Borough of Queens.

731-57-BZ

APPLICANT—James E. Vassalotti, for John M. Kokkins, Deepdene Realty Corp., Anohid Realty Corp. and Aldershot Realty Corp., Manuel E. Kulukundis, Peter T. Kikis, Evengelos T. Hardaloupas and Stephen C. Lyras, owners.

SUBJECT—Application August 26, 1957—decision of the

CALENDAR

Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence district, the extension of the legal restaurant on the first floor of Building A into the residence use district. The proposed extension into the residence use district has an area of approximately 520 square feet.

PREMISES AFFECTED—399-423 East 52nd Street, north side, 60 feet 3 inches east of 1st Avenue and 404-420 East 53rd Street, Block 1364, Lot 5, Borough of Manhattan.

294-57-BZ

APPLICANT—Henry Nordheim, for Frank Negron, owner, Domingo Leon, lessee.

SUBJECT—Application April 15, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution to permit in a business use district, the change in occupancy of an existing one story building from a three car garage to a motor vehicle repair shop doing body and fender work and using acetylene torches.

PREMISES AFFECTED—842 East 150th Street and 574 Union Avenue, southeast corner, Block 2674, Lot 6, Borough of The Bronx.

173-57-BZ

APPLICANT—John J. Tricarico, for Transit Authority, City of New York, owner.

SUBJECT—Application June 21, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of the vacant premises for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1023-1033 Union Street, north side, 214 feet 8 inches west of Franklin Avenue, Block 1185, Lot 30, Borough of Brooklyn.

140-57-BZ

APPLICANT—Edward K. Pincus for Sol Rosenbaum, Inc., owner.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles and the daytime parking for patrons of the store at 2689 Atlantic Avenue.

PREMISES AFFECTED—142-150 Vermont Street, west side, 122 feet 2 inches north of Atlantic Avenue, Block 3671, Lots 30-33 inclusive, Borough of Brooklyn.

195-57-BZ

APPLICANT—Charles V. Halley, Jr. for 236 Riverdale Realty Corp., owner.

SUBJECT—Application August 13, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the zoning resolution, to permit in a residence district, the parking of motor vehicles for patrons using the retail shopping area.

PREMISES AFFECTED—581-587 West 235th Street, northwest corner of Netherland Avenue, Block 3409, Lots 545 and 546, Borough of The Bronx.

42-29-BZ—Vol. IV

APPLICANT—Herman Kron, for 49-51 Lexington Avenue, Inc., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. IV—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline station, and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than five (5) cars and sale of used cars.

PREMISES AFFECTED—137-159 East 98th Street and 2-14 Blake Avenue, southeast corner, Block 3548, Lot 1, Borough of Brooklyn.

9-57-BZ

APPLICANT—Department of Water Supply, Gas and Electricity, for City of New York, owner.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent, under sections 7c, 7e and 7f of the zoning resolution, to permit in a residence and business use district, the erection of a two story building to be used as a garage for the parking of more than five (5) cars, office and locker rooms.

PREMISES AFFECTED—886 St. Nicholas Avenue and 416 West 155th Street, southeast corner, Block 2069, Lots 26, 28 and 37, Borough of Manhattan.

485-57-A

APPLICANT—Lab Estates Inc., owner (Knott Hotels, Inc. lessee).

SUBJECT—Application June 4, 1957—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sec. 27, subdivision 2b and section 26, subdivisions 2, 6 and 8a re height, bulk, required open spaces, minimum dimensions of yards and courts.

PREMISES AFFECTED—500-506 Madison Avenue and 15-25 East 52nd Street, northwest corner, Block 1288, Lot 11, Borough of Manhattan.

614-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7i, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from July 2, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to September 10, 1957, for further inspection and decision; then to September 24, 1957, for further inspection and decision; then to October 8, 1957, at request of the applicant and for decision; then to November 6, 1957, at request of the applicant as to possible sale of the premises; then to December 3, 1957, at request of the applicant, as to possible sale of the property; then to January 21, 1958 at the request of the applicant.

148-57-BZ

APPLICANT—Patrick D. Concagh, for S. G. Covello and Sons, Inc., owner.

SUBJECT—Application February 26, 1957—(decision of the borough superintendent) under section 7c and 21 of the zoning resolution, to permit in a residence use "D" area district, the change of use of the present structure from a two car non-storage garage to a showroom for electrical supplies and fixtures and erect a second floor on a present illegal one story extension and used for the storage of electrical supplies on the first floor and offices on the second floor, and extending into the required rear yard.

PREMISES AFFECTED—4120-4122 Baychester avenue, east side, 200 ft. north of Edenwald avenue, Block 5020, Lots 6 and 8, Borough of the Bronx.

Laid over from December 10, 1957 to January 21, 1958, for inspection and decision; hearing closed; applicant to submit additional information as to proposed coverage and area allowed.

513-56-BZ

APPLICANT—Fred C. Dahlem, for Albert Rollman, owner.

SUBJECT—Application July 9, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use and F-1 area district, the erection and maintenance of a gasoline service station, sale of accessories, car wash, lubritorium, motor vehicle

CALENDAR

repair shop with hand tools only, with less than the required set back.

PREMISES AFFECTED—Southwest corner of Lacombe and Castle Hill avenues, Block 3510, Lot 34, Borough of The Bronx.

Laid over from December 10, 1957 to January 21, 1958, for inspection and decision; hearing closed.

137-57-BZ

APPLICANT—Jacob Lubroth and Son, for Aaron Bring Bay Ridge, Inc., owner.

SUBJECT—Application February 25, 1957—(decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline selling station, lubritorium, and minor repairs for adjustments with hand tools only for the stated term of fifteen years.

PREMISES AFFECTED—8813-8823 4th avenue and 401-405 89th street, northeast corner, Block 6065, Lot, 1, Borough of Brooklyn.

Laid over from December 10, 1957 to January 21, 1958, for inspection and decision; hearing closed.

588-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Eve Realty Corp., owner.

SUBJECT—Application August 2, 1957—(decision of the borough superintendent) under section 7f, 7h, 7e and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, storage, minor auto repairs, car wash, parking and storage of motor vehicles, with curb cut and show window within 75 ft. of a residence use district.

PREMISES AFFECTED—1353 Park avenue and 100-110 East 102nd street, southeast corner, Block 1629, Lots 67-72 inclusive, Borough of Manhattan.

Laid over from December 10, 1957 to January 21, 1958, for inspection and decision; hearing closed.

886-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Two West Tremont Corp., owner (Fairbanks Motor Rebuilder, lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—(decision of the borough superintendent) under section 7i and 7e of the zoning resolution, to permit in a business and residence use district, the change in use of an existing building from Public garage and retail stores, to public garage, auto repairs, office and sales, painting and spraying and retail stores, all for a term of fifteen (15) years.

PREMISES AFFECTED—1963 Jerome avenue, southwest corner of West Tremont avenue, Block 2862, Lot 90, Borough of The Bronx.

Laid over from December 17, 1957, to January 21, 1958, for inspection and decision; hearing closed.

387-57-BZ

APPLICANT—Max Siegel Associates, for Cologero Cavera, owner.

SUBJECT—Application May 14, 1957—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district for a term of ten (10) years, the parking of motor vehicles on the open spaces of the premises.

PREMISES AFFECTED—111-121 East 172nd street, north side, 100 ft. east of Walton avenue and 110 Rockwood street, Block 2835, Lot 11, Borough of The Bronx.

Laid over from December 17, 1957, to January 21, 1958, for inspection and decision; hearing closed.

958-55-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Brothers, lessees).

SUBJECT—Application reopened June 11, 1957 as Vol. II

—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change of use of an existing one story building from store to store and motor vehicle repair shop.

PREMISES AFFECTED—355 East 119th street, north side, 78 ft. 4 in. west of 1st avenue, Block 1796, Lot 124, Borough of Manhattan.

Laid over from December 17, 1957, to January 21, 1958, for inspection and decision; hearing closed.

699-57-BZ

APPLICANT—Windsor Parking Corporation, for Rhineland Real Estate Co., owner.

SUBJECT—Application October 1, 1957—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—471-477 4th avenue, southeast corner of East 32nd street, Block 887, Lots 95, 96 and 97 and Part of Lot 94, Borough of Manhattan.

Laid over from December 17, 1957, to January 21, 1958, for inspection and decision; hearing closed.

111-57-BZ

APPLICANT—Samuel Rosenblum, for Jerome Fishbach, owner.

SUBJECT—Application February 8, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change of use of an existing two-story building from storage garage on the first floor and storage on the second floor; to four car garage and storage of electrical supplies and equipment on the first floor and offices on the second floor.

PREMISES AFFECTED—435-439 East 65th Street, north side, 100 feet west of York Avenue, Block 1460, Lot 19, Borough of Manhattan.

Laid over from January 7, 1958, to January 21, 1958, for inspection and decision; hearing closed.

812-41-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Birchwood Service Center, Inc., owner.

SUBJECT—Application reopened May 8, 1956 as Vol. III—decision of the Borough Superintendent, under section 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district, the change in use from gasoline service station, office, auto laundry and lubritorium to gasoline service station, office, auto laundry, lubritorium, motor vehicle repair shop and accessory parking previously granted for the reconstruction and extension of existing gasoline service station.

PREMISES AFFECTED—1916-1922 Flatbush Avenue southwest corner of Avenue L, Block 7815, Lots 32 and 33, Borough of Brooklyn.

Laid over from December 10, 1957 to January 14, 1958, for inspection and decision; hearing closed; applicant to file revised plans of accessory building and location of pumps and to omit the sale and display of used cars and to substitute a masonry wall for the 4 foot fence shown on plans; then to January 21, 1958, at the request of the applicant to comply with the layover requirements of December 10, 1957.

477-57-BZ

APPLICANT—Gerard M. Bloomfield, for Thirbrook Corp. and Safeway Stores, Inc., owners.

SUBJECT—Application June 25, 1957—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in an unrestricted use and business use districts, the erection and maintenance of a gasoline service station, car washing, lubritorium, minor auto repair storage rooms and storage for more than five (5) motor vehicles.

CALENDAR

hicles on the vacant portion of the lot, and extending from the unrestricted portion into the business portion of the plot. PREMISES AFFECTED—851-865 St. Anns avenue and 3150-3172 3rd avenue, southwest corner, Block 2360, Lots 92 and 97, Borough of The Bronx.

Laid over from November 26, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further examination of plans and decision; then to January 14, 1958, for revised plans and decision; then to January 21, 1958, for applicant to consult examiner.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 21, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 21, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

261-54-SM

APPLICANT—Dur-O-Wal Products, Inc., owner. Tomkins Bros., Agent.

SUBJECT—Application April 8, 1954—Dur-O-Wal, Types S and EH, approval of.

83-57-SA

APPLICANT—Charles B. Bendix, for Sundstrand Engr. Company, owner.

SUBJECT—Application January 14, 1957—Sundstrand Oil Burner, Models SS, XA2, XB4, XB5 and XC6 and permission to be marketed under additional trade names, approval of.

235-57-SA

APPLICANT—Armstrong Products Corporation, owner. SUBJECT—Application February 15, 1957—Kenmore Gas-fired Vented Circulating Type Room Heater, Models 113.509015 and 113.509020, approval of.

508-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Gas-fired Open End Drying Tumbler, Model L3618, approval of.

509-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Gas-fired Open End Drying Tumbler, Model L3630, approval of.

510-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Gas-fired Open End Drying Tumbler, Model L4242, approval of.

511-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Gas-fired Twin Open End Drying Tumbler, Model L2624, approval of.

512-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell 36 x 18 Steam Heated Drycleaning Drying Tumbler, Model L3618, approval of.

513-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Steam Heated Drycleaning Drying Tumbler, Model L3630, approval of.

514-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Cissell 42' x 42' Steam Heated Drycleaning Drying Tumbler, Model L4242, approval of.

515-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell 36 x 18 Steam Heated Open End Drying Tumbler, Model L3618, approval of.

516-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Steam Heated Open End Drying Tumbler, Model 3630, approval of.

517-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Steam Heated Open End Drying Tumbler, Model 4242, approval of.

518-57-SA

APPLICANT—W. M. Cissell Mfg. Company, Inc., owner. F. H. Richterkessing, Agent.

SUBJECT—Application June 27, 1957—Cissell Twin Steam Heated Open End Drying Tumbler, Model 2624, approval of.

535-57-SM

APPLICANT—Field Control Division of H.D. Conkey & Company, owner.

SUBJECT—Application June 26, 1957—Field Type M-G Barometric Draft Control, for gas-fired equipment, approval of.

555-57-SA

APPLICANT—J. O. Ross Engineering Corporation, owner.

SUBJECT—Application June 28, 1957—Short Bake Beer Can Oven Gas-fired; for drying inside lacquer finish on beer can body, approval of.

559-57-SA

APPLICANT—Thermo Products, Inc., owner.

SUBJECT—Application July 16, 1957—Thermo Annealing Retort and Carrier, for Heat Treating Metals, approval of.

804-57-SM

APPLICANT—Scully Signal Company, owner. J. M. Si-
barium, Agent.

SUBJECT—Application September 16, 1957—Scully Vent Cap, Model D-547, approval of.

689-56-SM

APPLICANT—Pittsburgh Screw and Bolt Corp., owner. J. B. Diamond, Agent.

SUBJECT—Application reopened November 13, 1957 for amendment of resolution as to marking—re Pittsburgh Screw and Bolt Corp. High Strength Bolt for Structural Joints, used instead of rivets; previously approved.

124-56-SA

APPLICANT—Hunt Heater Corporation, manufacturer. J. Albin Johnson, Agent.

SUBJECT—Application February 1, 1956—Hunt Vented Gas-fired Circulators, Models 3554-U, 4254-U, 5354-U, 6554-U and 8054-U, approval of.

CALENDAR

676-56-A

APPLICANT—Patrick D. Concagh, for Henrietta Poses, owner.

SUBJECT—Application October 4, 1957—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—42 East 12th Street, south side, 202 feet west of Broadway, Block 563, Lot 27, Borough of Manhattan.

696-57-A

APPLICANT—Louis Kurtz, for Bal Enterprises, Inc., owner.

SUBJECT—Application September 20, 1957—Appeal from a decision of the Borough Superintendent—re new stair from basement to 1st floor.

PREMISES AFFECTED—12-14 East 46th Street, south side, 145 feet west of Madison Avenue, Block 1281, Lot 62, Borough of Manhattan.

514-56-A

APPLICANT—Arnold A. Arbeit, for Spring Crosby Properties, owner.

SUBJECT—Application July 10, 1956—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—79-85 Crosby Street, east side, 112 feet north of Spring Street, Block 496, Lots 1, 3 and 4, Borough of Manhattan.

637-55-A

APPLICANT—Minnie Trachtenberg, owner.

SUBJECT—Application July 28, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent's decision—new law tenement.

PREMISES AFFECTED—2939-2410 Ocean Parkway, east side, 238 feet, 6 inches south of Neptune Avenue, Block 7284, Lot 85, Borough of Brooklyn.

848-56-A

APPLICANT—Samuel Rosenblum, for 99 Beekman Street Corp., owner.

SUBJECT—Application December 5, 1956—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—99-103 Beekman Street, southwest corner of Pearl Street, Block 95, Lot 27, Borough of Manhattan.

270-40-A—Vol. II

APPLICANT—Maxfield Blaubeux, for Regent Nursing Home, owner.

SUBJECT—Application reopened November 13, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—84-24 116th Street, west side, 180 feet south of 84th Avenue, Block 9215, Lot 19, Richmond Hill, Borough of Queens.

533-53-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Bais Yaacov of Williamsburg, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—Sprinkler System.

PREMISES AFFECTED—107-119 Heyward Street (129 displayed), north side, 120 feet 7½ inches west of Lee Avenue, Block 2225, Lot 42, Borough of Brooklyn.

386-57-A

APPLICANT—Max Siegel Associates, for Chermor Realty Corp., owner.

SUBJECT—Application May 9, 1957—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—368 East 148th Street, south side, 121.40 feet west of 3rd Avenue, Block 2327, Lot 20, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 28, 1958, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 28, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

755-38-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Rosenstock Motors, Inc., owner.

SUBJECT—Application reopened May 21, 1957 as Vol. II—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sale of accessories, car washing (non automatic), automobile repairs with hand tools, lubritorium, parking and storage of more than five motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—880-890 Dawson Street and 929-939 Intervale avenue, southeast corner, Block 2702, Lot 41, Borough of The Bronx.

Laid over from November 13, 1957, to November 19, 1957, at the request of a representative of the Board of Education; then to December 17, 1957, at the request of the Board of Education to permit a population study of the area, to January 28, 1958, at the request of the Board of Education; no further requests for adjournment entertained.

329-57-BZ

APPLICANT—Anita L. Ligorio, owner.

SUBJECT—Application April 16, 1957—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a "G-1" area district, the conversion of a present one family dwelling to a two family dwelling.

PREMISES AFFECTED—1161 East 21st street, east side, 240 ft. south of Avenue J, Block 7603, Lot 33, Borough of Brooklyn.

Laid over from December 17, 1957, to January 14, 1958, at the request of an objector; then to January 28, 1958, for inspection and decision; hearing open only as to acceptance of properly filed objections.

143-57-BZ

APPLICANT—John F. Fitzsimons, for Lincoln Arcade Inc., owner (Wenlar Corp., lessee).

SUBJECT—Application February 25, 1957, decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and business use district, the extension into the residence portion of a plot of a parking lot presently established on the business portion of a plot.

PREMISES AFFECTED—125-02 to 124-24 (125-10) Queens Boulevard, west side, from 82nd Road to 83rd Avenue, 123-42 to 123-60 82nd Road and 123-47 to 123-67 83rd Avenue, Block 3360, Lots 21, 27, 28, 29, 32, 40, 41, 45 and 46, Kew Gardens, Borough of Queens.

950-54-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 19, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c and 7 Aof the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, auto repair, office, store and parking of cars waiting to be served, with vehicular entrance or exit within 75 feet of a residence use district.

PREMISES AFFECTED—1475 Bruckner Boulevard, northwest corner of Evergreen Avenue, Block 3711, Lot 1, Borough of The Bronx.

556-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Newspaper Realty Corp., owner.

SUBJECT—Application reopened November 6, 1957 as Vol.

CALENDAR

II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a retail use district, the erection of a two story building for use as a non-storage garage for more than five (5) and less than one hundred-fifty cars (150) cars, office, toilet and locker room.

PREMISES AFFECTED—406-412 West 34th Street, south side, 80 feet west of 9th Avenue and 405-407 West 33rd Street, Block 731, Lots 50, 51 and 53, Borough of Manhattan.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection, station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

461-22-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II, re decision of the Borough Superintendent, under sections 7d and 21 of the Zoning Resolution, to permit in a residence and retail use, C area, and one and one-quarter height district, the construction of two additional floors on an existing three story telephone exchange building exceeding the permitted area and height.

PREMISES AFFECTED—7701-7713 (7701 official) 3rd Avenue and 302-318 77th Street, southeast corner, Block 5960, Lot, Borough of Brooklyn.

517-56-BZ

APPLICANT—T. S. Nilsen, for Theresa La Vine, owner.

SUBJECT—Application July 16, 1956—decision of the Borough Superintendent under section 21 and 7h of the Zoning Resolution, to permit in a residence use district, the extension of the present use of a dwelling and 5 car garage to include parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—1071-1073 Hall Place, west side, 174.9 feet south of East 167th Street, Block 2691, Lots 93 and 94, Borough of The Bronx.

621-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Weinick and Albert H. Sanders, owners.

SUBJECT—Application September 10, 1957—decision of the Borough Superintendent under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—102-07 to 102-23 Flatlands Avenue, 764-776 East 103rd Street, northwest corner and 767-775 East 102nd Street, Block 8190, Lots 1, 7 and 65, Borough of Brooklyn.

122-57-BZ

APPLICANT—Larry Meltzer, for Charles Macaluso, owner.

SUBJECT—Application February 13, 1957—decision of the Borough Superintendent under sections 7a and 21 of the Zoning Resolution, to permit in a residence use, C area

district, the erection of an extension of the existing ornamental shop exceeding the permissible area in a C area district.

PREMISES AFFECTED—8509 Bay 16th Street, East side, 100 feet north of 86th Street, Block 6343, Lot 25, Borough of Brooklyn.

596-57-BZ

APPLICANT—Joseph Lau, for 10 East 30th Street Corp., owner.

SUBJECT—Application August 19, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot and attendants shanty for the parking and storage of more than five (5) motor vehicles for a stated term of ten (10) years.

PREMISES AFFECTED—10-14 East 30th Street, south side, 177 feet 6 inches east of 5th Avenue, Block 859, Lots 77, 79 and 80, Borough of Manhattan.

107-34-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Shems Realty Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, office and accessory sales, lubritorium, minor repairs with hand tools only, parking of motor vehicles, auto safety inspection and ground signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—248-53 to 248-61 (248-55 official) Jamaica Avenue and 89-14 to 89-22 249th Street, northwest corner, Block 8664, Lot 45, Bellerose, Borough of Queens.

796-49-BZ—Vol. IV

APPLICANT—Charles Abrahams, for Columbia Savings and Loan Association, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of an extension to the present bank building occupying more than the permitted area and alter an existing frame dwelling to provide additional offices.

PREMISES AFFECTED—93-20 to 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

835-57-A

APPLICANT—Charles Abrahams for Columbia Savings and Loan Association, owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re use of Frame building as Offices, Live Load, etc.

PREMISES AFFECTED—93-20 and 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

548-57-BZ

APPLICANT—Vincent D. Luongo, for Glanos Realty Corp., owner.

SUBJECT—Application July 22, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and retail use district, the extension of the existing parking lot now located in a retail district into an adjacent residence district.

PREMISES AFFECTED—305-307 West 27th Street, north side, 62 feet west of 8th Avenue, Block 751, Lots 33, 34 and 35, Borough of Manhattan.

CALENDAR

73-56-BZ—Vol. II

APPLICANT—Paul Friedman, for A. F. & G. Realty Corp. and Rosedale Engineering Corp., owners (Esso Standard Oil Co., conditional lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, accessory building for salesroom, lubritorium, auto washing and minor repairs with hand tools only, and parking and storage of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1543-1547 Bruckner Boulevard, north side, from Boynton Avenue to Ward Avenue, Block 3715, Lots 1 and 5, Borough of The Bronx.

790-56-BZ

APPLICANT—Paul Friedman, for Sentry Holding Corp., owner.

SUBJECT—Application November 20, 1956—decision of the Borough Superintendent, under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), minor repairs with hand tools only, office, sales and storage of auto accessories and parking of more than five (5) motor vehicles waiting to be serviced; for a stated term of fifteen (15) years.

PREMISES AFFECTED—462-470 West 155th Street and 1917 Amsterdam Avenue, southeast corner, Block 2068, Lot 149, Borough of Manhattan.

Laid over from June 25, 1957, to July 9, 1957, for applicant to advise the Board if owner wishes to withdraw the application in view of the proposed school to be erected within the purview of Section 21A of the Zoning Resolution; then to September 24, 1957, for further consideration and decision; hearing closed; then to October 8, 1957, for further inspection and decision; then laid over from October 8, 1957, to November 19, 1957, at request of the applicant, to file revised plans; then laid over from November 19, 1957, to December 3, 1957, for decision; at the request of the applicant; then to January 28, 1958, for applicant to ascertain action by the City Planning Commission on proposed housing development in this area.

92-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application February 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, storage, parking and storage of motor vehicles and a ground sign.

PREMISES AFFECTED—14-40 to 14-50 (14-44 official) Clintonville Street west side, 61-63 feet south of 14th road, Block 4697, Lot 5, Whitestone, Borough of Queens.

Laid over from September 17, 1957, to October 15, 1957, for inspection and decision; hearing closed; then to October 22, 1957, at the request of the applicant for consideration of proposed changes in the proposal; then to November 6, 1957, for applicant to file revised plans for relocation of proposed gasoline station in connection with the laundry building; then to November 26, 1957, for further study and for applicant to furnish the Board with a plan showing the area of the entire property and the surrounding streets; then to December 3, 1957, at the request of the applicant; then to December 17, 1957, then to January 28, 1958, for further study and inspection.

300-56-BZ

APPLICANT—Harry A. Yarish, for Macdonald Holding Corp., owner.

SUBJECT—Application reopened November 26, 1957 for consideration for setting of date for additional as required by Court—decision of the Borough Superintendent, pre-

viously granted on condition under section 7c of the Zoning Resolution, permitting in a business and residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—405-417 McDonald Avenue, east side, 300 feet south of Albermarle Road and 298-306 East 2nd Street, Block 5334, Lots 26 and 84, Borough of Brooklyn.

Laid over from December 17, 1957, to January 7, 1958, at the request of an objector, no further requests for adjournment considered; then to January 28, 1958, for inspection and decision; hearing closed.

155-57-BZ

APPLICANT—Angelo S. Mongiello, for Charles D'Amico, owner.

SUBJECT—Application February 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1690-1692 Nelson Avenue, east side, 410 feet north of West 174th Street, Block 2876, Lots 167 and 168, Borough of The Bronx.

Laid over from January 7, 1958 to January 28, 1958, for inspection and decision; hearing closed.

543-57-BZ

APPLICANT—Angelo S. Mongiello, for Charles D'Amico, owner.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1698-1700 Nelson Avenue, east side, 225 feet south of Macombs Road, Block 2876, Lot 171, Borough of The Bronx.

Laid over from January 7, 1958 to January 28, 1958, for inspection and decision; hearing closed.

390-57-BZ

APPLICANT—Sidney Goldhammer, for Jacob Perlow, owner.

SUBJECT—Application May 15, 1957—decision of the Borough Superintendent under sections 19B(d) and 21 of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a class A multiple dwelling without the required garage or parking spaces for passenger motor vehicles.

PREMISES AFFECTED—69-75 West 9th Street and 422-424 Avenue of The Americas, Block 573 Lot 1, Borough of Manhattan.

Laid over from January 7, 1958 to January 28, 1958, for inspection and decision; hearing closed.

870-47-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Frank Solicito and S. M. S. Parts and Service, Inc., owners; S. M. S. Parts and Service, Inc., lessee.

SUBJECT—Application reopened June 11, 1957 as Vol. III—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection of an extension of Class 3 construction to an existing motor vehicle repair shop to be used in conjunction with the present uses of private residence, motor vehicle repair shop and gasoline station.

PREMISES AFFECTED—1100-1108 East 222nd Street and 3866-3868 Laconia Avenue, southeast corner, Block 4716, Lots 6 and 9, Borough of The Bronx.

Laid over from January 7, 1958 to January 28, 1958, for inspection and decision; hearing closed.

377-57-BZ

APPLICANT—Carl H. Salminen, for Edgersam Corp., owner.

SUBJECT—Application May 7, 1957—(decision of the bor-

CALENDAR

ough superintendent) under sections 7a, 7e and 21 of the zoning resolution, to permit in a retail use and D area district, the erection of an extension to an existing structure occupying more than the permitted area and extend the use of light manufacturing of incombustible plastic novelties, offices, storage, storage of cardboard containers and incombustible plastics, parking and loading area.
PREMISES AFFECTED—45-22 to 45-30 162nd street, west side, 200 ft. south of 45th avenue, Block 5440, Lots 51 and 54, Flushing, Borough of Queens.

Laid over from October 29, 1957, to November 19, 1957, for inspection and decision; hearing closed; then to November 26, 1957, for further study and decision; then to December 3, 1957, for inspection and decision; then to December 17, 1957, at the request of the engineer for examination; then to January 7, 1958, for further consideration and decision; then laid over, date to be set; then set for January 28, 1958.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 28, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, January 28, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

605-57-A

APPLICANT—Henry George Greene, for Henry Strauss Realty Corp., owner.

SUBJECT—Application August 29, 1957—Appeal from a decision of the borough superintendent—re stair enclosure—Class III structure, commercial use.

PREMISES—31 West 53rd Street, north side, 339 ft. 6 in. east of Avenue of The Americas, Block 1269, Lot 15, Borough of Manhattan.

115-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyce Green, owners.

SUBJECT—Application December 22, 1955—Appeal from a decision of the Borough Superintendent—re review of Borough Superintendent's decision re zoning matter.

PREMISES AFFECTED—100-104 Central Park South and 1431-1439 Avenue of the Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.

830-57-A

APPLICANT—Julian Roth for Emery Roth and Sons; Samuel Bialkin, owner; E. J. Korvette, Inc., lessee.

SUBJECT—Application November 8, 1957—Appeal from a decision of the Borough Superintendent, re Escalators.

PREMISES AFFECTED—140-148 East 45th Street, south side, 170 feet west of 3rd Avenue and 147-151 East 44th Street, Block 1299, Lot 27, Borough of Manhattan.

466-57-A

APPLICANT—Andrew DiCamillo, for Josephine Alessi, owner.

SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re use of frame building as Nursing Home, etc.

PREMISES AFFECTED—8807 21st Avenue, east side, 120 feet north of Cropsey Avenue, Block 6445, Lot 13, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 4, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, February 4, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

730-57-BZ

APPLICANT—James E. Vassalotti, for Bartholdi Turcamo, owner.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2375-2385 Cropsey Avenue and 8846-8858 24th Avenue, northwest corner, Block 6890, Lot 1, Borough of Brooklyn.

1366-17-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Hauer Knitting Mills, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change in use in an existing legal factory building from the manufacture of paper boxes on the first floor to the manufacture of clothing.

PREMISES AFFECTED—1920 Harmon Street, south side, 164.59 feet west of Fairview Avenue, Block 3388, Lot 22, Ridgewood, Borough of Queens.

611-56-A

APPLICANT—Betty Foernsler, adjoining owner.

OWNER OF PREMISES—John M. Bauer and Frances Haver.

SUBJECT—Application August 29, 1956—Appeal from a decision of the Borough Superintendent re review of Borough Superintendent's decision—re commercial use in residence district.

PREMISES AFFECTED—1920 Harman Street, south side, 165 feet west of Fairview Avenue, Block 3388, Lot 21, Ridgewood, Borough of Queens.

874-57-BZ

APPLICANT—Murray Stockman, for David Koss, owner.

SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, and auto safety inspection station, for a stated term of fifteen (15) years.

PREMISES AFFECTED—22-02 to 22-18 (22-14 official) Beach Channel Drive, 10-46 to 10-52 Grassmere Terrace, northeast corner and 22-01 to 22-07 Regina Avenue, Block 216, Lot 46, Far Rockaway, Borough of Queens.

552-57-BZ

APPLICANT—Albert Melniker, for Isle Fuel Oil Service Co., owner.

SUBJECT—Application July 25, 1957—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and operation of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—1310 Forest Avenue and 66 Hamlin Place, southwest corner, Block 386, Lot 20, Port Richmond, Borough of Richmond.

702-57-BZ

APPLICANT—Frederick A. Ketcher, for Barbchester Estates, Inc., owner; Kesbec, Inc., lessee.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a business use district, the extension of an existing legal gasoline station, and for

CALENDAR

the reconstruction and maintenance of the accessory building for the legal existing use of gasoline service station, office and storage, and for the additional uses of car wash, sale of used cars, motor vehicle repairs with hand tools only and for the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—5701 Broadway, northwest corner of West 234th Street, Block 3405, Lot 175, Borough of The Bronx.

587-57-BZ

APPLICANT—Robert Gottlieb for 174 Boston Properties Corp., owner.
SUBJECT—Application August 2, 1957, decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.
PREMISES AFFECTED—1675 Hoe Avenue, west side, 100 feet north of East 173rd Street, Block 2983, Lot 42, Borough of The Bronx.

260-57-BZ

APPLICANT—Joshua Brown, for Norman Simonson, owner.
SUBJECT—Application March 20, 1957—decision of the Commissioner of Marine and Aviation, under section 7f of the Zoning Resolution, to permit in a business use district, the installation of three gasoline storage tanks and one dispensing pump to be used for marine service only in conjunction with the existing boat repair shop.
PREMISES AFFECTED—405 Bayview Avenue, east side, 396 feet south of Hylan Boulevard, Block 6691, Lots 1 and 10, Princess Bay, Borough of Richmond.

581-42-BZ—Vol. II

APPLICANT—Sidney H. Kitzler, for Homecrest Service Station, Inc., owner.
SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c, 7i, 7A of the Zoning Resolution, to permit in a business use district, the erection of an extension to the existing service building and extend the uses of the present gasoline service station to include wheel alignment.
PREMISES AFFECTED—2315-2325 Coney Island Avenue and 1102-1110 Avenue T, southeast corner, Block 7315, Lots 1 and 3, Borough of Brooklyn.

624-55-BZ—Vol. II

APPLICANT—Paul Gordon, for Oscar and Ethel Gordon, owners.
SUBJECT—Application reopened July 2, 1957, as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, minor auto repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.
PREMISES AFFECTED—202-15 Northern Boulevard and 43-22 to 43-30 203rd Street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.
SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.
PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechhurst, Borough of Queens.

747-57-BZ

APPLICANT—Simeon Heller and George J. Meltzer, for 172nd Street Corp., owner, Eutectic Welding Alloys Corp., lessee.
SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in the residence portion of the plot, the parking for more than five (5) motor vehicles for employees and patrons.
PREMISES AFFECTED—40-40 172nd Street west side and 171-20 Station Road, entire block bounded by 172nd Street, Station Road, Auburndale Lane and 42nd Avenue, Block 5351, Lot 1, Auburndale, Borough of Queens.

602-57-BZ

APPLICANT—Robert Gottlieb, for Rose Gscheidle, owner.
SUBJECT—Application August 27, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.
PREMISES AFFECTED—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx.

44-35-BZ—Vol. IV

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner; Arthur O. Leuck, lessee.
SUBJECT—Application reopened January 8, 1957 as Vol. IV—decision of the Borough Superintendent, under sections 21 and 7h of the Zoning Resolution, to permit in a business use district, the extension of the yard area of the existing legal gasoline service station to include the present use of the parking of more than five (5) motor vehicles for a term to run concurrently with the term of the variance.
PREMISES AFFECTED—46-01 Laurel Hill Boulevard and 50-77 46th Street, northeast corner, Block 2296, Lots 1 and 81, Woodside, Borough of Queens.

668-57-BZ

APPLICANT—John F. Fitzsimons, for Astoria Federal Savings and Loan Association, owner.
SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the storage and parking of motor vehicles.
PREMISES AFFECTED—30-20 38th Street, west side, 126.40 feet south of 30th Avenue, Block 659, Lots 54, 55 and 153, Long Island City, Borough of Queens.

861-57-BZ

APPLICANT—Leonard F. Rothkrug, for 128 East 62nd Street Corp., owner.
SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a B area district, a two story extension of an existing building occupied as a doctor's office and apartments into the required rear yard.
PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet, 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

428-57-A

APPLICANT—Henry Kohler, for 128 East 62d Street Corp., owner.
SUBJECT—Application May 23, 1957—Appeal from a decision of the Borough Superintendent—re Permit 452-57 re Alt. 7-57, dated March 1, 1957, revoked by Borough Superintendent.
PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

525-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Cabro Realty Corp., owner.
SUBJECT—Application July 15, 1957—decision of the

CALENDAR

Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district the use of the premises for the parking and storage of motor vehicles.

PREMISES AFFECTED—14-34 East 93rd Street, west side, 90 feet south of East New York Avenue, Block 4595, Lots 15, 19 and 23, Borough of Brooklyn.

Laid over from January 7, 1958 to February 4, 1958, for inspection and decision; hearing closed.

548-47-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug and Samuel Gardstein, for Progressive Synagogue, owner.

SUBJECT—Application reopened June 4, 1957 as Vol. III—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district the erection of an open front vestibule extension to the existing building exceeding the permitted area.

PREMISES AFFECTED—1387-1395 Ocean Avenue and 2001-2013 Avenue I, northeast corner, Block 7566, Lots 6, 9 and 10, Borough of Brooklyn.

Laid over from January 7, 1958 to February 4, 1958, for inspection and decision; hearing closed.

599-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Marguerite F. Brower, owner.

SUBJECT—Application August 22, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and toilets, for a stated term of fifteen (15) years.

PREMISES AFFECTED—758-764 Fulton Street and 423-431 Carlton Avenue, southeast corner, Block 2007, Lot 38, Borough of Brooklyn.

Laid over from January 7, 1958 to February 4, 1958, for inspection and decision; hearing closed.

292-57-BZ

APPLICANT—Herman Kron, for 61-44 Fresh Meadow Road, Inc., owner.

SUBJECT—Application April 10, 1957—decision of the Borough Superintendent, under sections 7c, 7e, 7A, 7h and 7i of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and sale of used cars, parking and storage of more than five (5) cars, with curb cuts within 75 ft. of a residence use district and a ground sign on the retail use portion.

PREMISES AFFECTED—130-36 Merrick Boulevard, northwest corner of 130th Road, Block 12541, Lot 50, St. Albans, Borough of Queens.

Laid over from November 26, 1957, to December 10, 1957, for applicant to correct his papers and supply new photographs; then hearing postponed from December 10, 1957, to January 14, 1958, to permit objectors to be present who were delayed by traffic conditions; applicant to send notices by regular mail; then to February 4, 1958, for consideration and decision; hearing closed.

60-31-BZ—Vol. II

APPLICANT—Paul Friedman, for Felner Realty Corp., owner (Bay Ridge Lumber Co., Inc., lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—(decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories and parking and storage of more than five (5) cars, for a stated term of fifteen (15) years.

PREMISES AFFECTED—6313-6327 5th avenue, east side, 100 ft. south of 63rd street, Block 5810, Lots 1, 2, 5 and 83, Borough of Brooklyn.

Hearing postponed from December 10, 1957 to January 14, 1958, to permit objectors to be present who were delayed by traffic conditions; applicant to send notices by regular mail; then to February 4, 1958, for inspection and decision; hearing closed.

350-57-BZ

APPLICANT—Burke, Green and Groh, for Joseph B. Weynert, owner.

SUBJECT—Application April 29, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a two-story building for use as a doctor's office and two dwellings without the required garages or parking spaces.

PREMISES AFFECTED—58-44 Main Street, west side, 20.74 feet north of 59th Avenue, Block 6378, Lot 40, Flushing, Queens.

Laid over from January 7, 1958, to January 14, 1958, at request of objector, applicant concurring; then to February 4, 1958, for further consideration after applicant has corrected his application and for decision; hearing closed.

470-56-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for The Booth Felt Company, Inc., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent under section 7c of the zoning resolution, to permit in a local retail use district, the erection of a one story building to be used for the processing of felt products, shipping and receiving, office, boiler room, loading and unloading, and the parking of employees cars and owners trucks for a stated term of twenty-five (25) years.

PREMISES AFFECTED—1712-1720 10th Avenue, northwest corner of 18th Street, Block 877, Lots 45, 46, 47, 48 and 49, Borough of Brooklyn.

Laid over from January 14, 1958, to February 4, 1958, for inspection and decision; hearing closed.

684-57-BZ

APPLICANT—Paul Friedman, for Louis C. Kaye, owner; Esso Standard Oil Co., conditional lessee.

SUBJECT—Application August 24, 1957—decision of the Borough Superintendent under sections 7f, 7e, 7i, 7h and 7A of the zoning resolution, to permit on a plot located partly within a business use district and partly within a residence use district, on a portion of the plot within the business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing—non-automatic), office and storage and sales of auto accessories, parking and storage of more than five (5) cars and on the portion of the plot in a residence use district the parking and storage of cars, with a ground sign in a business use district, and with curb cuts within 75 feet of residence district for a stated term of fifteen (15) years.

PREMISES AFFECTED—1841-1849 Cornaga Avenue (1845 official), southeast corner of Beach 19th Street, Block 79, Lot 1, Far Rockaway, Borough of Queens.

Laid over from January 14, 1958, to February 4, 1958, for inspection and decision; hearing closed.

685-57-A

APPLICANT—Paul Friedman, for Louis C. Kaye, owner; Esso Standard Oil Co., conditional lessee.

SUBJECT—Application August 24, 1957—filed pursuant to section 35, General City Law re portion of premises in bed of a mapped street—proposed widening of Cornaga Avenue.

PREMISES AFFECTED—1841-1849 Cornaga Avenue (1845 official), southeast corner of Beach 19th Street, Block 79, Lot 1, Far Rockaway, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

FEBRUARY 4, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, February 4, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

594-56-A

APPLICANT—Allen Ducker, Simeon Heller and George J. Meltzer, for Great Park Corp., owner.

SUBJECT—Application August 10, 1956—Appeal to review a decision of the Borough Superintendent—re business use in residence district.

PREMISES AFFECTED—36 Central Park South, east side, 270 feet east of Avenue of The Americas, Block 1274, Lot 62, Borough of Manhattan.

439-57-A

APPLICANT—Sidney Daub, for M. B. Driscoll and Sons, Inc., owner.

SUBJECT—Application June 7, 1957—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—35-37 Rose street, south side, 147 ft. west of Duane street, Block 114, Lot 13, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 11, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, February 11, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

392-57-BZ

APPLICANT—Samuel S. Arlen, for Scalbert Associates, Morris and Morton Pickman, partners.

SUBJECT—Application May 9, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash non-automatic, auto repairs with hand tools only, office, storage, sales and parking of motor vehicles awaiting service with a business sign in a residence use district and a curb cut in excess of 30 feet.

PREMISES AFFECTED—221-11 Horace Harding Expressway, northeast corner of Springfield Boulevard, Block 7520, Lot 150, Bayside, Borough of Queens.

Laid over from January 7, 1958 to February 11, 1958, for hearing at the request of the Board of Education, as proposed school site in area has not been determined.

779-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Tira Holding Corp., owner.

SUBJECT—Application October 30, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—137-21 to 137-29 (137-25 official) Jamaica Avenue, north side, from 138th Street to Van Wyck Expressway; 88-46 to 88-56 138th Street and 88-47 to 88-53 Van Wyck Expressway, Block 9618, Lot 30, Jamaica, Borough of Queens.

796-57-BZ

APPLICANT—Charles M. Spindler, for Forald Realty Corp., owner.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district,

the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of auto accessories, minor auto repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station for a stated term of fifteen (15) years.

PREMISES AFFECTED—74-02 to 74-16 Yellowstone Boulevard (74-10 official), east side, 94.19 feet north of Nansen Street, Block 3178, Lot 70, Forest Hills, Borough of Queens.

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs with hand tool only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

544-57-BZ

APPLICANT—Robert Gottlieb, for 164 River Property Corp., owner.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—1001 Gerard Avenue, and 75 East 164th Street, northwest corner, Block 2486, Lot 37, Borough of The Bronx.

376-57-BZ

APPLICANT—Leonard F. Rothkrug, for A.C.A. Auto Sales, Inc., owner; successor to Torlim Realty Corp.

SUBJECT—Application May 7, 1957—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a motor vehicle repair shop and to permit the sale and display of new and used cars and new and used auto parts on the unbuilt upon portion of the premises for a term of ten (10) years.

PREMISES AFFECTED—2735-2743 Cropsey Avenue, east side, 34 feet 7¾ inches north of Bay 47th Street, Block 6914, Lots 75, 76 and 78, Borough of Brooklyn.

326-57-BZ

APPLICANT—Burke, Green and Groh, for Leon Bernstein, owner.

SUBJECT—Application April 24, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five motor vehicles.

PREMISES AFFECTED—61-19 Fresh Meadow Lane, east side, 40.55 feet south of 64th Avenue, Block 6902, Lot 18, Flushing, Borough of Queens.

390-27-BZ—Vol. VI

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. VI—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit partly in a residence use district and partly in a business use district, the additional uses of minor auto repairs with hand tools only maintained solely within the accessory

CALENDAR

building and the parking of motor vehicles awaiting service at an existing gasoline service station, lubritorium and auto laundry previously granted by the board.

PREMISES AFFECTED—73-38 to 73-42 Cooper Avenue, south side, 22.29 feet west of 74th Street, Block 3811, Lot 58, Glendale, Borough of Queens.

593-57-BZ

APPLICANT—John F. Fitzsimons, for Peter Kalopodis, owner.

SUBJECT—Application August 12, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station with accessory use of lubritorium, non automatic auto laundry, minor auto repairs with hand tools only and the parking of cars awaiting service.

PREMISES AFFECTED—43-15 Ditmars Boulevard and 21-74 to 21-82 45th Street, northwest corner, Block 784, Lot 64, Astoria, Borough of Queens.

838-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Kingsdale Building Corp., owner.

SUBJECT—Application November 14, 1957—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a class one height district, the erection of a six (6) story multiple dwelling exceeding the permitted height within two (2) miles of a designated airport.

PREMISES AFFECTED—22-01 to 22-21 (22-11 official) Brookhaven Avenue and 461-473 Beach 22nd Street, southwest corner, Block 255, Lot 38, Far Rockaway, Borough of Queens.

539-57-BZ

APPLICANT—Casper P. Colla, for Anthony DiGiovanni, owner.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection of a one story extension to an existing building and maintain a gasoline service station, auto repair shop, auto safety inspection, auto laundry (non automatic), lubritorium, sale of auto accessories and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—141-145 Throop Avenue and 199-203 Hopkins Street, northeast corner, Block 1723, Lot 1, Borough of Brooklyn.

626-57-BZ

APPLICANT—De Rose and Cavalieri, for Saizo Associates, Inc., owner.

SUBJECT—Application September 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, for a stated term of years a parking and storage lot for more than five (5) motor vehicles.

PREMISES AFFECTED—417-419 East 152nd Street, north side, 156.97 feet west of 3rd Avenue, Block 2374, Lots 98 and 99, Borough of The Bronx.

772-57-BZ

APPLICANT—Charles M. Spindler, for Sam Piazza, owner.

SUBJECT—Application October 29, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a retail use district, the installation of motor fuel tanks and pumps for marine sale and use in conjunction with the existing boat sale and repair business.

PREMISES AFFECTED—45-73 Soundview Avenue, south side, 217.60 feet east of Pugsley Avenue, Block 3435, Lot 3 and Block 3436, Lot 44, Borough of The Bronx.

432-57-BZ

APPLICANT—Theodore A. Taylor, for Triax Corporation, owner; R.M.C. Associates, lessee.

SUBJECT—Application June 7, 1957—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to the rear of an existing multiple dwelling and extend the business use on the first floor.

PREMISES AFFECTED—236 East 75th Street, south side, 175 feet 1 inch west of 2nd Avenue, Block 1429, Lot 32, Borough of Manhattan.

437-57-BZ

APPLICANT—Max Siegel Associates, for 1167 Broadway Corp., owner.

SUBJECT—Application June 5, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the continuance of an existing factory located on a portion of a lot within a residence use district and extending from a business use district of the same lot.

PREMISES AFFECTED—1167-1169 Broadway and 1-13 Kossuth Place, northeast corner, Block 3252, Lot 1, Borough of Brooklyn.

438-57-A

APPLICANT—Max Siegel Associates, for 1167 Broadway Corp., owner.

SUBJECT—Application June 5, 1957—Appeal from a decision of the Borough Superintendent, re frame building—factory use.

PREMISES AFFECTED—1167-1169 Broadway and 1-13 Kossuth Place, northeast corner, Block 3252, Lot 1, Borough of Brooklyn.

904-46-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the extension of the present use of gasoline service station, lubritorium and auto laundry to include minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—2018-2032 Stillwell Avenue, northwest corner of 86th Street, Block 6860, Lot 28, Borough of Brooklyn.

259-57-BZ

APPLICANT—Burke, Green and Groh, for Walter Berger and Arthur Hofer, owners.

SUBJECT—Application April 4, 1957—decision of the Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a residence and local retail use district, the erection of a one story extension to the existing building for use as a factory and the use of the unbuilt upon portion for parking and storage of employees and patrons cars in conjunction with the factory.

PREMISES AFFECTED—220-13 Hempstead Avenue, northeast corner of 220th Street, Block 10775, Lot 41, Queens Village, Borough of Queens.

464-57-BZ

APPLICANT—Andrew DiCamillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a E area district the erection of and extension on the front of the present two story building with less than the required setback and a rear extension encroaching on the required rear yard.

PREMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

CALENDAR

465-57-A

APPLICANT—Andrew Di Camillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—Appeal from a decision of the Borough Superintendent, re frame walls and openings within 3 feet of lot line.

PREMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

339-57-BZ

APPLICANT—James E. Casale, for Ingeborg de Beausacq, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a photographer's studio on the first floor of an existing three story, two family dwelling.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

340-57-A

APPLICANT—James E. Casale, for Ingeborg de Beausacq, owner.

SUBJECT—Application April 11, 1957—Appeal from a decision of the Borough Superintendent, re egress, garage, non-fireproof building.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

241-57-BZ

APPLICANT—Max Wechsler, for Faith for Today, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent under sections 7c and 7h of the zoning resolution, to permit in a residence use district, the erection of a two story and cellar extension to an existing structure and extend the present use of storage, office, church practice and bedroom to include dining room, kitchen printing shop, garage, classroom and parking.

PREMISES AFFECTED—108-43 71st Avenue, north side, 100 feet west of 110th Street, Block 2223, Lot 44, Forest Hills, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and for further hearing.

22-29-BZ—Vol. III

APPLICANT—Paul Friedman, for Adeline Zagarino, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. III—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i and 7A of the Zoning Resolution, to permit a plot located in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, non-automatic, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) cars awaiting service with show windows, signs and curb cuts within 75 feet of a residence use district, and with ground signs in a retail use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—134-31 to 134-39 (134-35 official) 101st Avenue and 97-32 to 97-40 Van Wyck Expressway, northwest corner, Block 9483, Lot 30, Jamaica, Borough of Queens.

Laid over from January 7, 1958, to February 11, 1957, for inspection and decision; hearing closed.

859-53-BZ—Vol. II

APPLICANT—Samuel S. Arlen, for James Alan Building Corp., owner.

SUBJECT—Application reopened February 5, 1957 as Vol. II—decision of the Borough Superintendent, under sections 19Aj and 21 of the Zoning Resolution, to permit in a

business and residence use district, the elimination of a required loading bay used as an accessory to twelve existing stores, to a store thus increasing the number of stores to thirteen.

PREMISES AFFECTED—138-38 to 138-54 84th Drive and 138-01 to 138-07 Queens Boulevard, southeast corner, Block 9649, Lot 44, Briarwood, Borough of Queens.

Laid over from January 7, 1958, to February 11, 1958, for inspection and decision; hearing closed.

471-57-BZ

APPLICANT—Leonard F. Rothkrug, for Abraham and Dorothy Donner, owners, Juniper Coat Co., lessee.

SUBJECT—Application June 20, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection and maintenance of a factory for the manufacturing of clothesware, within the limitations of Article II section 4(a) using more than the permitted area, for a term of 25 years.

PREMISES AFFECTED—177-49 to 177-73 106th Road and 106-12 to 106-20 180th Street, northwest corner, Block 10334, Lots 36 and 48, Jamaica, Borough of Queens.

Laid over from January 7, 1958, to February 11, 1958, for inspection and decision; hearing closed.

748-55-BZ

APPLICANT—O'Dwyer and Bernstein, for Michael O'Grady, owner.

SUBJECT—Application September 22, 1955—(decision of the borough superintendent) under section 7e and 7h of the zoning resolution, to permit in a residence use district, the construction and maintenance of a gasoline service station, lubricatorium, car wash, minor repairs with hand tools only, parking for motor vehicles awaiting service, and the licensed off street parking of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—262-290 Sheridan avenue, 1149-1159 Belmont avenue, northwest corner and 555-567 Lincoln avenue, Block 4238, Lot 11, Borough of Brooklyn.

Laid over from December 10, 1957 to January 14, 1958, for hearing, at request of attorney for objectors; then to February 11, 1958, for inspection and decision; hearing closed.

221-57-BZ

APPLICANT—Henry Nordheim, for Sophie Shleffar, owner (Leland Stations, Inc., lessee).

SUBJECT—Application March 26, 1957—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the reconstruction of the present gasoline service station, greasing, car washing and two gasoline pumps.

PREMISES AFFECTED—439-451 Sound View avenue and 440 Leland avenue, south junction of, Block 3498, Lots 17 and 23, Borough of The Bronx.

Laid over from December 17, 1957, to January 14, 1958, at the request of an objector; then to February 11, 1958, for inspection and decision; and for the applicant to correct his plans; hearing closed.

55-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Rainbow Improvement Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a restricted retail and retail use district, the extending of the present use of parking and storage of pleasure cars only by adding thereto, office, scale room, display of new and used cars and trucks, sale of used auto parts, minor auto repairs, storage, purchase and sale of scrap metals, parking and storage of cars and trucks.

PREMISES AFFECTED—813-845 East 59th Street and 5902-5908 Glenwood Road, southeast corner; 829-843

CALENDAR

Paedagat Avenue and 1784-1800 Ralph Avenue, Block 7979, Lots 110, 139, 151 and 161, Borough of Brooklyn.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed.

661-56-BZ—Vol. II

APPLICANT—S. Jules Lakin, for S. Jules Lakin and M. L. Bennett, owners.

SUBJECT—Application reopened October 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non-automatic, minor auto repairs with hand tools only, and parking of cars awaiting service, for a stated term of fifteen (15) years with ground sign in the retail use district.

PREMISES AFFECTED—92-10 Astoria Boulevard, southeast corner of 92nd Street, Block 1366, Lot 32, Jackson Heights, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed.

313-33-BZ—Vol. III

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened January 15, 1957 as Vol. III—re decision of the Borough Superintendent under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, sales space, service parking, motor vehicle repairs, with hand tools only, and with a curb cut on 39th Street.

PREMISES AFFECTED—38-06 Greenpoint Avenue, southwest corner of 50th Avenue, Block 212, Lot 23, Woodside, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed.

547-57-BZ

APPLICANT—Gabriel Nathan, for Boardwalk Holding Corp., owner.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent under sections 7c and 7h of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of a parking lot as an accessory use to an existing class A multiple dwelling.

PREMISES AFFECTED—122-04 to 122-20 Ocean Promenade, north side, from Beach 122nd to Beach 123rd Streets, 121-137 Beach 122nd Street and 120-132 Beach 123rd Street, Block 762, Lot 44, Rockaway Beach, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed.

288-57-BZ

APPLICANT—Anna Pick, owner.

SUBJECT—Application April 10, 1957—decision of the Borough Superintendent under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use district, the extension of a presently legally existing parking lot from the local retail portion of the premises into the residence use portion.

PREMISES AFFECTED—184-05 to 184-13 Hillside Avenue, north side, 40 feet east of Dalny Road, and 87-21 to 87-23 Dalny Road, Block 9954, Lots 6 and 72, Jamaica, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed; applicant to see examiner and file copy of certificate of occupancy for present parking in business district.

6-57-BZ

APPLICANT—M. Martin Elkind, for Jean Daronnat, Owner

SUBJECT—Application January 8, 1957—decision of the

Borough Superintendent under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) cars.

PREMISES AFFECTED—37-41 73rd Street, east side, 120 feet north of 37th Road, Block 1284, Lot 15, Jackson Heights, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed.

319-57-BZ

APPLICANT—Mathew Manes, for William Rueck and Minnie A. Dunlop, owners; Sun Oil Co., lessee.

SUBJECT—Application April 22, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, lubritorium, office, sale of auto accessories and parking of cars awaiting service, with curb cuts and show windows within 75 feet of a residence zone and the erection of post standards and illuminated signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—253-02 to 253-26 Hillside Avenue, 84-02 to 84-10 Little Neck Parkway, southwest corner and 84-01 to 84-09 253rd Street, Block 8607, Lot 180 (tentative), Bellerose, Borough of Queens.

Laid over from December 3, 1957, for inspection and decision; date to be set; hearing closed; then set for December 17, 1957; then to January 14, 1958, for further consideration and decision; then to February 11, 1958, for further consideration and possible further inspection.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 11, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, February 11, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

837-56-A

APPLICANT—Daniel G. Connolly, for Montague Associates, Inc., owner; American Manufacturing Co., lessee.

SUBJECT—Application December 4, 1956—Appeal from a decision of the Fire Commissioner, re permit for smoking.

PREMISES AFFECTED—50-56 West Street, southeast corner of Noble Street, Block 2568, Lot 5, Borough of Brooklyn.

192-57-A

APPLICANT—Louis Lieberman, for Edmund Geis Realty Corp. owner, C and M. Auto Spring Co., Inc., lessee.

SUBJECT—Application March 14, 1957—Appeal from a decision of the Borough Superintendent, re installation of oil burners, etc.

PREMISES AFFECTED—42-36 11th Street, west side, 140.26 feet north of 43rd Avenue, Block 460, Lot 60, Long Island City, Borough of Queens.

79-57-A

APPLICANT—Leonard F. Rothkrug, for Mary Volpe, doing business as Regina Blouse and Sportswear Co., owner.

SUBJECT—Application January 25, 1957—Appeal from a decision of the Borough Superintendent, re frame building, commercial use-exits, etc.

PREMISES AFFECTED—1507 DeKalb Avenue, north side, 300 feet east of Knickerbocker Avenue, Block 3236, Lot 47, Borough of Brooklyn.

140-49-A—Vol. II

APPLICANT—Burke, Green and Groh, for George and Sonia Cullinen, owners, Les Clochettes, lessee.

SUBJECT—Application reopened March 19, 1957 as Vol.

CALENDAR

II—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—35-45 223rd Street, east side, 152.83 feet north of 37th Avenue, Block 6192, Lot 68, Bayside, Borough of Queens.

748-57-A

APPLICANT—Harry Hurwit, for Belmont and Son, Inc., owner.

SUBJECT—Application October 18, 1957—Appeal from a decision of the Borough Superintendent, re egress, etc.

PREMISES AFFECTED—337 Broome Street and 151 Bowery, southeast corner, Block 423, Lot 12, Borough of Manhattan.

97-56-SM

APPLICANT—J. H. Thorp & Company, Inc., owner.

SUBJECT—Application January 24, 1956—48 Inch Saran Net, Model 2915-2918, approval of.

162-56-SM

APPLICANT—N. O. Deputy for Plastic Appliance Company, owner.

SUBJECT—Application February 16, 1956—Rapid Tite Fuel Oil Tank Filling Nipple; Part 90, Fill Box Insert; Part 92 and Fill Box Cap; Part 93, approval of.

340-56-SM

APPLICANT—M. H. Detrick Company, Insulation Division, owner.

SUBJECT—Application April 27, 1956—Detrick Pyro-Scat Fireproofing, approval of.

311-57-SM

APPLICANT—E. I. Du Pont de Nemours & Company, Inc., owner.

SUBJECT—Application April 5, 1957—DuPont Tontine Flame Resistant Vinyl Stage Curtain Material, approval of.

29-56-SM

APPLICANT—E. I. Du Pont de Nemours & Company, Inc., owner.

SUBJECT—Application reopened November 20, 1956 for amendment to resolution for additional flame resistant fabrics for use on folding doors, Fabrilite V-8117FR—re Fabrilite V-8113FR, flame resistant vinyl plastic coated glass fabric for use on folding doors; previously approved.

503-57-SM

APPLICANT—E. I. Du Pont de Nemours & Company, Inc., owner.

SUBJECT—Application June 5, 1957—DuPont Tontine Flame Resistant Quality Washable Window Shade Cloth, approval of.

180-57-SM

APPLICANT—Gilford Leather Company, Inc., Agent for Columbus Coated Fabrics Corporation, owner.

SUBJECT—Application February 28, 1957—Colovin Osnaburg Decorative Wall Covering also to be Gilford Leather Company under the trade names of Dublin Lightweight & Mikado, Decorative Wall Covering, approval of.

407-57-SA

APPLICANT—S. T. Johnson Company, owner.

SUBJECT—Application April 24, 1957—Bankheat Oil Burner, Models BH-0, BH-0A, BH-1A, BH-2, BH-2A, BH-3 and BH-3A, approval of.

502-57-SM

APPLICANT—F. Schumacher & Company, Agent for Fabritate Inc., owner.

SUBJECT—Application June 5, 1957—Rich-Wall, wall covering, approval of.

650-57-SA

APPLICANT—Vanderwater Associates, Inc., for Utility Appliance Corp., owner.

SUBJECT—Application August 5, 1957—Utility Gas-fired Suspended Unit Heaters, Models 25-UF, 50-UF, 75-UF, 100-UF, 125-UF, 200-UF, 75-UB, 100-UB, 125-UB and 150-UB, approval of.

678-57-SA

APPLICANT—Yula Water Heaters, Inc., owner.

SUBJECT—Application August 28, 1957—Yulatom Pre-heater, Model YA, approval of.

685-55-SM

APPLICANT—Hope's Windows, Inc., owner.

SUBJECT—Application July 28, 1955—Automatic Self-Closing Device No. 446, approval of.

802-49-SM—Vol. II

APPLICANT—Hope's Windows, Inc., owner.

SUBJECT—Application reopened May 6, 1952 for amendment of resolution as to additional window sections, Hope's Architectural Projected Solid Section, "LOK'D BAR,"—re Hope's Holfords, Hope's Australs and Hope's Intermediate Casements; previously approved.

29-52-SA

APPLICANT—Modine Manufacturing Company, owner.

SUBJECT—Application reopened October 2, 1956 for amendment of resolution as to additional Models—G25, G50, G75, G105, G135, G165, G225 and G310—re Modine Gas-fired Unit Heaters, space heaters, Models 65, 85, 105, 135 and 165; previously approved.

707-40-SM—Vol. II

APPLICANT—The W. S. Tyler Company, owner.

SUBJECT—Application reopened December 10, 1957 for amendment of resolution as to additional thickness of door, door thickness up to 2½ inches—re Tyler One and One-Half Hour Hollow Metal Fire Door; previously approved.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 18, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 18, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

600-57-BZ

APPLICANT—Reginald S. Hardy, for John and Tessie Dugach, Steve and Natalie Washilchuk and Daniel Karotka, owners.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing—non-automatic, minor repairs, with hand tools only, office, sales and storage of auto accessories, and parking of cars waiting for service, with curb cuts and ground sign in a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—76-26 to 76-46 (76-36 official) 164th Street, west side, from 76th Road to 77th Avenue; 162-27 to 162-37 77th Avenue and 162-28 to 162-38 76th Road, Block 6848, Lots 1, 6 and 8(1), Flushing, Borough of Queens.

Laid over from January 14, 1958, to February 18, 1958, for inspection and decision; hearing closed.

609-50-BZ—Vol. II

APPLICANT—M. Martin Elkind, for John Batha, owner.

SUBJECT—Application reopened November 7, 1956 as Vol. II—re decision of the Borough Superintendent under sec-

CALENDAR

tions 7c, 7h and 21 of the zoning resolution, to permit in a residence use, F area district, the erection of a one story extension to the present factory building with less than the required setback and the maintenance of a parking lot.
PREMISES AFFECTED—41-24 219th Street, west side, 310 feet north of 43rd Avenue, Block 6315, Lot 140, Bay-side, Borough of Queens.

Laid over from January 14, 1958, to February 18, 1958, for inspection and decision; hearing closed.

820-56-BZ—Vol. II

APPLICANT—Robert Gottlieb and Charles A. Buckley, Jr., for 174 Boston Property Corp., owner.

SUBJECT—Application reopened April 2, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, car wash, storage, auto accessory sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1660-1666 Southern Boulevard, northeast corner of East 173rd Street, Block 2983, Lots 1 and 46, Borough of The Bronx.

Laid over from January 14, 1958, to February 18, 1958, for inspection and decision; hearing closed.

416-56-BZ

APPLICANT—James E. Vassalotti, for Harry Heiman, Inc., owner.

SUBJECT—Application June 11, 1956—re (decision of the borough superintendent) under sections 7e, 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, store and storage room, with show windows and sign within 75 ft. of a residence use district and the parking and storage of motor vehicles; for a stated term of fifteen (15) years.

PREMISES AFFECTED—2237-2249 Westchester avenue and 2101-2115 Glebe avenue, northwest corner, Block 3963, Lots 57 and 62, Borough of The Bronx.

Laid over from March 5, 1957, to April 2, 1957, for inspection and decision; hearing closed; then to May 7, 1957, for further inspection and for decision; then laid over, date to be set; for consideration by the full membership of the Board; and then set for November 6, 1957; then laid over from November 6, 1957, to December 10, 1957, for further

inspection and decision; then to January 14, 1958, at the request of the applicant, as the City may take the property; hearing previously closed; then laid over from January 14, 1958, to February 18, 1958, for further inspection and decision.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 25, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, February 25, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

522-57-A

APPLICANT—Lama, Proskauer and Prober, for 27 Realty Corp., owner.

SUBJECT—Application July 1, 1957—Appeal from a decision of the borough superintendent—re exit—factory.

PREMISES—27-31 Bleecker street, north side, 75 ft. east of Shinbone alley, Block 529, Lot 55, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 18, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 18, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

222-57-BZ

APPLICANT—J. G. L. Molloy, for Embers Realty Corp., owner.

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a F area district, the erection of a six-story and cellar Class A Multiple Dwelling.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

Laid over from January 14, 1958, to March 18, 1958, for consideration and decision; with permission to applicant to file further statement; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

REGULAR MEETING

TUESDAY MORNING, JANUARY 14, 1958, 10 A. M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

60-31-BZ—Vol. II

APPLICANT—Paul Friedman, for Felner Realty Corp., owner (Bay Ridge Lumber Co., Inc., lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent under section 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), minor repairs, with hand tools only, office, storage and sale of auto accessories and parking and storage of more than five (5) cars, for a stated term of fifteen (15) years.

PREMISES AFFECTED—6313-6327 5th Avenue, east side, 100 feet south of 63rd Street, Block 5810, Lots 1, 2, 5 and 83, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Arthur Levine.

For Opposition: Margaret Adamson, Teresa Ryan and Michael Hayden.

ACTION OF BOARD—Laid over to February 4, 1958, at 10 A. M. for inspection and decision; hearing closed.

313-33-BZ—Vol. III

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened January 15, 1957 as Vol. III—re decision of the Borough Superintendent under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, sales space, service parking, motor vehicle

MINUTES

repairs with hand tools only and with a curb cut on 39th Street.

PREMISES AFFECTED—38-06 Greenpoint Avenue, southwest corner of 50th Avenue, Block 212, Lot 23, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: S. Carr.

For Opposition: E. Brodsky, Mrs. John Irwin, Hubert De Planche, Ann Klein, Clara Goldgeier, Dora Hartman, Josephine Oziemkowski, Catherine Corbell, Vera Viscusi, Frank Preston, Louis Vizdos, Mrs. Michael Tighe, Timothy J. Driscoll, Mrs. Dina Engelhard, Anna Pansky, Mrs. E. Tomaschewski, Leo Wild and Edward Kaye.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

812-41-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Birchwood Service Center, Inc., owner.

SUBJECT—Application reopened May 8, 1956 as Vol. III—decision of the Borough Superintendent, under section 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district, the change in use from gasoline service station, office, auto laundry, and lubricatorium to gasoline service station, office, auto laundry, lubricatorium, motor vehicle repair shop and accessory parking previously granted for the reconstruction and extension of existing gasoline service station.

PREMISES AFFECTED—1916-1922 Flatbush Avenue, southwest corner of Avenue L, Block 7815, Lots 32 and 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to January 21, 1958, at 10 A. M. at the request of the applicant to comply with the layover requirements of December 10, 1957; hearing previously closed.

609-50-BZ—Vol. II

APPLICANT—M. Martin Elkind, for John Batha, owner.

SUBJECT—Application reopened November 7, 1956 as Vol. II—re decision of the Borough Superintendent under sections 7c, 7h and 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of a one story extension to the present factory building with less than the required setback and the maintenance of a parking lot.

PREMISES AFFECTED—41-24 219th Street, west side, 310 feet north of 43rd Avenue, Block 6315, Lot 140, Bay-side, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: James J. Doyle.

ACTION OF BOARD—Laid over to February 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

55-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Rainbow Improvement Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7e and 7h of the Zoning Resolution, to permit in a restricted retail and retail use district, the extending of the present use of parking and storage of pleasure cars only by adding thereto, office, scale room, display of new and used cars and trucks, sale of used auto cars, minor auto repairs, storage, purchase and sale of scrap metals, parking and storage of cars and trucks.

PREMISES AFFECTED—813-845 East 59th Street and 5902-5908 Glenwood Road, southeast corner; 829-843

Paedagat Avenue and 1784-1800 Ralph Avenue, Block 7979, Lots 110, 139, 151 and 161, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Frank Siclari and Eugene S. Ginsberg.

For Opposition: Christina Catanzaro, Nat Schneier, Vincent Catanzaro, Salvatore Catanzaro, Elias Himmelstein, Mack Cort, Harvey Fox; for New York City Housing Fox and Salvatore Castro.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

748-55-BZ

APPLICANT—O'Dwyer and Bernstein, for Michael O'Grady, owner.

SUBJECT—Application September 22, 1955—decision of the Borough Superintendent under section 7e and 7h of the zoning resolution, to permit in a residence use district, the construction and maintenance of a gasoline service station, lubricatorium, car wash, minor repairs with hand tools only, parking for motor vehicles awaiting service, and the licensed off street parking of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—262-290 Sheridan Avenue, 1149-1159 Belmont Avenue, northwest corner and 555-567 Lincoln Avenue, Block 4238, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Howard N. Meyer and Michael O'Grady.

For Opposition: Bernard Samuels, Tris Gerovske, Rose Pampinella, Catherine Calabro, Marie Lembo, Antoentla Cecere, Fannie Sciolto, Gertrude Abramowitz, Josephine Marizo, Anna Albanese, Carlo Calabro, Paul Pallodino, Helen Scalise, Albert Scalise, Angelina Minerva and Leah Campo.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

416-56-BZ

APPLICANT—James E. Vassalotti, for Harry Heiman, Inc., owner.

SUBJECT—Application June 11, 1956—re decision of the Borough Superintendent under sections 7e, 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor auto repairs, store and storage room, with show windows and sign within 75 feet of a residence use district and the parking and storage of motor vehicles; for a stated term of fifteen (15) years.

PREMISES AFFECTED—2237-2249 Westchester Avenue and 2101-2115 Glebe Avenue, northwest corner, Block 3963, Lots 57 and 62, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and Eugene S. Ginsberg.

For Opposition: None.

ACTION OF BOARD—Laid over to February 18, 1958, at 10 A. M. for further inspection and decision; hearing previously closed.

470-56-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for The Booth Felt Company, Inc., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent under section 7e of the zoning resolution, to permit in a local retail use district, the erection of a one story building to be used for the processing of felt products, shipping and receiving, office, boiler room, loading and unloading, and the parking of employees cars and owner's trucks for a stated term of twenty-five (25) years.

PREMISES AFFECTED—1712-1720 10th Avenue, northwest corner of 18th Street, Block 877, Lots 45, 46, 47, 48 and 49, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama and Eugene S. Ginsberg.
For Opposition: J. L. Hauptman and Albert J. Campisi.
ACTION OF BOARD—Laid over to February 4, 1958, at 10 A. M. for inspection and decision; hearing closed.

661-56-BZ—Vol. II

APPLICANT—S. Jules Lakin, for S. Jules Lakin and M. L. Bennett, owners.

SUBJECT—Application reopened October 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs with hand tools only, and parking of cars awaiting service, for a stated term of fifteen (15) years with ground sign in the retail use district.

PREMISES AFFECTED—92-10 Astoria Boulevard, southeast corner of 92nd Street, Block 1366, Lot 32, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Murray Stockman, Joseph B. Lynch and J. I. Isaacs.

For Opposition: Charles K. Tannenbaum and Thomas J. Guida.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

820-56-BZ—Vol. II

APPLICANT—Robert Gottlieb and Charles A. Buckley, Jr., for 174 Boston Property Corp., owner.

SUBJECT—Application reopened April 2, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, car wash, storage, auto accessory sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1660-1666 Southern Boulevard, northeast corner of East 173rd Street, Block 2983, Lots 1 and 46, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Maurice J. Schulkind.

For Opposition: Jacob Rabinowitz and Fred Rubin.

ACTION OF BOARD—Laid over to February 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

6-57-BZ

APPLICANT—M. Martin Elkind, for Jean Daronnat, owner.

SUBJECT—Application January 8, 1957—decision of the Borough Superintendent under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) cars.

PREMISES AFFECTED—37-41 73rd Street, east side, 120 feet north of 37th Road, Block 1284, Lot 15, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: Gertrude Calabresi, Mrs. William J. Behrens, Rose Iulo, V. Abrascato, L. Keough, Frank Calabresi, A. Farrara, and S. Klein.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A.M. for inspection and decision; hearing closed.

221-57-BZ

APPLICANT—Henry Nordheim, for Sophie Shleffar, owner (Leland Stations, Inc., lessee).

SUBJECT—Application March 26, 1957—decision of the

Borough Superintendent under section 7c of the zoning resolution, to permit in a residence use district, the reconstruction of the present gasoline service station, greasing, car washing and two gasoline pumps.

PREMISES AFFECTED—439-451 Sound View Avenue and 440 Leland Avenue, south junction of, Block 3498, Lots 17 and 23, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Mary Flynn and Mel Sicilian.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A. M. for inspection and decision; and for the applicant to correct his plans; hearing closed.

222-57-BZ

APPLICANT—J. G. L. Molloy, for Embers Realty Corp., owner.

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in an F area district, the erection of a six-story and cellar Class A Multiple Dwelling.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: J. G. L. Molloy and Sidney Mines.

For Opposition: Richard P. Charles, Benjamin Diamond and Raymond Kern O'Brien.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for consideration and decision; with permission to applicant to file further statement; hearing closed.

241-57-BZ

APPLICANT—Max Wechsler, for Faith for Today, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent under sections 7c and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a two story and cellar extension to an existing structure and extend the present use of storage, office, church practice and bedroom to include dining room, kitchen, printing shop, garage, classroom and parking.

PREMISES AFFECTED—108-43 71st Avenue, north side, 100 feet west of 110th Street, Block 2223, Lot 44, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Michael Schimenti, Rev. W. A. Fagal and David N. Hartman.

For Opposition: Richard C. Murphy, James Saulpaugh and Louis Horowitz.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A. M. for inspection and for further hearing.

288 57-BZ

APPLICANT—Anna Pick, owner.

SUBJECT—Application April 10, 1957—decision of the Borough Superintendent under sections 7c and 21 of the Zoning Resolution, to permit in a residence and local retail use district, the extension of a presently legally existing parking lot from the local retail portion of the premises into the residence use portion.

PREMISES AFFECTED—184-05 to 184-13 Hillside Avenue, north side, 40 feet east of Dalny Road, and 87-21 to 87-23 Dalny Road, Block 9954, Lots 6 and 72, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Samuel A. Goldstein.

For Opposition: None.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A. M. for inspection and decision; hearing closed; applicant to see examiner and file copy of Certificate of Occupancy for present parking in business district.

MINUTES

292-57-BZ

APPLICANT—Herman Kron, for 61-44 Fresh Meadow Road, Inc., owner.

SUBJECT—Application April 10, 1957—decision of the Borough Superintendent, under sections 7c, 7e, and 7A, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and sale of used cars, parking and storage of more than five (5) cars, with curb cuts within 75 feet of a residence use district and a ground sign on the retail use portion.

PREMISES AFFECTED—130-36 Merrick Boulevard, northwest corner of 130th Road, Block 12541, Lot 50, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: Max M. Lome, James C. Burke, Gussie S. Garrett and D'Eynecourt Barker.

ACTION OF BOARD—Laid over to February 4, 1958, at 10 A. M. for consideration and decision; hearing closed.

319-57-BZ

APPLICANT—Mathew Manes, for William Rueck and Minnie A. Dunlop, owners; Sun Oil Co., lessee.

SUBJECT—Application April 22, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, lubritorium, office, sale of auto accessories and parking of cars awaiting service, with curb cuts and show windows within 75 feet of a residence zone and the erection of post standards and illuminated signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—253-02 to 253-26 Hillside Avenue, 84-02 to 84-10 Little Neck Parkway, southwest corner and 84-01 to 84-09 253rd Street, Block 8607, Lot 180 (tentative), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Burton Gordon.

For Opposition: Theodore Ain.

ACTION OF BOARD—Laid over from December 3, 1957, date to be set for inspection and decision; hearing closed; then set for January 14, 1958; then laid over to February 11, 1958, at 10 A. M. for further consideration and possible further inspection; hearing previously closed.

329-57-BZ

APPLICANT—Anita L. Ligorio, owner.

SUBJECT—Application April 16, 1957—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a "G-1" area district, the conversion of a present one family dwelling to a two family dwelling.

PREMISES AFFECTED—1161 East 21st Street, east side, 240 feet south of Avenue J. Block 7603, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Anita Ligorio.

For Opposition: August Canziani, Charles H. Platt, Madeleine Crastnopol, Grace Geier, Betty Platt, Charlotte Rubin, Sylvia Perry, Max Tirschwell and Samuel Chess.

ACTION OF BOARD—Laid over to January 28, 1958, at 10 A. M. for inspection and decision; hearing open only as to acceptance of properly filed objections.

350-57-BZ

APPLICANT—Burke, Green and Groh, for Joseph B. Weynert, owner.

SUBJECT—Application April 29, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, D area district,

the erection of a two-story building for use as a doctor's office and two dwellings without the required garages or parking spaces.

PREMISES AFFECTED—58-44 Main Street, west side, 20-74 feet north of 59th Avenue, Block 6378, Lot 40, Flushing, Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Joseph B. Weynert, M.D.

For Opposition: Jerome L. Blakeman.

ACTION OF BOARD—Laid over to February 4, 1958, at 10 A. M. for further consideration after applicant has corrected his application and for decision; hearing closed.

477-57-BZ

APPLICANT—Gerard M. Bloomfield, for Thirbrook Corp., and Safeway Stores, Inc., owners.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in an unrestricted use and business use districts, the erection and maintenance of a gasoline service station, car washing, lubritorium, minor auto repairs, storage rooms and storage for more than five (5) motor vehicles on the vacant portion of the lot, and extending from the unrestricted portion into the business portion of the plot.

PREMISES AFFECTED—851-865 St. Anns Avenue and 3150-3172 3rd Avenue, southwest corner, Block 2360, Lots 92 and 97, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerard M. Bloomfield.

For Opposition: None.

ACTION OF BOARD—Laid over from November 26, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further examination of plans and decision; then to January 14, 1958, at 10 A.M. for revised plans and decision; then to January 21, 1958, at 10 A. M. for applicant to consult examiner.

547-57-BZ

APPLICANT—Gabriel Nathan, for Boardwalk Holding Corp., owner.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent under sections 7c and 7h of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of a parking lot as an accessory use to an existing class A multiple dwelling.

PREMISES AFFECTED—122-04 to 122-20 Ocean Promenade, north side, from Beach 122nd to Beach 123rd Streets, 121-137 Beach 122nd Street and 120-132 Beach 123rd Street Block 762, Lot 44, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan and David Koss.

For Opposition: Seymour Frank, Rose Daitch, Rose Marder, Gladys Kushlin, Rae Druskin, Ethel Sherman, J. Lascelles, Anna Levenson, Esther Weissman, Ben Kellerman, C. Nemett and Hyman Vogel.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

600-57-BZ

APPLICANT—Reginald S. Hardy, for John and Tessie Dugach, Steve and Natalie Washilchuk and Daniel Karotka, owners.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), minor repairs, with hand tools only, office, sales and storage of auto accessories, and parking of cars waiting for service, with

MINUTES

curb cuts and ground sign in a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—76-26 to 76-46 (76-36 official) 164th Street, west side, from 76th Road to 77th Avenue; 162-27 to 162-37 77th Avenue and 162-28 to 162-38 76th Road, Block 6848, Lots 1, 6 and 8(1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Evelyn M. Rogoff, Laura Moore, Bernice B. Sims and Mike Antonuk.

ACTION OF BOARD—Laid over to February 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

684-57-BZ

APPLICANT—Paul Friedman, for Louis C. Kaye, owner (Esso Standard Oil Co., conditional lessee).

SUBJECT—Application August 24, 1957—decision of the Borough Superintendent under sections 7f, 7e, 7i, 7h and 7A of the zoning resolution, to permit on a plot located partly within a business use district and partly within a residence use district, on a portion of the plot within the business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office and storage and sales of auto accessories, parking and storage of more than five (5) and on the portion of the plot in a residence use district the parking and storage of cars; with a ground sign in a business use district, and with curb cuts within 75 feet of residence district for a stated term of fifteen (15) years.

PREMISES AFFECTED — 1841-1849 Cornaga Avenue (1845 official), southeast corner of Beach 19th Street, Block 79, Lot 1, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman, Arthur Levine and Louis C. Kaye.

For Opposition: Frank J. Crisona, Abraham Landsman, Rose Hirsch, Helen Landsman, Lawrence Finnerty, Michael Hirsch and Philip Gussow.

ACTION OF BOARD—Laid over to February 4, 1958, at 10 A. M. for inspection and decision; hearing closed.

685-57-A

APPLICANT—Paul Friedman, for Louis C. Kaye, owner (Esso Standard Oil Co., conditional lessee).

SUBJECT—Application August 24, 1957—filed pursuant to section 35, General City Law re portion of premises in bed of a mapped street—proposed widening of Cornaga Avenue.

PREMISES AFFECTED — 1841-1849 Cornaga Avenue (1845 official), southeast corner of Beach 19th Street, Block 79, Lot 1, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman, Arthur Levine and Louis C. Kaye.

ACTION OF BOARD—Laid over to February 4, 1958, at 10 A. M. for inspection and decision; in conjunction with Cal. No. 684-57-BZ; hearing closed.

1202-21-BZ—Vol. V

APPLICANT — Leonard F. Rothkrug, for Automotive Craftsmen, Inc., owner (North American Folding Box, Inc., lessee).

SUBJECT—Application reopened September 24, 1957 as Vol. V—re decision of the Borough Superintendent under sections 7e and 7h of the Zoning Resolution, to permit in a residence and business use district, the change in use from manufacturing and plating of metal products to storage of paper boxes for a term of ten years.

PREMISES AFFECTED—2714 Beverly Road and 200-222 East 28th Street, southwest corner and 2713-2723 Cortelyou Road, Block 5171, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Fannie L. Burkes, Margaret M. Shook and Ethel Bloomwitz.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. V on September 24, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 14, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Beverly Road and Cortelyou Road are in business and residence use, C area, class 1¼ height districts; Rogers Avenue is in a business use, C area, class 1¼ height district; East 28th Street is in a residence use, C area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated July 1, 1957 acting on Alt. Applic. 3597-56, reads:

"1. Proposed change of occupancy is not in accordance with the Bd. of Standards and Appeals variance granted under Cal. 1202-21-BZ, Vol. IV."

and

WHEREAS, the applicant states that the premises consist of a plot, 109 foot, 11½ inch frontage by 179 feet 9½ inches in depth, irregular in area, on which is located a one story building of class 3 construction, 109 foot 11½ inch front by 100 feet, irregular in depth, granted by the Board to be occupied for manufacturing and plating of metal products, and garage spaces along East 28th Street consisting of thirteen one-car spaces and three two-car spaces, and parking on the open portion of the plot in the rear, all of said garage spaces and parking previously granted by the Board and not subject to this application; that it is proposed to amend the resolution of the Board only so far as it permits occupancy for manufacturing and plating of metal products to permit occupancy for storage of paper boxes; and

WHEREAS, the applicant states that the Board, under Cal. No. 1202-21-BZ, Vol. IV, dated May 7, 1957, granted a variance for a term of ten years for the manufacturing and plating of metal products and the continuation of garage spaces along East 28th Street, and parking; that the lessee, All Star Metal Finishing Company, subsequently vacated the premises; and

WHEREAS, the applicant further states that the building was erected in 1922 in accordance with the resolution of the Board under Vol. I, granted January 13, 1922, an application to permit the erection of a garage for more than five motor vehicles in a business use district; that the application was again reopened as Vol. II on April 29, 1948 and granted on September 13, 1949 under section 7i to permit motor vehicle repairing, including spraying and welding; that the owner purchased the premises on October 20, 1946 to be used in conjunction with a Ford motor agency that it conducted on Empire Boulevard; that when the agency was sold the owner leased the premises for an auto repair shop and garage which occupied the building until 1955; that the auto repair shop was unable to economically use the premises, and terminated its lease; that the tenant, All Star Metal Finishing Company, manufacturers and platers of metal products, occupied the building from October, 1955 to June 1, 1957; that the present tenant, North American Folding Box Co. has occupied the premises since June 1, 1957; and

WHEREAS, the applicant contends that there is no economic demand for use of the premises as a garage, originally granted by the Board; that the neighborhood does not warrant garage rentals sufficient to yield an economic return; that the existing and proposed use of the building

MINUTES

is a conforming use in a business use district, and therefore a conforming use in that portion of the premises in a business use district; that the proposed use for storage of paper boxes is more desirable than the garage use originally granted by the Board, or the repair shop or manufacturing uses subsequently granted; that the premises cannot be devoted to a conforming use in that the building was erected as a garage and there is no economic demand to demolish the building; that this same owner is the owner of the vacant southeast corner of Beverly Road and East 28th Street occupied as a parking lot under Cal. No. 338-49-BZ, Vol. II, and if there was a demand for development with a conforming use, that vacant corner would be the first available property; that there will be no manufacturing conducted by the proposed lessee and no odors or noise will emanate from the premises; that loading and unloading will be limited to existing curb cuts on Beverly Road; and

WHEREAS, the applicant states that the present owner has held title to the property since October 20, 1946; that the assessed valuation of land is \$29,000 and of the building \$41,000 making a total of \$70,000; that the building was erected in 1922.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 13, 1922, as thereafter amended by resolutions adopted through May 7, 1957, by adding thereto:

"that in the event the tenant previously proposed for the portion of the building facing on Beverly Road for manufacturing and plating metal products removed from the premises, the premises may be occupied as now proposed for the storage of folding paper cartons, on condition that the loading and unloading of such cartons shall be solely from Beverly Road; that in all other respects the resolutions herein cited shall be complied with as to use of other spaces on the plot; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within three months from the date of this amended resolution."

586-30-BZ—Vol. II

APPLICANT—Haus and Bresin, for I. H. and N. S. Holding Corp., owner.

SUBJECT—Application reopened April 24, 1957 as Vol. II—decision of the Borough Superintendent under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, the parking and storage of more than five (5) motor vehicles and a ground sign for the stated term of fifteen (15) years.

PREMISES AFFECTED—23-01 Broadway and 31-71 to 31-85 23rd Street, northeast corner, Block 567, Lot 22, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 24, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on September 24, 1957 after due notice by publication in the Bulletin; laid over to October 29, 1957, for inspection and decision; hearing closed; then to December 10, 1957, at the request of the applicant; then to January 14, 1958, at request of the applicant; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 23rd Street are in a business

use, B area, class 1¼ and 1½ height district; Broadway is in a business use, B area, class 1½ height district; 31st Drive is in business and residence use, B area, class 1¼ and 1½ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated March 15, 1957 acting on N.B. Applic. 524-57, reads:

"1. Proposed gasoline service station, auto washing (non-automatic) lubrication, office, sales of auto accessories, minor repairs with hand tools only and parking and storage of more than 5 motor vehicles on a lot in a business use district is contrary to Art. 2, Sec. 4a, item 29 and 46 of the Z.R.

2. Proposed ground sign in a business use district is contrary to Art. 2, Sec. 4a, item 49 of the Z.R."

and

WHEREAS: the applicant states that the premises consist of a plot, 75.27 foot frontage by 160.11 feet in depth, presently unimproved, with two large advertising billboards; that it is proposed to develop the site with a modern gasoline service station; that the proposed building will have face brick facades facing both streets; that pumps will be installed parallel to the Broadway frontage of the property; that although 23rd Street is in a business use district for the entire block, only one curb cut will be installed on this street and will be located near the intersection of Broadway; that a woven wire fence on a concrete base will be installed along both interior lot lines and will return along a portion of the 23rd Street building line, with brick terminal posts at the ends of the fence; that the repairing herein proposed will consist of minor repairs with hand tools only and will be confined to the interior of the accessory building; and

WHEREAS, the applicant states that there is an existing gas station, factory and repair shop on the corner diagonally opposite the site in Block 555, Lot 29, and also within the affected area, on 23rd Street, there is a post office garage in Block 555, Lot 1; that the rear of the five car garage in Block 567, Lot 28, adjoins the subject site to the north; that except for one vacant plot, the entire block to the west of the site on the north side of Broadway, is occupied as a shopping center with parking space and loading space fronting on both Broadway and 23rd Street; that also within the affected area on Broadway, there is a brass foundry in Block 555, Lots 20 and 21; and

WHEREAS, the applicant contends that the proposed paved, fenced and well lighted development will provide a safer and more attractive condition than now exists; that there are no gas station servicing facilities on the north side of Broadway for more than a mile to the east of the site and none for more than a quarter of a mile to the west of the site; that there are adequate store facilities within this area, so that it is not economically feasible to develop the site with a store building; and

WHEREAS, the applicant states that the present owner has held title to the property since April 12, 1954 and that the assessed valuation of land is \$12,000.

The resolution containing certain conditions affecting this application will be printed in a later Bulletin.

281-32-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Louis Diamond, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, to extend the proposed use of the gasoline service station, lubritorium, auto laundry and office by adding minor auto repairs, parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—98-01 to 98-15 Metropolitan Avenue and 89-04 to 89-14 69th Road, northeast corner, Block 3207, Lots 30 and 33, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Eugene S. Ginsberg.
For Opposition: None.

MINUTES

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 24, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on December 10, 1957 after due notice by publication in the Bulletin; laid over to December 17, 1957, for hearing at request of objector; no further requests for adjournment to be considered; then to January 14, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in retail and residence use, D and E area, class 1 height districts; Metropolitan Avenue is in a business use, D and E area, class 1 height district; 69th Road and 70th Avenue are in business and residence use, D and E area, class 1 height districts; that as of July 25, 1916 that part of the premises within 100 feet of Metropolitan Avenue was in a business use district and the entire premises was in a class D area district; that the area designation for the residence portion of the premises became effective February 5, 1940 and the present use designation for the portion of the premises within 100 feet of Metropolitan Avenue became effective May 18, 1953; and

WHEREAS, the decision of the Borough Superintendent, dated August 2, 1957 acting on Alt. Applic. 977-57, reads:

"1. Proposed extension of area and use of an existing gasoline service station, lubritorium, office and auto laundry to Gasoline service station, lubritorium, minor auto repairs, car washing, office, parking and storage of more than five motor vehicles in the Retail use portion of a plot located in a Retail and Residence use Zone is contrary to Art. II Sec. 4A of the Zoning Resolution.

2. Ground sign in a Retail zone is contrary to Sec. 4A of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150.46 foot frontage by 137.73 feet in depth, irregular, presently developed with a gasoline service station consisting of five 550 gallon gasoline tanks and six dispensing pumps; that the present accessory building is one story in height, of class 3 construction, having a frontage of 80 feet, a depth of 26 feet $\frac{3}{8}$ inches, and is now being used for office, lubritorium, minor auto repairs and car washing; that the open area is being used for parking and storage of motor vehicles; and

WHEREAS, the applicant states that it is proposed to maintain the present legal uses of gasoline service station, lubritorium, auto laundry and office; that it is further proposed to extend the legal gasoline station so it will have a total frontage of 150.46 feet on Metropolitan Avenue, and add the uses of minor auto repairs, parking and storage of more than five motor vehicles in the open area; that the proposal will be confined to the retail portion of the plot; and

WHEREAS, the applicant states that Fire Department records show that on November 8, 1924, Plan No. 2309-1924 was filed on a plot located on the north side of Metropolitan Avenue, 50 feet east of 69th Road, having a frontage of 50.17 feet on Metropolitan Avenue, 122.59 feet on the easterly lot line and 141.3 feet on the westerly lot line, being triangular in shape; that later, Plan No. 3125-1927 was approved on the same size plot for one additional 550 gallon gasoline tank; that Misc. Applic. No. 11179-1946 was filed for two additional 550 gallon tanks on a plot having a frontage of 90.46 feet on Metropolitan Avenue, 137.73 feet on 69th Road, 57.29 feet on the northerly lot line and 122.59 feet on the easterly lot line, making a total of five 550 gallon gasoline tanks; that Building Department records show that the present building was erected under N.B. Applic. No. 182-1935 and Certificate of Occupancy No. A-52023 was is-

sued on July 3, 1935, for the following uses: first floor—office, lubritorium and auto laundry; that re-application for a Certificate of Occupancy was made in 1943, also under N.B. Applic. No. 182-1935, and on August 6, 1943, new Certificate of Occupancy No. Q-29610 was issued for the following uses: cellar—boiler room; first floor—gasoline service station, lubritorium, auto laundry and offices; that this certificate covered a plot having a frontage of 90.48 feet on Metropolitan Avenue, 137.73 feet on 69th Road, 57.29 feet on the northerly lot line and 122.59 feet on the easterly lot line, it being understood that the approved uses were confined to the 100 feet of the plot within the business use district; that a 12 inch by 12 inch high concrete curb was to divide the business and residence use districts, and also a 12 inch by 12 inch concrete curb was to divide the original gas station having a frontage of 50.17 feet on Metropolitan Avenue and starting 50 feet east of 69th Road; and

WHEREAS, the applicant contends that the continuous operation of this gas station since its inception in 1924 has proven conclusively that the owners have provided an essential and vital service to this community; that the additional parking as proposed will do much to render a better service to this community, which has many small retail stores with no parking facilities; that the removal of the pumps from the street building line of Metropolitan Avenue and setting them 15 feet back of the present building line will do much toward protecting pedestrian travel passing the gas station; that the reduction of curb cuts to three 30 foot cuts on Metropolitan Avenue and one 20 foot cut on 69th Road will further help to protect pedestrian travel; that the rear part of the site within the residential portion of the plot will be used for a conforming use and act as a permanent buffer between the gas station and the adjoining plots on the north; that the 5 foot 6 inch high woven wire fence on the zoning line, along the building line of 69th Road up to the building and along the easterly lot line, will confine all of the proposed and present uses to the retail portion of the plot; and

WHEREAS, the applicant states that the present owner has held title to the property since July 12, 1946; that the assessed valuation of land is \$22,000 and of the building \$11,000 making a total of \$33,000; that the building was erected in 1935.

The resolution containing certain conditions affecting this application will be printed in a later Bulletin.

104-48-BZ

APPLICANT—Corner Realty Corp., owner.

SUBJECT—Application reopened December 3, 1957 for consideration as to extension of time to complete, expired March 6, 1951—decision of the Borough Superintendent, previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change in occupancy from laundry to laundry and dry cleaning.

PREMISES AFFECTED—1809 Avenue Z and 2557 East 18th Street, northeast corner, Block 7439, Lots 45-51, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving R. Rosenthal and Anthony Chiaramonte.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, on June 22, 1948 this application was granted by the Board on certain conditions under section 7c of the zoning resolution, to permit in a business use district the change in occupancy from laundry, to laundry and dry cleaning, affecting premises 1809 Avenue Z and 2557 East

MINUTES

18th Street, northeast corner, Block 7439, Lots 45-51, Borough of Brooklyn; and

WHEREAS, this application was reopened from time to time, and on September 12, 1950 the resolution was amended to extend the time to complete the work within six months from the date of this amended resolution; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation on March 12, 1951; and

WHEREAS, this application was reopened on December 3, 1957 and set for hearing on January 7, 1958 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on January 7, 1958 and laid over to January 14, 1958; and

WHEREAS, a public hearing was held on this application on January 14, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 16, 1957 acting on Alt. Applic. 4971-47, reads:

"1. The change of use of this building located in a business use district from wet wash laundry to wet wash laundry and dry cleaning is contrary to the Zoning Res. Art. II Sect. 4(a), par. (51) and par. (53)."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 22, 1948, as thereafter extended by resolutions adopted through September 12, 1950, only so far as it has reference to obtaining permits and completion of the work so that as amended this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution."

795-50-BZ—Vol. II

APPLICANT—Larry Meltzer, for Starvel Realty Inc., owner (American Oil Company, lessee).

SUBJECT—Application reopened May 28, 1957 as Vol. II—re decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of an extension to the existing accessory building and extend the present use of the gasoline service station, lubritorium and accessory store to include non-automatic car washing.

PREMISES AFFECTED—3768-3778 Nostrand Avenue and 2915-2925 Avenue Y, northwest corner, Block 7422, Lot 1037, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating..... 1

WHEREAS, this application was reopened as Vol. II on May 28, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on December 17, 1957 by publication in the Bulletin; laid over to January 14, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Nostrand Avenue are in a local retail use, D area, class 1 height district; East 29th Street is in a residence use, D area, class 1 height district; Avenue Y is in a local retail and residence use, D area, class 1 height districts; that on June 19, 1926 the zoning was changed from undetermined; to business use and again changed on April 28, 1949 to the present use; and

WHEREAS, the decision of the Borough Superintendent, dated March 27, 1957 acting on Alt. Applic. 391-56, reads:

"1. Proposed extension to accessory building of a gasoline service station and addition of car washing (non-automatic) to present use of gasoline service station, lubritorium and accessory store is contrary to Art. II, pp. 4-c of the Zoning Resolution and also contrary to the Bd. of Standards & Appeals variance under Cal. #795-50-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 90 feet in depth; that on the central westerly portion of the plot is the accessory building 43 feet 5 inches by 27 feet 8 inches, which is used in conjunction with the gasoline service station on the lot; that it is proposed to extend the accessory building to the north an additional 26 feet 7 inches to the north lot line, for the full depth—27 feet 8 inches—of the building, creating two additional bays to be used for an additional lift and non automatic car washing; and

WHEREAS, the applicant states that this station was established under a variance granted by the Board under Cal. No. 795-50-BZ on April 24, 1951, N.B. Applic. 1555-50, for a period of ten years expiring April 24, 1961; that Certificate of Occupancy No. 137103 issued November 4, 1953 authorizes the use as a gasoline service station, lubritorium and accessory store; and

WHEREAS, the applicant contends that at the time that the Board granted a variance in 1951, it was felt that the size of the station and accessory building would be adequate, but it now develops that the facilities of this station are not adequate to properly serve its customers; that there is only one other service station in the immediate vicinity and the nearest service station is four city blocks away; that in order to provide proper facilities and complete service for the increasing population of the area, the proposed extension is essential; that the change will not be detrimental to the neighborhood since they are designed to make more efficient use of the existing land with no additional curb cuts or pumps; and

WHEREAS, the applicant states that the present owner has held title to the property since July 11, 1950; that the assessed valuation of land is \$21,000 and of the building \$13,000 making a total of \$34,000; that the building was erected November 14, 1953; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 24, 1951, as thereafter amended by resolutions adopted through October 6, 1953 by adding thereto:

that in the event the owner desires to enlarge the accessory building substantially as proposed and as indicated on plans filed with this application marked "Received April 26, 1957", five sheets, and "November 8, 1957", one sheet, such extension may be permitted as thereon shown *on condition* that in all other respects the requirements of the resolution above cited shall be complied with where not inconsistent with this amended resolution; that the design and arrangement of the proposed extension shall be as shown on such plans and the extension shall continue a similar design and use of brick on the exterior walls; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

658-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Isidore Breidbart, owner Tidewater Oil Company, conditional lessee.

SUBJECT—Application reopened September 24, 1957 as Vol. II—decision of the Borough Superintendent, under section 7f, 7e, 7i and 7A of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto wash,

MINUTES

minor repairs with hand tools only, office, storage and sales of auto accessories, parking of five (5) cars waiting to be serviced with a proposed show window within 75 feet of a residence use district and with ground sign on premises, for a stated term of fifteen (15) years.

PREMISES AFFECTED—222-44 Braddock Avenue, southeast corner of Winchester Boulevard, Block 10740, Lot 12, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman, Arthur Levine, Paul Levine and Giovanni Nisita.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper..... 4

Negative: 0

Not Voting: Vice Chairman Keating..... 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 24, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on December 10, 1957 after due notice by publication in the Bulletin; laid over to January 14, 1958, at 10 A. M., to permit objectors to be present who were delayed by traffic conditions; applicant to send notices by regular mail; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Braddock Avenue are in a retail use, D area, class ½ height district; Winchester Boulevard is in retail and residence use, D and E-1 area, class ½ height districts; 91st Avenue is in a residence use, E-1 area, class ½ height district; that as of July 25, 1916 the property was zoned as a business use, one times height district and D area district; that the present retail use designation became effective on January 21, 1947 and the class ½ height designation became effective on June 30, 1952; that the area designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated July 18, 1957 acting on N.B. Applic. 2286-57, reads:

"1. Proposed gasoline service station, lubritorium, non-automatic auto wash, minor repairs with hand tools only, office, storage and sales of auto accessories and parking of 5 cars waiting to be serviced in a Retail Use District is contrary to Article II Section 4A of the Zoning Resolution.

2. Proposed show window on Winchester Blvd. side and within 75'-0" of a Residence Use District is contrary to Article II Section 7A of the Zoning Resolution.

3. Ground sign on premises facing Braddock Ave. is contrary to Article II Section 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 102.64 foot frontage by 92.17 feet, irregular in depth; that on September 2, 1955 the Building Department, under N.B. 2807-55 approved an application to permit at the subject premises the erection of a one story building 20 feet by 30 feet in area, to be occupied as a retail ice cream stand and to occupy the unbuilt upon area for parking of owner's and patrons' cars; that pursuant to this approval, Permit No. 4663-55 was issued and work was commenced, but never completed; that the building contractor never received payment for his work and construction was suspended; that at present there are three Building Department violations on record as follows: Violation No. 4716-55, issued December 12, 1955—"Steel members erected not properly braced. Lolly columns not properly centered on footings; Violation No. 3085-56 filed July 24, 1956: "Construction suspended, premises in need of repair. Hazardous condition created by vandalism"; Unsafe Building No. 136-56, issued August 21,

1956: "Doors, plate glass windows broken and hazardous, fire hazard and also a moral nuisance"; and

WHEREAS, the applicant states that it is proposed to remove the existing unsafe, hazardous structure and to erect and maintain for a stated term of fifteen years, a brick faced, peak-roof, parkway type gasoline service station, lubritorium, non-automatic auto wash, minor repairs with hand tools only, office, storage and sales of auto accessories, and parking of five cars awaiting service, with proposed show window on Winchester Boulevard side within 75 feet of a residence use district, and ground sign on premises facing Braddock Avenue; and

WHEREAS, the applicant states that the instant application differs materially and substantially from the previously denied application in the following respects: that the building has been relocated for the better protection of adjoining occupancies; that the previous application proposed to erect the service station building flush to the rear and easterly lot lines whereas the instant application proposes to erect the building 10 feet clear of the rear lot line and 20 feet clear of the easterly lot line; that the building has been re-designed to enhance the appearance of the site and of the neighborhood; that the previous application proposed a colonial type building; that the instant application also proposes a colonial design but with additional features, such as roof dormers and an ornamental cupola; that the fence walls have been re-designed to provide better protection to neighboring occupancies; that the prior application proposed a 5 foot high brick and picket fence wall extending from the rear wall of the proposed building to the Winchester Boulevard building line and extending along Winchester Boulevard for a distance of only 25 feet, and a similar fence wall along the easterly lot line extending from the wall of the proposed building to the Braddock Avenue building line; that the instant application proposes to erect along the entire rear lot line a solid brick fence wall 5 feet 6 inches high extending also along the Winchester Boulevard building line for a distance of 57.17 feet; that along the easterly lot line a brick and picket fence wall, 5 feet 6 inches high is now proposed; that the area proposed to be used for seeding and landscaping is almost five times as large as was previously proposed; that the total area now proposed to be seeded and landscaped is approximately 1645 square feet, or 17.8% of the total area, whereas the previously denied application proposed only 335 square feet of landscaped area, or only 3.6% of the plot; that the present application proposes only one pump island, instead of two as heretofore proposed, and proposes to relocate it to provide better safety conditions at the sidewalk by setting it back 15 feet from the Braddock Avenue building line, instead of only 10 feet as heretofore proposed; that the number of post standard signs is now proposed to be reduced; that the previous application proposed two post standard signs, one located at the intersection of Braddock Avenue and Winchester Boulevard and another at Braddock Avenue at the easterly lot line; that the instant application proposes only one post standard sign located at the intersection; and

WHEREAS, the applicant further states that at the time the previous application was acted upon by the Board, the premises was vacant; that today there exists thereon an incomplete and abandoned retail ice cream stand which has been characterized by the Building Department as hazardous, unsafe, a fire hazard and a moral nuisance; that a grant of this application would benefit the neighborhood by the elimination of this eyesore; that the use by school children of the sidewalk in front of the proposed use is now substantially less than that which existed at the time of the denial of the previous application; that this reduction of use has occurred primarily through the construction of a new school in the neighborhood and a consequent change in the zones served by the schools, which has rearranged the pedestrian pattern of children en route to and from school; and

WHEREAS, the applicant contends that there is no economic demand for the development of the subject premises with a conforming use as existing store facilities are suffi-

MINUTES

cient to serve the needs of the residents in the area; that in an effort to develop the premises for a conforming use a previous owner started construction of a retail ice cream stand; that he was unable to lease the premises to any tenant, was financially unable to complete the work and abandoned the partly completed development; that the present owner, who held the mortgage on the premises started foreclosure proceedings and acquired title; that subsequent efforts have been made to lease the property for use as a drive-in refreshment stand or for other conforming uses, but without success; that there is no economic demand for development of the property for residence use as the property is located in a retail district, at the intersection of two heavily travelled thoroughfares and is directly opposite an existing gas station; that there is an economic demand for development of the premises as proposed as it is located at the intersection of two heavily travelled thoroughfares; that a major oil company has entered into a lease for the premises conditioned upon obtaining the requisite approvals; that a grant of the instant application would have no adverse effect upon neighboring properties as the subject premises is situated in a retail use district and both sides of Braddock Avenue within the affected area, to a point 100 feet west of Winchester Boulevard are zoned for retail use; that the balance of the blockfront is either undeveloped, block 10740, lot 17, or is developed with two story buildings with stores on the first floor and residences above; that the northerly side of Braddock Avenue, within the affected area, is developed with business and commercial uses; that block 7949 diagonally opposite the site is zoned for retail and residence use and is either vacant, Lot 6, or developed with two story buildings with stores on the first floor and residences above, Lots 1 to 5 inclusive; that Block 7967 directly opposite the site is developed with a gas station which occupies the entire block front, Lot 27, established prior to 1938 and for which the Board granted an extension of use on October 18, 1938 under Cal. No. 582-38-BZ and also permitted the reconstruction and further extension of use on July 31, 1951 under Cal. No. 582-38-BZ, Vol. II; that Block 7968 diagonally opposite the subject premises is developed with a one story restaurant, with accessory parking facilities, Lot 13, and a store, Lot 31; that the property opposite the site to the west, Block 10723, Lot 1, is zoned for retail and residence use and is developed with a garden apartment with accessory garages located along the Braddock Avenue frontage; that the adjoining properties to the south are in a residence use district and will be protected and buffered by the proposed fencing and landscaping arrangement; that a grant of the instant application would protect, rather than endanger, the safety of pedestrians as the proposed use would have no greater effect upon pedestrians using the crosswalk in front of the premises than if the property were to be devoted to a conforming use; that a conforming use could be established with several curb cuts for ingress and egress to permitted parking and loading and unloading areas along Winchester Boulevard, within 5 feet of the adjoining property; that under N.B. 2807-55, a 25 foot curb cut for the ice cream stand parking area was approved within 5 feet of adjoining premises to the south; that by contrast, the instant application proposes only one curb cut entrance to the premises along Winchester Boulevard located 67 feet from the adjoining property to the south, which itself is partly in a retail use district; that the proposed building, being set back 35 feet from the Winchester Boulevard building line and more than 53 feet from the Braddock Avenue building line will insure greater traffic safety by giving clear visibility to traffic at the intersection; that the proposed gas station would not create any additional traffic but would be supported by the heavy automobile traffic which now exists; that Braddock Avenue is a wide thoroughfare which leads directly into Grand Central Parkway and Cross Island Parkway and the patronage of the service station would be provided by transients as well as local residents; that the proposed development of the premises with a building that would be comparatively small in height and area would provide more light and ventilation to

adjoining properties than if the premises were to be developed with a conforming building; that the proposed building is limited to one story, 22 feet in height and to 1280 square feet in area or 14% of the area of the plot whereas a conforming use structure could be erected to a height of 50 feet; that the instant application includes minor repairs with hand tools only, which is an incidental use to a gas station; that all body work, welding, painting and spraying are excluded; that the proposed show window on the Winchester Boulevard side of the accessory building, within 75 feet of a residence use district, is set back 39 feet 2 inches from the Winchester Boulevard building line, with a landscaped area and 5 foot 6 inch high solid brick fence wall serving as an effective buffer between it and the residence district, and consequently nearby properties in the residence district would not be adversely affected; that the proposed ground sign in a retail use district facing Braddock Avenue refers to a post standard sign advertising the brand of gasoline sold on the premises; that the proposed sign is a customary incident to the operation of the gas station, and that as an accessory sign it is in conformity with the spirit of the zoning resolution; that a grant of this application would not alter the essential character of the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since December 3 1956; that the assessed valuation of land is \$8,000 and of the building \$300 making a total of \$8,300; that the building was erected in 1955.

The resolution containing certain conditions affecting this application will be printed in a later Bulletin.

519-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Weiss and Sons, Inc., and Frances H. Wikler, owners.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7a and 21 of the Zoning Resolution, to permit in a business and residence use and C area district, to extend the present use of monumental works to an adjoining Lot 107 and erect a metal shed over the present traveling crane occupying more than the permitted area.

PREMISES AFFECTED—928-940 Jamaica Avenue and 1-35 Lincoln Avenue, southeast corner and 2-8 Nicholas Avenue, Block 4109, Lots 91 and 107, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Eugene S. Ginsberg and Arthur Weiss.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 24, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on December 17, 1957 after due notice by publication in the Bulletin; laid over to January 14, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Lincoln Avenue and Nicholas Avenue are in business and residence use, C area, class 1 height districts; Jamaica Avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated July 30, 1957 acting on Alt. Applic. 1588-57, reads:

"1. On a plot located partly in a business use district and partly in a residence use district the proposed extension of the plot and the extension of the non-conforming use is contrary to Art. II Sec. 3, Art. II Sec.

MINUTES

tion 4(a) subdiv. 39, and Art. II Section 6 of the Zoning Resolution.

2. Proposed crane enclosure building, occupies within the residential portion of the lot more than that permitted by Art. IV Section 13(b) of the Zoning Resolution.

Note: The use of a portion of these premises (lot 91) was the subject of a conditional variance granted by the Board of Standards and Appeals under Cal. No. 519-54-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 177 foot $2\frac{3}{4}$ inch frontage by 305 feet $3\frac{1}{2}$ inches, irregular in depth; that the entire lot 91 of the site is now being used as a monumental works, having been established under N.B. Applic. 3422 of 1907; that Building Department records further show that under N.B. Applic. No. 1305-52, the Board's conditional variance under Cal. No. 519-54-BZ and Certificate of Occupancy No. 155242, the legal uses are first floor—office and drafting room; first floor—monumental works, strand wire saw and rolling crane; that it is proposed to extend the rolling crane and the open storage of granite on to lot No. 107; that it is also proposed to erect a metal shed over the monumental works, one story in height, 230 feet $3\frac{1}{2}$ inches by 75 feet, on lot No. 91; that the erection of the metal shed over the open monumental works on lot No. 91 along Lincoln Avenue will help to confine any noises to within the building, remove an eyesore and generally help improve the appearance of the neighborhood; and

WHEREAS, the applicant contends that lot No. 107 of the premises was formerly occupied as a gasoline station and inasmuch as the use on lot 91 is legal, the mere extension of the existing crane on to lot 107 and the use of the open area of lot 107 for storage of granite, cannot materially affect any of the adjoining properties, as this is only a change from one non-conforming use to another; that the area of the lot within the residence use district of the premises, wherein the new metal extension is proposed equals 15,750 square feet; that the permissible area coverage is 60% of 15,750 square feet and equals 9450 square feet; that the area of the proposed metal crane enclosure is 9450 square feet and the area in excess is 6300 square feet; that the excessive area of the new metal shed is predicated on the size of the existing crane; and

WHEREAS, the applicant states that the present owners have held title to lot 91 since November 12, 1952 and to lot 107 since July 1, 1954; that the assessed valuation of land is \$42,500 and of the building \$13,500 making a total of \$56,000; that the building was erected in 1907; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1954 by adding thereto:

that in the event the owner desires to construct an additional building as an addition to the present building, substantially as proposed and as indicated on plans filed with this application marked "Received August 2, 1957", 3 sheets, and "November 4, 1957", one sheet; that such extension may be permitted provided the portion facing on Jamaica Avenue and Linden Place shall be put in good structural condition and kept properly painted to the satisfaction of the Borough Superintendent; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 737-57-A; and to permit the installation and use of one additional crane located where shown; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

737-57-A

APPLICANT—Lama, Proskauer and Prober, for Joseph Weiss and Sons, Inc., and Frances H. Wikler, owners.

SUBJECT—Application August 2, 1957—Appeal from a decision of the Borough Superintendent, re Class 5 construction, area excessive, re walls less than 15 feet from lot lines, etc.

PREMISES AFFECTED—928-940 Jamaica Avenue, 1-35 Lincoln Avenue, southeast corner and 2-8 Nicholas Avenue, Block 4109, Lots 91 and 107, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Eugene S. Ginsberg and Arthur Weiss.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 30, 1957 on Alt. Applic. 1588-57 reads:

"3. Proposed extension on the existing wood shed in class 5 construction to exceed the permitted area is contrary to 4.2.1 of the Administrative Code.

The use of a class 5 structure for manufacturing in a building where walls are less than 15 feet from the lot line is contrary to 4.2.1 (f) of the Administrative Code."

WHEREAS, the applicant states the premises consist of a plot 177 foot $2\frac{3}{4}$ inch front by 305 feet $3\frac{1}{2}$ inches irregular in depth; located in a business and residence use C area, class 1 height district; and used and occupied since 1907 as office and drafting room, monumental works, strand wire saw and rolling crane with an occupancy of 15 persons; that on the lot there are three buildings, building #1 is one story, 11 feet in height of class 3 construction, 40 feet front by 23 feet 8 inches irregular in depth; building #2 is one story, 13 feet in height, 37 foot front by 17 feet in depth of class 4 construction; and building #3 which is the building now in question is one story, 35 feet in height, 75 foot front by 75 feet in depth of class 4 construction, proposed to be increased in area to 75 foot front by 305 feet $3\frac{1}{2}$ inches irregular in depth; and

WHEREAS, C. of O. 155242 issued April 9, 1957 against N.B. Appli. 1305-52 permits the following use and occupancy; 1st floor—office and drafting room, 5 persons; 1st floor—monument works, strand wire saw and rolling crane, 10 persons; and refers to a one story metal and one story frame structure; and

WHEREAS, the applicant states that the entire Lot 91 is now being used as a monument works, established under N.B. Applic. 3422-07; that under N.B. Applic. 1305-52 pursuant to conditional variance granted by the Board under Cal. No. 519-54-BZ; C. of O. 155242 was issued permitting the use and occupancy as follows: 1st floor—office and drafting room; 1st floor—monument works, strand wire saw and rolling crane; and

WHEREAS, the applicant states it is now proposed to extend the rolling crane and the open storage of granite on to Lot 107 and to erect a metal shed over the monument works, one story in height, 230 feet $3\frac{1}{2}$ inches by 75 feet in area; and

WHEREAS, the applicant contends to Objection 3 issued by the Borough Superintendent; that the new metal shed will exceed the allowable area by 2,450 square feet and will be only 5 feet in excess of the 30 feet height permitted for one story; and

WHEREAS, the applicant contends to Objection 4 issued by the Borough Superintendent; that in view of the fact that existing rolling crane is constructed on the lot lines and the building lines, it is mandatory that the new metal shed be constructed along these same lines in order to properly enclose the entire crane; that as the proposed construction will do much to protect the public health, safety and general welfare, it is requested that this application be granted; and

WHEREAS, the premises was inspected by a committee of

MINUTES

the Board and the committee recommended that the application should be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated July 30, 1957, acting on Alt. App. 1588-57, Objection No. 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted* construction of the proposed extension to the shed as permitted by the Board this day under Cal. No. 519-54-BZ, Vol. II *on condition* that the building shall not exceed the height and area as indicated and shall comply in all other respects with the requirement of all laws, relative thereto; that such fire-fighting equipment shall be maintained as the Fire Commissioner shall direct; that the repairs to the present building and its structural condition shall be maintained to the satisfaction of the Borough Superintendent.

3-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Regina Homes, Inc., owner.

SUBJECT—Application January 4, 1956—re decision of the Borough Superintendent under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a gasoline service station, lubritorium, car washing, office and sales, parking and storage of motor vehicles, wall signs and ground sign.

PREMISES AFFECTED—76-01 to 76-15 (76-07 official) North Conduit Avenue and 107-55 to 107-63 76th Street, northeast corner, Block 9129, Lot 52 Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Eugene S. Ginsberg.
For Opposition: Frances Werner, Arthur Vizza, Edward Hoffman for Park Dept.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 25, 1956, after due notice by publication in the Bulletin; laid over to October 9, 1956, at the request of applicant; no further requests for adjournment considered; then to November 14, 1956, for applicant to file a statement in the Borough President's office as to the possibility of the continuation of Sutter Avenue across Sunrise Highway; for inspection and decision; hearing closed, then to December 11, 1956, for inspection and decision; then laid over, pending further development of the area; date to be determined; now set for decision on March 26, 1957; laid over from March 26, 1957, date to be set, and for further inspection and decision; then set for decision on April 24, 1957; then laid over for decision by full complement of the Board; date to be determined; then set for November 19, 1957; then to December 17, 1957, for continuation of hearing, applicant to file new list of owners, and to send out notices according to the regular procedure and correct block diagram as may be necessary to indicate all buildings to date; then to January 14, 1958, for decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 14, 1955, acting on N.B. Applic. 5380-55, reads:

"1. Proposed erection of gasoline service station, lubritorium, car washing, office and sales, parking and storage of motor vehicles, wall signs and ground sign in a Residence Use District is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 162.15 foot frontage by 100 feet in depth, irregular, now vacant; that it is proposed to secure a variance, for a

period of fifteen years, in order to erect a modern gasoline service station consisting of ten 550 gallon gasoline tanks and six dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 62 feet and a depth of 30 feet, and will contain the conjunctive uses of lubritorium, minor auto repairs, car wash, office and sales and storage; that part of the open area of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant states that the premises are located in a residence use district, class 1 height and class D area district; that as of July 25, 1916, that part of the premises within 100 feet of North Conduit Avenue was in a business use district and the balance of the premises was in a residence use district; that the present use designation became effective on May 15, 1941; and

WHEREAS, the applicant further states that the ground sign as proposed at the intersection of North Conduit Avenue and 76th Street will only project 4 feet beyond the building line and is required for the proper operation of the gas station and will only advertise the brand of gasoline to be sold; that the sign will be of a non-flashing electric type, approximately 36 square feet in area and will be mounted 12 feet above grade to the bottom of the sign; that the wall signs on the building will be 12 inches in height and advertise the functions within the building; that the signs will be either plain or illuminated of the non-flashing type and area required for proper operation of the gas station; and

WHEREAS, the applicant contends that North Conduit Avenue is a heavy trafficked auto lane leading across Brooklyn and Queens and the attendant noises precludes the use of the site for residence purposes; that the premises and the adjoining lot No. 80 were bought from the city for tax liens indicating that the land never was suitable for residence development; that the owner proposes to develop lot No. 80 with homes on 76th Street and stores on Pitkin Avenue; that the building will be modern in design; that there are no other gas stations within the affected area; and

WHEREAS, the applicant states that the present owner has held title to the property since December 16, 1955, and that the assessed valuation of land is \$7,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e and h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N. B. App. 5380-55, Objection No. One, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

12-57-BZ

APPLICANT—Burke, Green and Groh, for Michael R. Jordan, owner.

SUBJECT—Application January 11, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, washing, lubritory, office, sales of auto accessories and minor repairs with hand tools only.

PREMISES AFFECTED—77-01 to 77-21 North Conduit Avenue, northeast corner of Sutter Avenue, Block 11340, Lot 1, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.
For Opposition: Frances Werner, Arthur A. Vizza and Edward Hoffman for Park Dept.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on Tuesday, October 15, 1957 after due notice by publication in the Bulletin; laid over to November 19, 1957, for inspection in connection with Cal. No. 3-56-BZ, and for decision; also letter from Park Department as to jurisdiction; hearing closed; then to December 17, 1957, for continuation of hearing due to construction in the area since the filing of the application, with further notices to be sent out in accordance with the regular procedure and list of owners to be corrected to date; then to January 14, 1958, for further consideration and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Sutter Avenue, North Conduit Avenue and 78th Street are in residence use, D area, class 1 height district; that as of July 25, 1916 the property referred to was zoned as a business district and the present use designation became effective on May 15, 1941; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated December 14, 1956 acting on N.B. Applic. 4033, 1956, reads:

"1. The erection of a gasoline service station, auto washing, lubrication, office and sales of auto accessories, minor repairs with hand tools only in a residence zone is contrary to Art. II, Sec. 3 of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 219.37 foot frontage, by 117.67 feet in depth, presently unimproved; that it is proposed to construct a modern gasoline service station on a presently vacant triangular corner plot having a frontage of 219.37 feet on North Conduit Avenue, 185.15 feet on Sutter Avenue and 117.67 feet on 78th Street; that the building will be colonial in character, having a peaked roof and faced with face brick on all sides; that gasoline pumps and curb cuts will be installed along North Conduit Avenue and Sutter Avenue only; that a 3 foot 6 inch high iron picket fence on a 2 foot high face brick base will be erected along the major portion of 78th Street from the North Conduit Avenue intersection to the rear of the building; that shrubbery and planting protected by a concrete curb will be provided along this fence wall; that the entire triangular portion of ground behind the building will be devoted to shrubbery; that two 30 foot curb cuts will be installed along Sutter Avenue and four 30 foot curb cuts will be installed along the North Conduit Avenue frontage; that a post standard and sign will be erected at the intersection of Sutter Avenue and North Conduit Avenue; and

WHEREAS, the applicant contends that it is to be noted that the property is triangular in nature being surrounded completely by street area; that adequate shrubbery is proposed which will shield the proposed station from the residential area of 78th Street and partly along Sutter Avenue; that this property is situated along the recently constructed Conduit speedway and is one of the few sections with a cut through for north and south bound traffic; and

WHEREAS, the applicant states that the present owner has held title to the property since October 24, 1956 and that the assessed valuation of the land is \$2500.

The resolution containing certain conditions affecting this application will be printed in a later Bulletin.

282-57-BZ

APPLICANT—Louis B. Santangelo, for Cliffsedge Realty Inc., owner.

SUBJECT—Application April 9, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of the plot for the parking and storage of motor vehicles for the stated term of five (5) years.

PREMISES AFFECTED—1540-1610 Sedgwick Avenue,

east side, 291.74 feet south of West 176th Street, Block 2880, Lots 33, 93 and 96, Borough of The Bronx.

APPEARANCES—

For Applicant: H. E. Horwood and Frederick Manfredi.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and

Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 26, 1957 after due notice by publication in the Bulletin; and to December 10, for inspection and decision; hearing closed; then to January 14, 1958, for applicant to restudy proposal and submit revised plans; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1¼ height district; that until April 29, 1954 the residential zoning terminated 100 feet south of West 176th Street, and from that point north was zoned for business; and

WHEREAS, the decision of the Borough Superintendent, dated March 28, 1957 acting on Alt. Applic. 103-57, reads:

"1. In a residence district the proposed parking & storage of motor vehicles is contrary to Sec. 3, Art. II of the Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 745.17 foot frontage by 124 feet and 138.76 feet in depth, presently unimproved; that it is proposed to remove the unsightly shrubbery and rubbish and comply with all parking lot requirements such as grading, surfacing, installing woven wire fence, etc., and install attendant's shelter and one curb cut at approximately the center of the plot; and

WHEREAS, the applicant contends that there is great need for off street parking in this area as the many apartment houses were erected prior to the passage of section 19B of the Zoning Resolution and consequently have no parking facilities; that the streets in this vicinity are marked for one side parking on alternate days and there is much confusion each morning by the shifting of cars from one side of the street to the other; that there are no parking lots to be found between the west side of University Avenue and Sedgwick Avenue from 167th Street on the south and West Tremont Avenue on the north; that there is also much street parking on Sedgwick and Cedar Avenues by commuters using the Morris Heights railroad station of the New York Central who drive to and from the station and leave their cars in the street all day; that this plot faces Major Deegan Boulevard and the New York Central railroad tracks which are about 15 feet below the grade of Sedgwick Avenue, which is in turn about 35 feet below the grade of Undercliff Avenue; that opposite the site between the tracks of the New York Central and the Harlem River is a large auto wrecking yard, several coal yards and a structural iron works, which also detract from the value as a residential site; that there is no sidewalk or curb on Sedgwick Avenue and in spite of the efforts of the owner to prevent it, many cars are parked there and rubbish dumped there, creating a fire hazard; that the Park Department is presently installing a chain link fence between Sedgwick Avenue and the Parkway and there are no entrances or exits from same between 167th Street on the south and Fordham Road on the north; that a grant of this application for the requested period of five years would be a boon to the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since July, 1953 and that the assessed valuation of land is \$44,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate

MINUTES

case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit a portion of the premises to be occupied for parking of motor vehicles substantially as proposed and as indicated on plans filed with this application marked "Received April 9, 1957", 3 sheets, as amended by revised plans marked "Received January 7, 1958", one sheet, *on condition* that only such portion of the premises shall be used for parking as is indicated on such revised plans marked "Received January 7, 1958"; that this portion of the premises shall be leveled substantially to the grade of Sedgwick Avenue or may be a higher grade that will furnish a more or less level condition but that such trees on the premises of eight inch caliber or greater shall be retained and properly pruned and protected against damage from cars; that along the front of the premises there shall be an area of approximately five feet in width which shall be maintained as a clear grass plot at all times; that the entrance to the premises may consist of one ramped entrance toward the south where indicated for in and out servicing; that there shall be a woven wire fence of the chain link type located on the lines where indicated on such revised plans marked "Received January 7, 1958" that in such fence there may be a pedestrian gate in the event the owner desires such a gate of easy access from the apartment houses in the rear; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the leveled portion of the area shall be paved with clean gravel or steam cinders and treated with a binder and properly rolled; that signs shall be restricted to a permanent sign attached to the fence near the entrance advertising the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses; that the fences on the front, side and rear, where shown, shall be of a woven wire chain link type not less than five feet six inches in height; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except there may be a building solely for use as an office and shelter for an attendant not exceeding one hundred square feet in area and one story in height; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

283-57-BZ

APPLICANT—James E. Vassalotti, for Amigo Realty Corp., owner.

SUBJECT—Application April 9, 1957, decision of the Borough Superintendent under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one story class 3 construction for use as a restaurant with parking for patrons' cars on the open area and with ground signs and other signs, for a stated term of ten (10) years.

PREMISES AFFECTED—79-01 to 79-19 (79-09 official) Linden Boulevard, north side, from 79th Street to South Conduit Avenue; 155-02 to 155-40 South Conduit Avenue; 79-02 to 79-20 Dumont Avenue and 155-01 to 155-39 79th Street, Block 11377, Lots 1, 3, 13 and 26, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Eugene S. Ginsberg.
For Opposition: Edward Hoffman for Park Dept.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on

November 13, 1957, after due notice by publication in the Bulletin; laid over to December 10, 1957, for inspection and decision; hearing closed; then to January 14, 1958, for applicant to file revised plans showing what is proposed, including fences; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, D area, class 1 height district; that as of July 25, 1916, that part of the premises within 100 feet of Dumont Avenue was in a business use district and the present use designation became effective May 15, 1941; and

WHEREAS, the decision of the Borough Superintendent, dated April 2, 1957, acting on N.B. Applic. 380-57, reads:

"1. Proposed erection of a business structure in a residence zone is contrary to Art. II Sec. 3 of Zoning Resolution.

"2. Proposed parking of patron cars in open area in a residence zone is contrary to Art. II Sec. 3 of Zoning Resolution.

"3. Proposed ground signs and other signs in a residence district is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 foot frontage by 395.47 feet in depth, presently vacant; that it is proposed to erect a modern restaurant, one story in height, of class 3 construction, having a frontage of 93 feet and a depth of 93 feet; that the balance of the open area of the site will be used for the parking of patrons' cars; that it is also proposed to erect two electrically illuminated ground signs, each 10 feet wide and 30 feet high, to advertise the proposed restaurant; and

WHEREAS, the applicant contends that inasmuch as the proposed restaurant and parking area will occupy the entire block, the use will be isolated and have little or no adverse effect on the community; that Linden Boulevard and South Conduit Avenue are highly traversed auto lanes and as such, not only is the proposed use in keeping at this point, but the erection of dwellings, with the traffic and noises and fumes emanating from the aforementioned highways tend to render the site unsuitable for residence use; that the gas station in block 11376, lots 33, 35 and 23 is a non-conforming use and further indicates that Linden Boulevard at this point is unsuitable for residence development; that the open sewage canal adjoining the site to the west in the bed of 79th Street definitely prohibits the premises from being used for dwellings or any other conforming use, due to the unsanitary conditions produced by said sewage canal; and

WHEREAS, the applicant states that the present owner has held title to the property since May 3, 1955, and that the assessed valuation of land is \$9,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of twenty years to permit the premises to be occupied as a one story residential building substantially as proposed and as indicated on plans filed with this application marked "Received April 9, 1957," 5 sheets, and to permit the parking of patrons' cars as proposed and as indicated thereon *on condition* that the premises shall be levelled and shall be protected with a woven wire fence as proposed and with an entrance to Linden Boulevard and South Conduit Avenue and for further consideration after recommendations have been made by the Commissioner of Parks as to the fencing and the parking use of the premises.

MINUTES

286-57-BZ

APPLICANT—Raymond Irrera, for Raoul and Victoria Fernandez, owners.

SUBJECT—Application April 10, 1957—decision of the Borough Superintendent under sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the maintenance of existing garages and storage shed not accessory to a dwelling.

PREMISES AFFECTED—21-20 to 21-24 27th Road, south side, 102.06 feet west of 27th Road, Block 543, Lot 134, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 17, 1957 after due notice by publication in the Bulletin; laid over to January 14, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1¼ height district; 27th Road and 28th Avenue are in residence and business use, class 1¼ and class 1½ height districts; 21st Street is in a business use, B area, class 1½ height district; 23rd Street is in a business use, B area, class 1¼ height district; that original zoning maps in 1916 indicate the subject premises as part of a block bounded by Newtown Avenue, formerly Newtown Road, on the north, 23rd Street, formerly Ely Avenue, on the east, 28th Avenue, formerly Clark Street, on the south and 21st Street, formerly Van Alst Avenue, on the west; that 27th Road, formerly known as John Street was not indicated on the original map; that at that time the subject premises was partly in a residence use district and partly in a business district, the separation created by a diagonal line running in a northwesterly direction from the business designation parallel to 23rd Street to the center of what is now 27th Road; that the frame buildings used as barns and stables were at that time partly in a business district; that the 1924 zoning maps still did not indicate John Street, now known as 27th Road; that the 1927 maps do indicate John Street, with no change in zoning; that the 1937 maps show the premises entirely in a residence use district; and

WHEREAS, the decision of the Borough Superintendent, dated March 11, 1957 acting on Alt. Applic. 380-57, reads:

"1. Proposed legalization of existing garages on a lot in a Residence use district is contrary to Art. 2, Sec. 3 of the Z. R.

2. Proposed legalization of a storage shed on a lot in a Residence use district and not accessory to a dwelling on the same lot is contrary to Art. 2, Sec. 3 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 64.95 foot frontage by 83.37 feet in depth, upon which is situated a one story, seven car frame garage with asphalt shingle siding, a three car frame metal covered garage and a one story frame shed used as storage, and also at one time used as garages; that on this entire plot, in addition to the above mentioned buildings and facing 28th Avenue, is a 2½ story, three family converted multiple dwelling, erected in 1911 as a two family dwelling and converted under Alt. Applic. No. 9302-37 to three families; and

WHEREAS, the applicant states that on June 6, 1955 Alt. Applic. No. 1329-55 was filed to legalize the use of the frame buildings as garages, which buildings were used as such prior to 1916; that on August 8, 1955 the following objection was received from the Building Department:

maintaining frame structures on the same lot with a multiple dwelling is not permitted, Sec. 56 M.D.L.; that this application was withdrawn on March 4, 1957; that in order to file applications with the Board for a variance from an order issued by the Fire Department to obtain legal use of the garages on the 27th Road portion of the plot, it was necessary to divide the lot into two parcels, which was accomplished on April 20, 1956; that the portion of the plot in question was maintained as lot No. 134 and the portion facing on 28th Avenue was designated as lot 56 by the Tax Department; that on March 5, 1957 Alt. Applic. No. 380-57 was filed to legalize these frame garages and shed, and on March 11, 1957 received objections 1, 2, 3 and 4, photostatic copy of which is filed with this appeal; that on March 8, 1957 B.N. Applic. No. 311-57 was filed to reduce the size of the plot upon which the multiple dwelling was situated, corresponding with the subdivision of the plot, and this application was approved on March 11, 1957, which approval was necessary in order to obtain objections to Alt. Applic. 380-57, to seek relief from the Board; that these premises are part of the broccoli farm owned and operated by the former well known broccoli king, Pasquale De Cicco; that this farm was in existence since 1892 and discontinued as a farm in approximately 1922; that the farm at that time extended from 27th Road to 30th Avenue and from 21st Street to 23rd Street; that the homestead of the farm was the two story and basement building now shown as lot 56 in block 543, which was erected by the DeCicco family in 1911; that the buildings in question, with the exception of the three car metal garages, were at that time used as stables, barns and accessory buildings to the farm; that these buildings were erected around 1898; that the metal building was erected under N.B. 4259-30 as an accessory to the dwelling, but not erected on the plot in accordance with the approved plan, but where it is now shown on plans submitted with this appeal; that since about 1911 until 1922 these stables were being gradually used for garages, having at that time two or three garage tenants, and the balance of the space in these buildings continued as stable and barns for a few horses until the farm was discontinued; that thereafter all of the spaces have been used as garages for pleasure vehicles; and

WHEREAS, the applicant contends that 27th Road, although zoned for residence has only two frame residence buildings on the street adjacent to the subject premises in lots 133 and 34; that block 543, lot 28, on the corner of 27th Road and 23rd Street, has a garage and motor vehicle repair shop and the rear of lot 25 has the same type garages; that lot 21, formerly a theatre, is now a storage warehouse and lot 10, formerly a post office building, is now a factory; that lots 6 and 33 are now used as a trailer sales lot; that in view of the present character of the buildings and premises in this street, a grant of this application will certainly be in conformity with other buildings in the street; and

WHEREAS, the applicant further contends that since some of the portions of the frame buildings were used as garages prior to 1916 and that this use has been established and maintained from about 1922 up to the present date, and that as an aid to reducing open street parking, this application deserves favorable action by the Board; and

WHEREAS, the applicant further contends that although the Fire Department order refers to twelve cars, the portion of the frame building indicated as storage shed was at one time also used as a two car garage, but since the plot is subdivided, access to these garages cannot be had as there is only a ten foot space between these garages and the rear lot line, which is insufficient to enter into these garages; that these garages will therefore be used as a storage shed for garden tools, screens, storm windows, etc.; that on March 19, 1957 the owner appeared in Long Island City Court in answer to a summons issued by the Fire Department and was given until April 23, 1957 to prepare and file an appeal with this Board; that since possessing the property, the owners have improved and maintained the appearances of these garages by the application of

MINUTES

asphalt shingles and new doors, stuccoing of the side wall of the frame building, frequent painting of exterior woodwork and trim, and maintaining concrete driveway and garage door aprons in good condition; and

WHEREAS, the applicant states that the present owners have held title to the property since September 15, 1948; that the assessed valuation of land is \$5,500 and of the buildings \$1,200 making a total of \$6,700; that the buildings were erected in 1898; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years to permit the existing garages as indicated on plans filed with this application marked "Received April 10, 1957", six sheets, as accessory to the dwelling and for the storage of neighborhood cars of the pleasure car type only; that such garage building shall be kept in repair and shall not be extended; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 287-57-A; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

287-57-A

APPLICANT—Raymond Irrera for Raoul and Victoria Fernandez, owners.

SUBJECT—Application April 10, 1957—Appeal from a decision of the Borough Superintendent, re frame structure in fire limits—metal structure less than 4 feet from lot line.

PREMISES AFFECTED—21-20 to 21-24 27th Road, south side, 102.06 feet west of 23rd Street, Block 543, Lot 134, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 11, 1957, on Alt. Applic. 380-57 reads:

"1. Proposed legalization of frame structures within the fire limits is contrary to C26-247.0 of the Administrative Code.

"Proposed metal structure less than 4'-0 from the lot line is contrary to C26-254.0-f of the Administrative Code."

and

WHEREAS, the applicant states that the building is one story, 12 feet in height, 18.27 feet and 24.11 feet front by 73.04 feet and 20.10 feet in depth, of class 4 and 5 construction, erected prior to 1898, located on a lot 64.95 feet front by 83.37 feet in depth, in a residence use B area, class 14 height district; and used and occupied since 1922 without a C. of O. as ten private garages and storage shed; and

WHEREAS, the applicant states that the buildings consist of seven car garage of frame construction with asphalt shingle siding, a 3 car frame metal covered garage and a one story framed shed used as storage and at one time used as garages; that in addition there is a two and half story, 3 family converted multiple dwelling, erected 1911 as a two

family dwelling and converted under Alt. Applic. 9302-37 to 3 family occupancy; that Alt. Applic. 1329-55 was filed to legalize the use of the frame garages which buildings were used as such prior to 1916; and disapproved on the grounds that frame structures on the same lot as multiple dwelling were not permitted by Sec. 56 of the Multiple Dwelling Law; that in order to file for a variance from an order issued by the Fire Department requiring a C. of O. for the garages on the 27th Road portion of the lot, it was necessary to divide it into two parcels so that the portion now in question is Lot 134 and the portion facing on 28th Avenue was designated as Lot 56; that Alt. Applic. 380-57 was filed March 5, 1957, to legalize these frame garages; and B.N. Applic. 311-57 was filed to reduce the sizes of the plot on which the multiple dwelling stands; and

WHEREAS, the applicant contends that the premises are part of a farm which was in existence since 1892 and discontinued as a farm in 1922; that the buildings now in question with the exception of 3 car metal garages were at that time used as stables, farms and accessory buildings to the farm; that the metal building was erected under N.B. Applic. 4259-30 as an accessory to the dwelling, but was not erected in the location shown on such approved plans but in the location shown on plans submitted with this application; that 1911 until 1922 the stables were being gradually used for garages until the farm use was discontinued and thereafter all of the spaces have been used as garages for pleasure vehicles; and

WHEREAS, the applicant states that the owner has improved and maintained the appearance of the garages by the application of asphalt shingles and new doors and by the stuccoing of the side wall of the frame building and frequent painting of exterior woodwork and trim and maintaining concrete driveway and garage aprons in good condition; and

WHEREAS, the applicant states that the Board will grant permission to maintain private garages on these premises he feels certain that he can persuade the owner to remove the present frame buildings and erect masonry private garages on the plot; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated March 11, 1957, acting on Alt. App. 380-57, Object on No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuation of the existing buildings under the terms as specified by the Board by resolution adopted under Cal. No. 286-56-BZ, this day.

373-57-BZ

APPLICANT—Ingram S. Carner, for Francis P. Headley, owner.

SUBJECT—Application May 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business portion of a plot partly in a business district and partly in an unrestricted use district, the erection and maintenance of a gasoline service station, office, sales of auto accessories, car washing (automatic), minor automobile repairs with hand tools only, lubricatorium, storage and parking, parking of more than five (5) motor vehicles waiting to be serviced, for a stated term of fifteen (15) years.

PREMISES AFFECTED—5808-5828 Flatlands Avenue and 898-920 East 59th Street, southwest corner, Block 7784, Lots 41, 43, 45, 46, 47, 83 and 85, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 6, 1957 after due notice by publication in the Bulletin; laid over to December 10, 1957, at request of objector, applicant concurring; no further requests for adjournments to be considered; then to December 17, 1957, for hearing at request of objector; then to January 14, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 58th Street and East 59th Street are in business and unrestricted use, D and B area, class 1 height districts; Flatlands Avenue is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated April 23, 1957 acting on N.B. Applic. 393-57, reads:

"1. Proposed building and premises on a plot, partly in a Business zone and partly in an Unrestricted zone, to be used for Gasoline service station, office sales and storage of auto accessories, lubritorium, minor repairs with hand tools only, automatic car washing and parking of more than 5 cars waiting service is contrary to Art. II, PP. 4a, subsection 29, 46 and 52 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 196 foot 11 $\frac{5}{8}$ inch frontage by 209 feet irregular in depth; that the rear line is 160 ft.; that the premises are now vacant and unimproved; that it is proposed to erect and maintain for a stated period of fifteen years a modern gasoline service station, office, sales of auto accessories, automatic car washing, minor automobile repairs with hand tools only, lubritorium, storage and parking and parking of more than five motor vehicles awaiting service; and

WHEREAS, the applicant contends that there is an economic demand for the development of the subject premises as proposed as the property is located along Flatlands Avenue which is a wide and heavily trafficked automobile thoroughfare; that the premises could be developed substantially as proposed so as to yield a fair return on the owner's investment, and a major oil company has entered into a purchase and/or lease agreement of the premises conditioned on its development as proposed; that the proposed use would not alter the essential character of the neighborhood as it is situated in a business and unrestricted use district; that a grant of the instant application will safeguard adjoining properties to a far greater extent than if the property were to be developed with a conforming use; that the proposed buildings, being set back more than 60 feet from the Flatlands Avenue building line will insure greater traffic safety by giving clear visibility to traffic at the intersection; that the proposed gas station would not create any additional traffic, but would be supported by the heavy automobile traffic which now exists; that a grant of this application would not endanger the safety of pedestrians as there are no residences built on the south side of Flatlands Avenue, in proximity to the property; that the use of a gas station necessarily requires the crossing of the sidewalk by automobiles in order to reach the service area; that the proposed use, however, would have no greater effect upon the safety of pedestrians using the crosswalk in front of the premises than now exists or if the property were to be devoted to any number of conforming uses which could be unconditionally established and which would likewise involve vehicles crossing the sidewalk, and which involve precisely the same, or even greater, inconvenience to the neighborhood; that the proposed use of the premises would provide more light and ventilation to adjoining properties than if the premises were to be developed with a conforming use as the building is limited to one story, 14 feet in height and 3807 square feet in area; that a grant of this application would do substantial justice in that it would permit the property to be developed for the only beneficial manner for which there exists an economic demand without adversely affecting anyone; and

WHEREAS, the applicant states that the present owner has

held title to the property since September 1952, November 1952, January 1953 and May 1953; that the assessed valuation of land is \$14,100.

The resolution containing certain conditions affecting this application will be printed in a later Bulletin.

406-57-BZ

APPLICANT—Maxfield Blaufeux, for William Zagari and Frank LaRosa, owners.

SUBJECT—Application May 23, 1957, decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing one story building from live poultry market to repairing and storage of motor radiators, and parking of four (4) motor vehicles awaiting radiator servicing on the open portion of the lot at the rear of the building.

PREMISES AFFECTED—8698 16th Avenue, west side, and 97 Bay 11th Street, east side, 100 feet south of Benson Avenue, Block 6396, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaufeux.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 17, 1957, after due notice by publication in the Bulletin; laid over to January 14, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, D area, class 1 height district; Benson Avenue, Bay 11th Street and 16th Avenue are in residence and retail use, D area, class 1 height districts; Bath Avenue is in a retail use, D area, class 1 height district; that these zoning designations have prevailed for many years and have not been changed since July 25, 1916, and for the present no petitions for zoning amendments are pending relating to this property; and

WHEREAS, the decision of the Borough Superintendent, dated May 8, 1957, acting on Alt. Applic. 1384.57, reads;

"1. Proposed change of occupancy from live poultry market, to repairing and storage of motor vehicle radiators, parking of 4 motor vehicles for servicing on open portion of lot at rear of building on premises located within a residential district, is contrary to Art. 2 Sect. 3 of Zoning Resolutions.

"2. Curb cut entrance to building violates Art. 2 Sect. 3 of Zoning Resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 48 foot 10 inch frontage by 193 feet 4 inches in depth, presently improved with a class 3, non-fireproof masonry structure, erected under Alt. Applic. No. 1537-31; that this structure was formerly a class 4 frame building and after having been gutted and destroyed by fire in 1931, was rebuilt in masonry under the abovementioned alteration application; that the continuous use for this building has been a live poultry market; that records of the Board of Health and of the Building Department will prove that this use was in existence prior to 1931; that, however, on May 21, 1931, the Department of Buildings issued Certificate of Occupancy No. 63889, thereby establishing the legal use for the premises as a poultry market; and

WHEREAS, the applicant states that the present owners who are presently engaged in the business of radiator repair work in tight quarters elsewhere, and who are compelled to vacate to larger quarters, purchased this building with the sincere intent of continuing radiator work in same; that upon inspecting the site, block and general appearance of

MINUTES

the surrounding area, it was decided to file this appeal for a variance; and

WHEREAS, the applicant contends that the building has been vacant for the past ten years and also untenanted during this period resulting in no income for the former owner; that it is evident that the end of the era of live poultry markets has come about; that this being so, coupled with the fact that the premises could not be used in any other commercial capacity, due to the restricted zone, forced the former owner to sell this property at the first opportunity far below the assessed valuation, to the present owners who acquired same on February 15, 1957; that the present commercial and industrial appearance of the west side of 16th Avenue, the street on which the main entrance of said building faces, would not be made worse by taking this deteriorating structure and permitting the repairing and storage of radiators to be done on the premises and entirely within the building; that the building will be repaired and restored in all respects and the property on both streets would be properly fenced in; that the adjoining properties along the west side of 16th Avenue are now used for the parking of motor vehicles, storage of building contractors' supplies, garage and gas station, etc.; that all of these uses, which are normally prohibited by law, are now operating in the open and viewed by passing pedestrians and residents abiding in the surrounding dwellings; and

WHEREAS, the applicant further contends that all radiator repair work, which is the only type of work that will be performed on a car will be done indoors; that the open space at the rear of the building facing Bay 11th Street is required for the parking of four customer cars awaiting service indoors; that no radiator work will be performed on said cars in the open area and said cars will be parked also temporarily in this portion after servicing of radiators; that a curb cut has been indicated and will serve as a driveway space along Bay 11th Street to allow access to the open area; that the business of radiator repair work will be carried on during the daylight hours of 8 A.M. to 6 P.M. daily and on Saturdays until 1 P.M.; that no pungent odors are emitted from the building and the operating noise has been reduced to a minimum, thereby disturbing no one in general; and

WHEREAS, the applicant states that the present owners have held title to the property since February 15, 1957; that the assessed valuation of land is \$9,000 and of the building \$7,500 making a total of \$16,500; that the building was erected May 21, 1931; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 1384-57, Objection No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

484-57-BZ

APPLICANT—Lab Estates, Inc., owner (Knott Hotels, Inc., lessee).

SUBJECT—Application June 14, 1957—decision of the Borough Superintendent under section 21 and 19A(j) of the zoning resolution, to permit in a restricted retail use, "B" area and 1½ and 2 height districts, the erection of a fifteen (15) story extension to an existing 19 story and penthouse Berkshire Hotel encroaching on an existing inner court, exceeding the permitted area and height and eliminating the required loading berths.

PREMISES AFFECTED—500-506 Madison Avenue and 15-25 East 52nd Street, northwest corner, Block 1288, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Milton Adler and Merwin Lewis.

For Opposition: Edward Hoffman for City Construction Coordinator.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 10, 1957 after due notice by publication in the Bulletin; laid over to January 14, 1958, for inspection and decision; and for letter from the applicant as to excess footage and name of title owner; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a restricted retail use, B area, class 1½ and class 2 height district; and

WHEREAS, the decision of the Borough Superintendent, dated May 14, 1957 acting on Alt. Applic. 301-57, reads:

"A4. Objection repeated. Provide 2 off-street loading berths. Art. IV, Sec. 19A, Subd. (b) (5) of Zoning Resol.

A5. Objection repeated. Area of existing inner court may not be reduced. (Note: Wall of new extension encroaches 13' 7" x 0' 10" on Court). Art. IV, Sec. 19(e), Zon. Resol.

A6. Objection repeated. That portion of existing building, directly opposite new structure, which sets back 2 inches from the street lot line may not be counted as excess height. Correct computations accordingly. Art. IV, Sec. 9(e) Zon. Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 170 foot frontage by 100 feet 10 inches and 100 feet 5 inches in depth; that it is proposed to erect a 15 story extension to the 19 story and penthouse Berkshire Hotel which is located on the northwest corner of Madison Avenue and 52nd Street; that the existing 19 story and penthouse building is on a plot 95 feet by 100 feet 10 inches, and the proposed extension will be on an adjoining plot 75 feet by 100 feet 5 inches; that there are at present on the said plot two 2-story buildings, each with a one story extension covering the entire plot to the rear property line, which buildings will be demolished to make room for the new extension; and

WHEREAS, the applicant states that there is a great need for hotel accommodations in the Radio City area; that no new hotel has been built on the east side since the Waldorf-Astoria was built in 1931; that it is desired to build a 15 story extension to the Berkshire Hotel for the purpose of providing additional hotel space; that this will provide 160 additional rooms; and

WHEREAS, the applicant further states that there are practical difficulties and unnecessary hardships which require that the strict letter of the Zoning Resolution should not apply; that a variance should be granted as to each of the objections which have been filed herein; that none of the objections in any way refer to the use of the building, but deal primarily with area variances; that the law is well settled that in cases involving area variances, practical difficulties are sufficient to grant a variance without any showing of unnecessary hardships; that in the leading case of *Matter of Village of Bronxville v. Francis*, 1 App. Div. 2d 236 (2d Dept. 1956, affirmed w/o opinion 1 N.Y. 2d 839, a variance of the local zoning ordinance of the Village of Bronxville was granted to permit the construction of a bank building containing floor area in excess of the amount permitted by the ordinance; that the Board found that there were practical difficulties in conforming to the ordinance in that a new conforming building would not provide a reasonable return on the fair value of the land and the building, and that the age and condition of the present buildings prevented a reasonable return during the brief period of their usefulness;

MINUTES

that the Board found that there were unnecessary hardships as well as practical difficulties; that Special Term annulled the Board's determination upon the ground that there was no proof of unique hardship; that the Appellate Division in effect reversed by reinstating the Board's determination upon the ground that practical difficulties had been proved and that there was no requirement for unnecessary hardship in a case involving merely an area variance; that the court held that the tests set up for showing unnecessary hardship in a use variance in *Matter of Otto v. Steinhilber*, 282 N.Y. 1, 76 were inapplicable; Ughetta, J. said at pp. 238 and 239:

"This court has consistently held that the above quoted language in the Otto opinion is intended to apply to a variance in the use of premises and not to a variance in the area upon which a building may be constructed. The language quoted above from the Otto opinion shows in itself that a use case was under discussion, and other portions of the opinion make that clear. When the variance is one of area only, there is no change in the character of the zoned district and the considerations present in the Otto case are not present. A change of area may be granted on the ground of practical difficulties alone, without considering whether or not there is an unnecessary hardship. (People ex rel. Helvetia Realty Co. v. Leo, 231 N.Y. 619). This court is committed to the rule that, in the absence of statutory provision to the contrary, special hardship need not be established as a condition to granting an area variance. (Matter of Perri v. Zoning Bd. of Appeals of the Inc. Vil. of Scarsdale, 283 App. Div. 818; Matter of Kelly v. Murdock, 275 App. Div. 786; 359 West 34th St. v. Board of Stds. & Appeals of City of N.Y., 279 App. Div. 1032, affd. 305 N.Y. 878; Matter of Leone v. Yates, 280 App. Div. 823; Matter of Atlantic Beach Property Owners' Assn. v. Richter, 281 App. Div. 769.)"

that in *Application of Fulton v. Board of Appeals of Oyster Bay*, 158 N.Y. S.2d 434 (Sup. Ct. Nassau Co. 1956), Christ, J. said:

"... it has been clearly held that a 'change of area may be granted on the ground of practical difficulties alone without considering whether or not there is an unnecessary hardship.' Village of Bronxville v. Francis, 1 App. Div. 2d 236, 150 N.Y.S. 2d 901, 909, affirmed 1 N.Y. 2d 839."

See also *Matter of Gruen v. Simpson*, 153 N.Y.S. 2d 287 (Sup. Ct. Nassau Co. 1955).

and

WHEREAS, the applicant states that while the building extension will encroach approximately 13 feet 7 inches long and 10 inches wide in the area of the inside court of the existing building, the net result of the extension is actually to provide more total area of the inner court than previously; that the top of the court is at an elevation of 211 feet above curb; $211 \times 3" = 633" = 53 \text{ feet}$; $53^2 = 2809 \text{ square feet}$ of inner court required for the combined buildings; that the total area of the inner court, after completion of the extension, will be 3720.33 square feet; that this is considerably more than the area of the existing inner court as set forth above, and this more than substantially satisfies the requirements of Article IV, Section 19E; that a variance should be granted to permit the encroachment; and

WHEREAS, the applicant requests that the Board grant permission to allow the first floor and cellar of the extension to occupy 100% of the lot in the new portion; that the reduced area of the extension of the building on the second floor will be approximately 4686 square feet or only 62% of the lot in the extension; that there are at present on the premises two buildings, each with a one story extension, which cover the entire area extending to the rear property line; that these buildings are to be demolished to make room for the new extension; that to permit the first story of the new building extension to cover the entire area would not affect the light and air of the adjoining property areas any more than they are affected under existing conditions; that the Knott Hotels, the lessee of the Berkshire Hotel and the

proposed extension, insists that it is necessary to have a ballroom to accommodate groups of people for meetings and banquets, and that the hotel cannot be efficiently run without such a ballroom; that unless a variance is granted there would be no space for such a ballroom; that in *Ryback v. Murdock*, Cal. No. 957-54-BZ, New York Law Journal, April 11, 1957, p. 6, the Supreme Court, New York County, affirmed a determination of the Board in granting an area variance where there were practical difficulties involved; that when the extension is completed, Lots 11 and 13 will be combined with Lot 14 and the designation will be changed to Lot 11 for the entire parcel; that if this change existed at the present time, it would not exceed area coverage or encroach on inner court, and these objections would not then be raised by the Building Department; and

WHEREAS, the applicant further requests permission to allow the portion of the building on the opposite side of the street, which is two inches off the street lot line, to be figured in the calculation for average excess height according to Article III, Section 9e of the Zoning Resolution; that the language of the section is not so clear as to exclude the possibility that it is proper to include the two stories which is excluded by the Building Department's interpretation; that in any event, there are serious practical difficulties and unnecessary hardships involved which entitle him to a variance; that the stories of the extension above the first floor will be 10 feet 3 inches in height to conform to the stories of the existing Berkshire Hotel, which was built in 1926; that today the minimum height requirement is only 8 feet 5 inches; that if the extension were built as a separate unit, two or three additional floors could be gained; that the necessity to make the floors in the extension exactly the same height as the present floors in the Berkshire Hotel to which it is added is a practical difficulty and a unique hardship which entitled him to a variance; that this is in accord with the rule stated in *Village of Bronxville v. Francis*; that granting this application will provide additional floor area which in turn means additional hotel rooms; that this will serve the public welfare as well as make the proposed hotel extension economic for the lessee, preserving the balance aptly referred to by Judge Fuld in *Shepard v. Village of Skaneateles*, 300 N. Y. 115, as follows: "There must... be a proper balance between the welfare of the public and the rights of the private owner"; that from the standpoint of the public welfare, there is a recognized need for additional first class hotel accommodations in the Radio City area to enhance the City as a tourist and convention center; that the City's aims to develop its potentialities in this regard are demonstrated by the Summer Festivals and the construction of the Coliseum, to mention only the two most striking evidences of this; that it is the experience of the Knott Hotels that they are unable, with existing accommodations, to fill the present demand; that room reservations must be placed well in advance; that an air conditioned modern extension to the hotel is bound to aid in relieving some of this great demand; that the operation will not be an efficient one unless it can secure a minimum of 160 additional rooms; that a grant of this application would not lead to greater congestion in the streets, which was a primary purpose of height restriction as stated in the 1916 Report of the Commission on Building Districts and Building Restrictions, and would not adversely affect the light or ventilation of adjoining property owners; and

WHEREAS, the applicant contends that the entire extension will be a class B multiple dwelling (hotel) except for the first floor which will be occupied by six small stores and a ballroom which can be used for large meetings and banquets; that Article IV, Section 19A, Subdivision c of the Zoning Resolution provides that a hotel in a B district which has a floor area of less than 75,000 square feet is not required to have any loading berth whatsoever; that the present extension will have only 61,874 square feet; that Article IV, Section 19A, Subdivision d of the Zoning Resolution provides that premises designed for occupancy by retail stores and service uses in a B district which comprise less

MINUTES

than 25,000 square feet do not require a loading berth; that the total floor area for this use, including stores and cellar area, is only 15,086 square feet; that the literal application of Article IV, Section 19A(h)(5) would require two loading berths since the combined total space is approximately 76,960 square feet, which is more than the above stated minimums; that such a result is clearly unwarranted as the entire character of the proposed extension is such that, as a practical matter, no off street loading platform is required; that the extension cannot be compared to a garment center building in which there is a great deal of trucking required; that the hotel premises proper will not require any trucking except for the carting away of the usual rubbish at night; that as for the small retail stores, since this is a restricted retail district, there will be no constant deliveries nor steady trucking to and from the stores; that a loading platform would create traffic congestion on this busy street, since trucks would be required to turn around to back up to the platform; that without a loading platform the trucks could park alongside the curb near the stores; that the facts on this application are at least as favorable as they were on the recent applications involving 410 Park Avenue under Cal. No. 546-56-BZ, decision reported in March 26, 1957 Bulletin, page 556, and 630 Third Avenue under Cal. No. 53-57-BZ, decision printed in July 30, 1957 Bulletin, page 1427; that in both of these instances the Board adopted resolutions dispensing with the necessity for literal compliance with the loading berth requirement of Article IV, Section 18A, Subdivision (h)(5); and

WHEREAS, the applicant states that the present owner has held title to the property since 1926; that the assessed valuation of land is \$1,460,000 and of the building \$640,000 making a total of \$2,100,000; that the building was erected November 8, 1926.

The resolution containing certain conditions affecting this application will be printed in a later Bulletin.

485-57-A

APPLICANT—Lab. Estates Inc., owner (Knott Hotels, Inc. lessee).

SUBJECT—Application June 4, 1957—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sec. 27, subdivision 2b and section 26, subdivisions 2, 6 and 8a re height, bulk, required open spaces, minimum dimensions of yards and courts.

PREMISES AFFECTED—500-506 Madison Avenue and 15-25 East 52nd Street, northwest corner, Block 1288, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Milton Adler and Merwin Lewis.

ACTION OF BOARD—Laid over to January 21, 1958, at 10 A. M. for further consideration and decision; hearing closed.

500-57-BZ

APPLICANT—Aaron Halpern, for M. F. G. Realty Corp., owner.

SUBJECT—Application July 3, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a residence use district, the erection of a one story masonry extension and extend the use of conveyor manufacturing.

PREMISES AFFECTED—22-42 129th Street, west side, 50 feet north of 23rd Avenue, Block 4204, Lot 48, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Foley and Commissioner Sleeper... 4

Negative: 0

Absent: Vice Chairman Keating..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 17, 1957 after due notice by publication in the Bulletin; laid over to January 14, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 128th Street are in a residence use, A area, class 1 height district; 129th Street is in residence and manufacturing use, A area, class 1 height districts; 23rd Avenue is in residence, business and manufacturing use, A area, class 1 height districts; that as of July 25, 1916 the property was zoned as an unrestricted district and the present residence designation became effective on August 25, 1955; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated June 19, 1957 acting on Alt. Applic. 1792-56, reads:

"1. The extension of a conveyor mfg. shop in a residence district is contrary to Art. 2 Sec. 3 of the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 feet frontage by 100 feet in depth, presently improved with a one story building of masonry construction, which is used for the manufacture of dairy conveyor equipment; that this building was erected under N.B. Applic. No. 308-54 on which Certificate of Occupancy No. Q99333 was issued on November 16, 1954; and

WHEREAS, the applicant contends that the owners have found that the existing building, which has a frontage of 35 feet 4 inches and a depth of 61 feet 4 inches, is insufficient in size to meet their needs and they proposed to erect a 50 foot extension to the north of the existing building with the same depth, of similar construction; that however it was found that the zone had been changed on August 25, 1955 from unrestricted to residence; that this change prevented them from expanding their facilities though they had acquired this property in June, 1953 at which time it was unrestricted in its entirety and could have therefore been utilized entirely as a conveyor manufacturing shop; and

WHEREAS, the applicant further contends that the site in question, on its northerly and westerly perimeter, has an existing stone retaining wall in good condition; that as such, the adjoining property is approximately 8 feet to 10 feet higher than the site in question; that with the proposed factory extension recessed in this area, it will have no adverse effect on any of the adjacent properties; and

WHEREAS, the applicant states that the present owner has held title to the property since June 1, 1953; that the assessed valuation of land is \$4,500 and of the building \$9,500 making a total of \$14,000; that the building was erected in 1954; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit the construction of an extension of the building substantially as proposed and as indicated on plans filed with this application marked "Received July 3, 1957", three sheets, *on condition* that such building and extension shall comply in all respects with the requirements of the Building Code and that the fence around the area of the premises shall be maintained; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

MINUTES

579-57-BZ

APPLICANT—Seelig and Finkelstein, for 5600 Realty Corp., owner.

SUBJECT—Application July 31, 1957, decision of the Borough Superintendent under section 9A of the Zoning Resolution, to permit in a residence use, one (1) and one and a half (1½) height district, the erection of a six (6) story class A Multiple Dwelling exceeding the permitted height within two miles of a designated airport.

PREMISES AFFECTED—132-25 and 132-45 Maple Avenue, north side, 210.725 feet and 361.467 feet east of Lawrence Street, Block 5101, Lots 17, 61 and 64, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Harry Finkelstein.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 14, 1958, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Frame Place are in a residence use, C area, class 1 and class 1½ height district; Lawrence Street is in a local retail use, C area, class 1½ height district; Sanford Avenue is in local retail and residence use, C area, class 1½ height districts; Maple Avenue is in local retail and residence use, C area, class 1 and class 1½ height districts; that it is partially in a one times and partially in a one-half times district; that portion facing on Sanford Avenue and extending 100 feet south is in the ½ times height district; that it is 1.8 miles from the nearest boundary line of LaGuardia Airport and 1.9 miles from the nearest runway; that Maple Avenue is 64 feet wide and Sanford Avenue is 70 feet in width; and

WHEREAS, the decision of the Borough Superintendent, dated July 17, 1957, acting on N.B. Applic. 1038-57, reads;

"1M. Proposed six (6) story Class A Multiple Dwelling at the above location is in a Res.-1-C-District within 2 miles of an airport. Plans show building to exceed the height limit permitted. Sections 8(d) and 9A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 301.485 foot frontage by 302.532 feet in depth; that it is proposed to erect a six story apartment project consisting of two units 60 feet 10 inches in height, to be occupied as a class A multiple dwelling, with 180 apartments in all, and a garage for 74 cars; that it is to be built for the middle income class under section 207 of the Federal Housing Administration; that the site and plans have been approved by the Federal Housing Administration; and

WHEREAS, the applicant contends that the building will cover about 38% of the lot, although 60% is permissible, and in addition a minimum setback of ten feet has been voluntarily created for the full frontage on Maple Avenue; that this actually creates a physical width of a minimum of 4 feet on this street, under which width of street the height of 64 feet 9 inches would be permissible without setback privileges; and

WHEREAS, the applicant further contends that there are a number of six story apartment buildings in the immediate vicinity closer to the airport than that proposed in the instant application; that on Lawrence Street, but 210 feet to the west of the site, also closer to the airport, a building could be erected to a height of 87 feet 6 inches, since Lawrence Street is 100 feet wide; that on Sanford Avenue, the street upon which the plot in question also has frontage, a building could be erected to a height of 87 feet 6 inches, Sanford Avenue being 70 feet in width; that on the block

bounded by Roosevelt Avenue, Prince Street, 41st Avenue and Lawrence Street there has been erected five 10-story buildings each 96 feet in height, housing 400 families; that this project is located 1500 feet north of the proposed buildings, being that much closer to the airport; that it is therefore conceivable that a great number of buildings could be erected to a far greater height than the proposed building, and yet closer to the airport; and

WHEREAS, the applicant states that the present owner has held title to the property since May, 1956, and that the assessed valuation of land is \$59,600; and

WHEREAS, the Board finds that due to this distance from the airport and the relatively small additional height that the appeal should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 9, Subdivision A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 9A, to permit the excess height, as proposed and shown on plans filed with this application, marked "Received November 27, 1957," 5 sheets, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

586-57-BZ

APPLICANT—Victor G. Madonia, for Joseph Jezelnik, owner.

SUBJECT—Application August 2, 1957—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one story, one family dwelling with the side less than the required setback from the mapped street line.

PREMISES AFFECTED—67-03 138th Street, east side, 40 feet south of 62nd Avenue, Block 6397, Lot 4, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Victor G. Madonia.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper... 4

Negative: 0

Absent: Vice Chairman Keating..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 17, 1957 after due notice by publication in the Bulletin; laid over to January 14, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, G-1 area, class 1 height district; 62nd Avenue, 138th Street and 62nd Road are in a residence use, G-1 and D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated July 24, 1957 acting on N.B. Applic. 4238-56, reads:

"1. In a G-1 district no portion of any building shall be erected nearer than 15' to the street line of any street as laid out upon the City Map. Art. IV, S. 16-e (b)."

and

WHEREAS, the applicant states that the premises consist of a plot, 49 foot frontage by 100 feet in depth; that the proposed dwelling is 25 feet wide and 46 feet 3 inches long and is located on the plot with a 25 foot setback in the front facing 138th Street and a 10 foot setback on the north side abutting 62nd Avenue; that since there is a proposed street widening of 5 feet on 62nd Avenue, when and if this street widening is effected, the proposed 10 foot setback will be reduced to 5 feet; and

WHEREAS, the applicant contends that the type of home

MINUTES

proposed conforms in character with those in existence in the community and is not excessive in width for the size of the affected property; that for example, if the plot in question, reduced to 35 feet by 100 feet by the proposed street widening, were an interior lot of the same dimensions, it would be legal to construct the same proposed dwelling on it, in the same area district; that the requirements of a G-1 area district on the plot in question, because it is a corner facing two streets, reduces the usable area for construction purposes to a point where it is impractical, if not impossible, to build on it; that in this particular case, it is impossible to increase the width by the purchase of adjacent property because there is none available; that as a result, the affected property lying vacant will certainly become a collection spot for debris and an eyesore to the community; that the setback requirements make it impossible for the owner to build on or to sell the affected property and therefore, in time it must revert to City ownership because of unpaid taxes; that this will result in an undue loss and hardship to the owner and a loss of revenue to the City; and

WHEREAS, the applicant states that the present owner has held title to the property since October 10, 1956 and that the assessed valuation of land is \$1,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee has paid particular attention to the conditions of the nearby houses as to their relation to the street lines and recommended that the application should be granted; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 to omit the provision of the side yard along 62nd Avenue substantially as proposed and as indicated on plans filed with this application marked "Received August 2, 1957", 4 sheets, and "November 12, 1957", one sheet, to permit the location of the building as indicated on such plans; that the front and rear and side yards as shown on such plans marked "Received November 12, 1957" shall not be further reduced; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

598-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Anthony Spensieri, owner.

SUBJECT—Application August 22, 1957—decision of the Borough Superintendent under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story masonry building for use as a storage garage for less than five (5) owner's trucks, one 550 gallon gasoline tank and pump, parking and storage of more than five (5) owner's trucks on the open area and maintain the present one story building at the rear of the plot as a two (2) truck garage.

PREMISES AFFECTED—8-22 to 8-30 28th Avenue, south side, 150 feet east of 8th Street, Block 509, Lots 39, 40 and 41, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Eugene S. Ginsberg.

For Opposition: Rev. Victor Bucci.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 5
0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 17, 1957, after due notice by publication in the Bulletin; laid over to January 14, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1½ height district; 8th Street, 12th Street and Astoria Boulevard is in residence and retail use, B area, class 1½ height districts; Main Avenue is in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated August 5, 1957 acting on Alt. Applic. 1076-57, reads:

"1. The erection of a masonry storage garage and the storage of motor vehicles on open portion of lot within a residence zone is contrary to Art. II, Sec. 3 of Zoning Res.

"2. The erection of a gasoline storage system and pump for owners use within a residence zone is contrary to Art. II, Sec. 3 of Zoning Res.

"3. Establish that the existing frame garage for 2 trucks was legally erected as this garage is contrary to Art. II, Sec. 3 of zoning res. and provide rear yard for said building per Sec. 12 of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot 75 foot frontage by 80 feet, irregular in depth, presently developed with a one story building of class 3 construction, having a frontage of 25 feet, a depth of 32 feet 8½ inches, and now being occupied as a two truck garage; that the open area is being used for parking and storage of trucks and storage of junk; that it is proposed to secure a variance for a temporary period of fifteen years in order to alter the classification of the existing frame building B, to non-fireproof construction, by enclosing the building with concrete blocks which will be used as a garage for two trucks, and to erect a new building at the front of the plot one story in height, of class 3 construction, with a frontage of 25 feet and a depth of 60 feet, for use as a truck garage; that it is also proposed to install one 550 gallon approved type buried gasoline tank and pump for the owner's use only; that the open space is proposed for parking and storage of more than five owner's trucks; and

WHEREAS, the applicant states that there are no records in the Department of Buildings that would indicate a permit being issued for the present garage, but the 1898 Sanborn maps show a one story frame garage on this site; and

WHEREAS, the applicant contends that the development of this site as proposed will do much to improve the appearance of 28th Avenue, will increase the property value and remove an unsightly eyesore; that 28th Avenue, due to the high embankment on the north side, cannot possibly be removed without providing a high and costly retaining wall and it is for this reason this street will never be improved with dwellings or any other use permitted in a residence use district; that the garage on lot 44, adjoining the site on the east, is a non conforming use in a residence use district; that the present garage at the rear of the lot adjoins a two story brick building on lot No. 24, so that the omission of the rear yard cannot possibly affect any of the adjoining properties; and

WHEREAS, the applicant states that the present owner has held title to lots 40 and 41 since March 7, 1951 and to lot 39 since March 3, 1952; that the assessed valuation of land is \$2,400; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee found very poor conditions in the general area and that the street was not paved, and the committee felt that the improvement requested certainly would not be a detriment to the area but would tend to improve it and should be permitted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7 Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does

MINUTES

hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten years to permit the premises to be reconstructed and rearranged substantially as proposed and as indicated on plans filed with this application marked "Received August 22, 1957," 4 sheets, *on condition* that the proposed building shall comply with the requirements of the Code; that all existing fences shall be removed and shall be replaced, where walls of the proposed building do not occur on the lot line, with a woven wire fence of the chain link type not less than five feet six inches in height; that the entrance to the premises shall be from 28th Avenue as shown; that the fences on the street line shall be maintained but there may be a gate in the fence to permit entrance and exit, with curb cut opposite to 28th Avenue, not exceeding twelve feet; that where the existing and proposed buildings do not occur the area shall be leveled and surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there may be one pump erected on the premises only within the garage building where shown, with one tank of an approved type of 550 gallon capacity buried in the premises; that such fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the use of the premises shall also be permitted for the storage of junk and the storage of the trucks engaged in the junk business as proposed and shown; that signs shall be restricted to one sign attached to the fence giving the name of the concern and the business and eliminating all roof signs and temporary signs or signs painted on the walls of the proposed building; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

515-57-BZ

APPLICANT—Paul Friedman, for E. M. J. Realty Corp., owner.

SUBJECT—Application September 6, 1957, decision of the Borough Superintendent, under sections 7e, 7h and 7A of the Zoning Resolution, to permit on a plot partly in a restricted retail and partly in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, non automatic car washing, minor repairs with hand tools only, office, sales and storage of auto accessories, and parking and storage of more than five motor vehicles, with ground sign in restricted retail district, and with a sign on building fronting on 154th Place within 75 feet of a residence use district, for a stated term of fifteen years.

PREMISES AFFECTED—154-11 Horace Harding Expressway (154-01 to 154-19), north side, from Kissena Boulevard and 154th Place; 60-11 to 60-15 Kissena Boulevard and 59-46 to 59-52 154th Place, Block 6731, Lots 1 and 6(1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 17, 1957 after due notice by publication in the Bulletin; laid over to January 14, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 154th Place and Horace Harding Expressway are in restricted retail and residence use, D area, class 1 height districts; Kissena Boulevard is in a restricted retail use, D area, class 1 height district; that as of July 25, 1916 the property was zoned as a business use district; that on September 18, 1947 the portion of the property more than 100 feet from Kissena Boulevard was changed to a retail district; that on October 20, 1955 the

entire property was changed to a restricted retail district except for the small 8 foot by 100 foot portion which was changed to a residence district; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated August 27, 1957 acting on N. B. Applic. 2429-57, reads:

"1. Proposed installation of gasoline service station, lubritorium, car washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, and parking and storage of more than 5 motor vehicles within a Restricted Retail Use district and extending into a Residence Use district is contrary to Art. II, Sec. 3 and Sec. 4B of the Zoning Resolution.

2. Proposed ground sign within a Restricted Retail Use district is contrary to Art. II, Sec. 4B of the Zoning Resolution.

3. Proposed sign on building fronting on 154th Place, within 75 feet of a Residence Use district is contrary to Art. II, Sec. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 196.28 feet frontage by 83.37 feet and 52.17 feet in depth, irregular; that it is proposed to erect and maintain for a term of fifteen years a parkway type gasoline service station with accessory uses of lubritorium, non automatic car wash, minor repairs with hand tools only, office, sales and storage of auto accessories and parking and storage of more than five motor vehicles, with a ground sign in a restricted retail district, and with a sign on the building facing 154th Place, within 75 feet of a residence use district; and

WHEREAS, the applicant states that there is no economic demand for the development of the subject premises for a conforming development; that the present owner acquired this property in February 1950 and at the time of acquisition the property consisted of a plot more than 20,400 square feet in area; that this plot was reduced to its present area of approximately 13,489 square feet by the condemnation of the portion of the premises fronting along Horace Harding Boulevard for the purpose of constructing the Expressway, which is now under construction in this area; that the premises was originally acquired for development as a supermarket and shopping center to service the Pomonok Houses, a large housing development then under construction, along Kissena Boulevard, south of Horace Harding Boulevard; that however, no plans were filed for this development at that time as such development was deemed premature until Pomonok Houses was nearing completion; that in June, 1951 the City started proceedings to widen Horace Harding Boulevard although title was not vested in the City until 1955; that during this period from 1951 to 1955 the owner was unable to develop the property because of the proposed condemnation of a substantial but underlined portion of the premises and because the reduced area which would remain after condemnation would be too small to permit the development of the property for the original purpose, that is a large supermarket or shopping center with ample off street parking facilities; that after the condemnation the owner continued to make diligent efforts to sell or develop the premises for a conforming use, which efforts have proved fruitless and there is no demand for the property now or in the foreseeable future, for any use whatsoever, except for a gas station; that the subsequent rezoning of the property from business and retail use to its present restricted retail and residence use designation, which became effective on October 20, 1955 became an additional impediment to the development of the premises; and

WHEREAS, the applicant further states that the only economic demand for the development of the subject site has been and is for a gas station as the property is situated at the intersection of Horace Harding Expressway and Kissena Boulevard, both heavily travelled automotive thoroughfares;

MINUTES

that the unique roadway pattern in this area makes the property exceptionally desirable for development as proposed herein; that the main roadway of Horace Harding Expressway is approximately 25 feet below street grade in this area; that the only through street which crosses over the Expressway in this area is Kissena Boulevard, so that north-south traffic, which was previously dispersed over many streets in this area, will now be concentrated on Kissena Boulevard; that in addition, the subject premises is uniquely situated along the service road of Horace Harding Expressway, between an exit from the center lane of the Expressway located about 650 feet to the east, near 156th Street, and an entrance thereto located about 250 feet to the west, just west of Kissena Boulevard; that the heavy concentration of both local and transient automotive traffic makes the property exceptionally adaptable for the proposed development; and

WHEREAS, the applicant further states that a grant of the instant application would have no adverse effect upon nearby properties; that the subject site is situated on the north side of Horace Harding Expressway and occupies the entire block front between Kissena Boulevard and 154th Place; that the balance of the block front on Kissena Boulevard between Horace Harding Expressway and 59th Avenue is in a restricted retail use district and is entirely vacant, except for a medical center building now under construction in block 5731, lot 18; that this particular lot runs through from Kissena Boulevard to 154th Place and is located partly within the restricted retail use district fronting along Kissena Boulevard, and partly within a residence use district fronting along 154th Place; that according to plans filed with N. B. Applic. No. 2307-56 it is proposed to have accessory parking for twenty-five cars, located within the residence use portion of the plot, with two curb cut openings to 154th Place, serving the medical center; that the westerly side of Kissena Boulevard is presently zoned for restricted retail use and is developed with stores in block 440, lot 16 and block 6441, lot 25, or is vacant—block 6440, lot 23 and block 6441, lot 30; that existing stores are not fully rented; that the property on the northerly side of Horace Harding Boulevard, east of the site, is vacant, except for a billboard sign in block 6732, lot 73; that the properties opposite the subject premises on the southerly side of Horace Harding Expressway are located within a retail and local retail use district and are more than 280 feet from the site separated by two service roads and the Expressway proper; that they are too remote to be adversely affected by the proposed use; that the northeasterly boundary line of the property of Queens College is located at the southwest corner of Horace Harding Expressway and Kissena Boulevard, but the main buildings are located several thousand feet away and the nearest entrance to Queens College is located more than 1000 feet from the site; that a grant of the instant application therefore would have no adverse effect upon that property; that adjoining owners to the north and the properties along 154th Place will be protected and buffered by the proposed fencing and landscaping arrangement of the subject premises; that it is proposed to install a 5 foot 6 inch high brick and picket fence wall along the northerly lot line extending from the rear wall of the accessory building to the Kissena Boulevard and 154th Place building lines, and to install a similar wall along the entire 154th Place frontage; that a seeded and landscaped area along the proposed fence walls, protected by a 6 inch by 8 inch concrete curb is also proposed; that the proposed use would provide better zoning protection than would be obtainable if the premises were occupied for a conforming restricted retail use free of conditions, limitations and safeguards; that the proposed use would furnish greater protection for the safety of pedestrians using the sidewalk in front of the premises than would exist if the property were developed to any of the many conforming uses which could be unconditionally established; that at present there are no sidewalks and no curbing along the 154th Place frontage of the premises, so that when the Expressway is completed passing pedestrians will be required

to walk on the roadway of 154th Place; that a grant of this application would result in the installation of curbing and paved sidewalks along the 154th Place frontage and therefore would tend to protect pedestrian rather than endanger pedestrian traffic safety; that no curb cut openings to the service station along the 154th Place frontage are proposed; that the premises would be enclosed to the rear lot line and at the 154th Place building line by the proposed fence walls and landscaped area; that any automobiles entering or leaving the premises could do so along the Horace Harding Expressway and Kissena Boulevard frontages and this would provide still more protection to pedestrian residents on 154th Place; that the proposed building, being set back 97 feet from the Kissena Boulevard building line and 50 feet from the Horace Harding Expressway building line would insure greater traffic safety by giving clear visibility to traffic at the intersection; that a grant of this application would not create any parking congestion in the area but would create a safer condition by the elimination of street parking near the corner, where the curb cuts are proposed to be located, thereby giving clear visibility to traffic at the intersection; that a grant of the instant application would result in the elimination of a vacant, debris-strewn, weed-covered lot; that the proposed development of the premises with a building that would be comparatively small in height and area would provide more light and ventilation to adjoining properties than if the premises were to be developed with a conforming building; and

WHEREAS, the application contends as to objection 2 issued by the Borough Superintendent, that the proposed ground sign in a restricted retail use district refers to a post-standard sign advertising the brand of gasoline sold; that such a sign is a customary incident to the operation of a gas station; that said sign, as an accessory sign, is in conformity with the spirit of the zoning resolution and the Board has customarily so found in other cases where it has permitted the erection of such post-standard signs as incidental to new gas station uses; that as to the application under section 7h, the applicant contends that the instant application includes parking and storage of more than five cars which is an incidental use to gas station use; that as to the application under section 7A, the applicant contends that the proposed sign along the building fronting on 154th Place, within 75 feet of a residence use district, is set back 40 feet from the 154th Place building line; that a landscaped area and a 5 foot 6 inch brick and picket fence wall serves as an effective buffer between it and the residence use district; that the proposed small sign will face the large billboard sign on block 6732, lot 73, and as it will be unilluminated, it would not be an annoyance to anyone; that a grant of this application would not alter the essential character of the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since February 1, 1950 and that the assessed valuation of land is \$12,500.

The resolution containing certain conditions affecting this application will be printed in a later Bulletin.

Adjourned: 6:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 14, 1958, 2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

348-57-A

APPLICANT—Procter and Gamble Manufacturing Co., owner.

SUBJECT—Application April 23, 1957—Appeal from a decision of the borough superintendent, re storage of inflammable mixture, 1500 gal. capacity.

PREMISES AFFECTED—54-56 Western Avenue, south-

MINUTES

west corner Richmond terrace, Block 1400, Lot 1, Port Ivory, Borough of Richmond.

APPEARANCES—

For Applicant: Robert James Eichner and Carl A. Pearson.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 11, 1957 on B.N. Applic. 44/57 reads:

"1. A tank used for the storage of an inflammable mixture may not exceed 1500 gallons capacity. C19-59.O m, Adm. Code."

and

WHEREAS, the applicant states that the premises consists of a plot 2500 feet front by 800 feet in depth, located in an unrestricted use A area class 1 height district, used and occupied since 1929 for the manufacturing of soap and detergent; that it is proposed to install two 25,000 gallon steel underground tanks for the storage of ethyl alcohol for use in the manufacturing of detergents; and

WHEREAS, the applicant states that the premises consist of 135 acre plot, occupied by numerous buildings which are protected by standpipe, sprinkler system; that recent trend in the business make it clear that detergents containing ethyl alcohol must be distributed in this area, it is essential for the development of manufacturing facilities that this installation be made at the plant in question; that 50,000 gallons of ethyl alcohol storage will be a reasonable capacity and any quantity less than this will not permit uniform and uninterrupted operations; that the proposed tanks will be constructed of steel, protected against corrosion by asphalt paint and completely enclosed in concrete, in accordance with the specifications of the Board of Standards and Appeals Fuel Oil Rules, tanks will be with vents and flame arrestors, properly located with respect to buildings; that a foamite system designed for use with alcohol will be installed at a point at least 50 feet distant from the tanks and 2,000 lbs. of foamite powder will be maintained in storage at the site; and

WHEREAS, the applicant states that the alcohol will be received in tank cars and unloaded through an overhead suction line to minimize the dangers of spills and leakage in the tank car connections; that the tank cars will be completely grounded to eliminate static sparks and sparkproof tools will be required in making any connections; that the delivery line from the tanks to the processing department will be properly supported by concrete or steel hangers and will be encased in 4 inches of concrete; that the material will be transferred by a Viking Pump as approved by the Board on Calendar Number 438-21-SA; that the actual mixing of the product will take place in a fireproof room enclosed in brick walls with concrete ceiling and with all steel enclosed in concrete; that a curb will be installed at the doorway to retain any material that might spill; that all electrical equipment will be totally enclosed and explosion-proof lights will be provided; that no open flames will be permitted in his working area; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough-Superintendent, dated April 11, 1957, acting on B.N. Applic. 44/57, Objection 1, be and it hereby is modified and that the appeal be and it hereby is granted to permit the installation and use of the storage tank for inflammable mixture as proposed to exceed 1500 gallons capacity and for the purpose of storing ethyl alcohol used in manufacture of detergents, substantially as proposed and indicated on plans filed with this appeal, marked "Received April 23, 1957", 3 sheets and "December 1, 1957", 7 sheets, on condition that such tanks shall be buried in accordance with the requirements and not nearer

than 50 feet to any similar tank holding inflammable material; that such equipment used in connection therewith shall be of the type proposed and as approved by the Board under Cal. 438-31-SA; that the system shall be maintained to the satisfaction of the Fire Commissioner; that all electric equipment, including motors, used in connection with the system shall be of the explosion-proof type.

445-57-A

APPLICANT—Aaron Halpern, for Frank Carricato, owner.
SUBJECT—Application June 13, 1957—filed pursuant to section 35, General City Law re premises located in bed of mapped street—proposed 178th street.

PREMISES AFFECTED—178-14 Baisley Boulevard, south side, 200 ft. west of 178th Place, Block 12462, Lot 19, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern and Frank Carricato.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 10, 1957 acting on Alt. App. 203/57, Objection 1, reads:

"1. Records of this department indicates approval of one family dwelling, size 24' x 28' under N.B. 1754/23. There is no record of plans covering existing one story extension 16' x 28' shown to be at rear of premises.

Therefore extension of this dwelling on lot located in the bed of a mapped street, is contrary to Sec. 35 of the General City Law."

and

WHEREAS, the applicant states that the premises consist of a lot 40 feet front by 95.30 feet in depth, located in residence use D area, class 1 height district; that the existing building is 2 stories in height, 25 feet 6 inches in height of class 4 construction, 28 feet front by 48 feet in depth at 1st floor, 28 feet front by 24 feet in depth at 2nd floor, used and occupied: Cellar—ordinary use and boiler room; 1st floor—dwelling, 1 family; 2nd floor—dwelling, 1 family; attic—vacant; and

WHEREAS, the applicant states that the premises are improved with a 2 story and attic frame dwelling, erected as a 1 family dwelling under N.B. Applic. 1754/23, completed October 9, 1925; and a 10 feet 2 inches by 20 feet 3 inches frame garage, erected at the same time as the dwelling; that no certificate of occupancy has been issued; that the present owner purchased the premises in November 1941; that in August 1952 he retained a professional engineer to prepare plans for 16 feet by 28 feet 1 story frame extension at the rear in order to convert the building to a 2-family dwelling; that the engineer passed away and in the resulting confusion the owner assumed that the necessary approvals had been obtained, and completed the 1 story frame extension; that it is now proposed to legalize this condition and obtain a certificate of occupancy; and

WHEREAS, the applicant states that 178th Street as proposed is indicated on Section 151 of the Final Maps of the Borough of Queens to have a width of 50 feet as adopted by the Board of Estimate and Apportionment on December 13, 1928; that the city has not acquired title to 178th Street, and there are no proceedings pending to acquire title thereto; and

WHEREAS, the applicant contends that in view of the fact that 178th Street has been proposed for the past 29 years with no proceedings pending, nor does it seem probable that at this time that it will be opened at this point, it is therefore requested that this application be granted; and

WHEREAS, the Board has been advised by the President of the Borough of Queens, that 178th Street has not been ac-

MINUTES

quired by the city and there are no proceedings pending to acquire title thereto; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 203/57, Objection No. 1, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the continuation of the extension of the building within the bed of the mapped 178th street, substantially as proposed and indicated on plans filed with this appeal, marked "Received November 21, 1957", 3 sheets, *on condition* that such continuation may be for a term of five years, subject to further extension by the Board in the event conditions remain the same and no steps have been taken by the City to construct the street in question; that such construction of the extension shall comply with the requirements of the Building Code therefor.

697-57-A

APPLICANT—Louis Santangelo, for Spanish Eastern Convention of the Assemblies of God, owner.

SUBJECT—Application September 30, 1957—Appeal from a decision of the Borough Superintendent—re Class IV construction—commercial, passageway at rear, etc.

PREMISES—633 Prospect Avenue, west side, 50 feet, north of East 151st Street, Block 2674, Lot 75, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman E. Horwood.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper..... 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 11, 1957 on amendment to Alt. Applic. 361/57 reads:

"1. In a frame class 4 bldg. of a cellar and 2 stories the proposed change of occupancy from an apartment and store on the first floor to a church is contrary to Sec. 4.2.1. bldg. code.

"2. The 3 foot 8 inch wide passageway is reduced to 2 feet 8 inches in the rear and 2 feet 6 inches in the front contrary to Sec C26-282 B.C."

WHEREAS, the applicant states that the building is 2 stories, 26 feet in height, 21 feet 6 inches front by 62 feet in depth at 1st floor, 21 feet 6 inches front by 153 feet in depth at 2nd floor, of class 4 construction erected 1899, located on a lot 25 feet by 100.02 feet in area, in a business use B area, class 1½ height district, and used and occupied since 1956 without a Certificate of Occupancy as follows; cellar—vacant store, storage and boiler room, no persons; 1st floor—church, 100 persons; 2nd floor—pastor's apartment, 6 persons; and no change of occupancy is proposed except that the cellar will be used as a store, storage and boiler room, 2 persons; that the building is provided with one interior 30 inch wide wood stairs, enclosed in partitions of wood studs, lath and plaster equipped with wood doors which are not self-closing, stairhall leads direct to street and is provided with ladder and scuttle to roof; and

WHEREAS, the applicant states that permission is sought to change the use of the first story from apartment and store to church for occupancy by maximum of 100 persons, although the membership is only about 50; and

WHEREAS, the applicant states that the building is of class 4 construction with the exterior walls covered with cement stucco; that the building was erected 1899 as store and cellar, store and apartment on the first floor with an apartment on 2nd floor; that at the south side there is a space 3 feet 4 inches wide from the adjoining building; that this space leads from yard to street; that at the north there is a passageway

with gate at the street about 44 inches between the premises in question and the adjoining brick wall of the premises to the north, except that about ten feet from the street this space is 2 feet 6 inches wide; that the apartment on the 2nd floor is occupied by the pastor of the church; that there are two means of egress from the cellar, one from the front to the street and the other to the rear yard, with passage to the street at each side; that from the first floor which opens on the street and the rear yard there is a stoop leading to the street and a door to the yard at the rear with egress direct to the street; and

WHEREAS, the applicant contends that the building was purchased by the present owner in 1956 without the knowledge that they were violating the building code; that the present owners removed the interior partitions of the rear apartment on the first floor and vestibule at the rear, so that the first floor became opened from front to rear; that the owner also built up the store show window so that this first story could be used for church purposes; that the church is arranged for a maximum of 100 occupants; that there are seldom more than ½ in attendance; that no change is proposed to the cellar store or the second story apartment; and

WHEREAS, the applicant contends that in view of the fact that the first story was a legal store which could accommodate as many or perhaps more than now requested and the fact that the proposed use is far less hazardous than a stock carried in a store, and the exits from the street and the rear, and the open space between the premises and the adjoining building, and that the exterior walls are covered with cement stucco it is requested that this application be granted; that the first story to be used for church services with a maximum of 100 occupants; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated September 11, 1957, acting on amendment to Alt. Applic. 361/57, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing church building, as proposed and indicated on plans filed with this appeal, marked "Received September 30, 1957," 4 sheets, for a term of five years from the date of this resolution, *on condition* that the building shall not be increased in height or area and the use shall continue as indicated and not be changed; and that the building shall be maintained to the satisfaction of the Borough Superintendent.

809-57-A

APPLICANT—William B. Lichtner, for Principe Construction Co., owner.

SUBJECT—Application November 7, 1957—filed pursuant to section 36, General City Law re premises not fronting on legal street and a decision of the borough superintendent, re erection of frame building and use of wood beams in fire limits.

PREMISES AFFECTED—10-19 President Street, west side, 95.51 ft. south of Loretta Road, Block 217, Lot 76, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: William B. Lichtner.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 13, 1957, on N.B. Applic. 3427/57 reads:

"1. The proposed 2 story and cellar frame 2 family dwelling is not accessible from and does not face upon a mapped street (President Street) and therefore the erection of same is contrary to Article 3 Section 36 of the General City Law.

MINUTES

2. The erection of the proposed 2 story and cellar frame 2 family dwelling in a "C" area district which is within the Fire limits is contrary to Section C26-246.0 of the Administrative Code.

3. Wood floor and roof beams within the fire limits must be at least 3" in thickness Section C26-325.0 sub. div. 2 of the Administrative Code."

WHEREAS, the applicant states that the premises consist of a plot 55.51 feet front by 96 feet in depth, located in residence use C area, class 1 height district, upon which it is proposed to erect a 2 story frame 20 feet high 2 family dwelling and 1 car accessory garage and accessory parking space for 1 additional car; that the dwelling will be 25.83 feet front by 46 feet in depth, surfaced on the exterior with brick veneer asbestos shingles and wood siding and roof surfaced with an approved asphalt shingles; and

WHEREAS, the applicant requests the variance of the provisions of Section C26-246.0 and Section 26.325.0 of the Administrative Code as the property involved is the only vacant land in the immediate area and is located among other frame structures of 1 or 2 family occupancy; that it would not be justified to cause the owner who recently purchased the premises from the city the additional expense of a solid masonry building with 3 inch timber; that this undue hardship plus the high price that they paid for the land would prohibit building; and

WHEREAS, the applicant contends that relief is also requested from provisions of Section 36 of the General City Law as President Street although a private street is well paved and well used thoroughfare; that there are 10 or 12 other 1 or 2 family dwellings fronting on President Street as well as an existing sewer which the owners will be permitted by the city to connect, that the street is provided with curbs and sidewalks and is paved; that to be required to front the proposed buildings on Loretta Road would reduce the number of dwellings that could be erected on the site, thus restricting the use of the property; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 3427/57, Objections No. 1, 2 and 3, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the buildings to be constructed as proposed and indicated on plans filed with this application, marked "Received November 7, 1957", 1 sheet, "November 13, 1957", 2 sheets and "December 17, 1957", 4 sheets; and as to Objection 2, to permit the building within the fire limits to be constructed of Class 4 construction; and as to Objection No. 3, that the thickness of floor and roof beams may be as proposed on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable hereto.

10-57-A

APPLICANT—William B. Lichtner, for Principe Construction Co., owner.

SUBJECT—Application November 7, 1957—filed pursuant to section 36, General City Law, re premises not fronting on legal street—President Street—and erection of frame dwellings and use of wood beams in fire limits.

PREMISES AFFECTED—10-23 President Street, west side, 55.51 feet south of Loretta Road, Block 217, Lot 74, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: William B. Lichtner.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 13, 1957 on N.B. Applic. 3428/57 reads:

"1. The proposed 2 story and cellar frame 2 family dwelling is not accessible from and does not face upon a mapped street (President Street) and therefore the erection of same is contrary to Article 3 Section 36 of the General City Law.

2. The erection of the proposed 2 story and cellar frame 2 family dwelling in a "C" area district which is within the Fire Limits is contrary to Section C26-246.0 of the Administrative Code.

3. Wood floor and roof beams within the fire limits must be at least 3" in thickness, Section C26-325.0 sub-div. 2 of the Administrative Code."

and

WHEREAS, the applicant states that the premises of a lot 55.51 feet front by 96 feet in depth, located in a residence use C area, class 1 height district, upon which it is proposed to erect a 2 story 20 feet high class 4 constructed 2 family dwelling, 25.83 feet front by 46 feet in depth, and 1 car accessory garage and to provide an accessory parking area for 1 car; and

WHEREAS, the Board has been advised by the President of the Borough of Queens; that President Street is not incorporated under the city street system and that there is no map now being made which will place it on the final city map; and

WHEREAS, the applicant contends that relief is sought from the provisions of Sections C26-246.0 and C26-325.0 of the Administrative Code, to permit the erection of the dwelling as herein proposed as the premises is the only vacant land in the immediate area and is located among many other frame structures of 1 and 2 family occupancy; that it would not be justifiable to cause the owner who recently purchased the premises from the city to go to the additional expense of solid masonry construction using 3 inch timber; that the hardship would be necessary and would prohibit the owner from erecting the building; and

WHEREAS, the applicant requests permission to erect the building as proposed pursuant to Section 36 of the General City Law as President Street although a private street is well paved and well used thoroughfare; that there are 10 to 12 other 1 and 2 family houses fronting on President Street; that the street is provided with a sewer which the city will permit the owner to connect; that curbs and sidewalks have been installed on both sides of the paved street; that to be required to front the house on Loretta Road would reduce the number of houses permitted and thus restricting the use of the property; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 3428/57, Objections No. 1, 2 and 3, be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the buildings to be constructed as proposed and indicated on plans filed with this application, marked "Received November 7, 1957", 1 sheet, "November 13, 1957", 2 sheets and "December 17, 1957", 4 sheets; and as to Objection 2, to permit the building within the fire limits to be constructed of Class 4 construction; and as to Objection No. 3, that the thickness of floor and roof beams may be as proposed on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

811-57-A

APPLICANT—William B. Lichtner for Principe Construction Co., owner.

SUBJECT—Application November 7, 1957—decision of the Borough Superintendent—re erection of frame dwellings and use of wood beams in fire limits.

MINUTES

PREMISES AFFECTED—10-27 President street, southwest corner of Loretta Road, Block 217, Lot 72, Far Rockaway, Borough of Queens.

APPEARANCES—For Applicant: William B. Lichtner.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper... 4
Negative: 0
Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 13, 1957, on N. B. Applic. 3429/57 reads:

"1. The erection of the proposed 2 story and cellar frame 2 family dwelling located in a "C" area district which is within the Fire Limits and is therefore contrary to Section C26-246.0 of the Administrative Code.

2. Wood floor and roof beams with the the Fire Limits must be at least 3" in thickness, Section C26-325.0 sub-div. 2 of the Administrative Code."

and

WHEREAS, the applicant states that the premises consist of a lot 55.51 feet front by 96 feet in depth, located in a residence use C area, class 1 height district upon which it is proposed to erect a 2 story 20 feet high class 4 constructed 2 family dwelling, 25.83 feet front by 46 feet in depth; and

WHEREAS, the applicant contends that a variance is sought from the provisions of Section C26-246.0 and Section C26-325.0 of the Administrative Code as the premises in question are the only vacant land in the immediate area and it is located among many other frame structures of 1 and 2 family occupancy; that it would not be justifiable to cause the owner the additional expense of solid masonry construction with 3 inch timber; that the undue hardship thus impose would increase the price to a point which would prohibit the erection of the building in question; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 3429/57, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the building to be constructed as proposed and indicated on plans filed with this appeal, marked "Received November 7, 1957", 1 sheet, "November 13, 1957", 1 sheet and "December 17, 1957", 4 sheets; and as to Objection 2, to permit the building within the fire limits to be constructed of Class 4 construction; and that the thickness of floor and roof beams may be as proposed, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulation applicable thereto.

557-47-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for C. & A. Brennkmeier, Inc., owner and lessee.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension in area—re Appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—524-28 Fulton Street, south side, 80 feet 6 inches east of Hanover Place, Block 161, Lot 27 and 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II to consider rearrangement of area, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper..... 4
Negative: 0
Absent: Vice Chairman Keating 1

950-55-A—Vol. II

APPLICANT—Bernard Segal, for E. A. Stern, et al., under will of E. A. Hurwitz, Deceased.

SUBJECT—Application for consideration—reopening as Vol. II to consider use of mapped street, a new proposal—re filed pursuant to section 35, General City Law—re premises in bed of mapped street—proposed widening of Metropolitan Avenue; previously granted on condition.

PREMISES AFFECTED—60-04 Metropolitan Avenue and 62-30 60th Street 62-40 60th Street, southwest corner, Block 3492, Lots 45, 46 and 47, Borough of Queens.

APPEARANCES—

For Applicant: Bernard Segal.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider use of mapped street and a new proposal, to be heard in connection with a zoning application to be filed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper..... 4
Negative: 0
Absent: Vice Chairman Keating 1

134-57-A—Vol. II

APPLICANT—Joseph Saravis, for Jonan Holding Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider proposed changes—re Appeal filed pursuant to Section 35, General City Law—re premises in bed of mapped street, proposed widening of Parsons Boulevard and 88th Avenue and an Appeal from a decision of the Borough Superintendent—re construction and egress; previously granted on condition.

PREMISES AFFECTED—8801 Parsons Boulevard and southeast corner of 88th Avenue, Block 9764, Lot 15, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Saravis.

ACTION OF BOARD—Appeal reopened as Vol II, to consider proposed changes, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper... 4
Negative: 0
Absent: Vice Chairman Keating 1

270-40-A—Vol. II

APPLICANT—Maxfield Blaufeux, for Regent Nursing Home, owner.

SUBJECT—Application reopened November 13, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—84-24 116th Street, west side, 180 feet south of 84th Avenue, Block 9215, Lot 19, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Maxfield Blaufeux, James G. Rosato, Anne M. Rosato and Roslyn Olson.

ACTION OF BOARD—Laid over to January 21, 1958, at 2 P.M. for inspection and decision; hearing closed.

MINUTES

0-49-A—Vol. II

APPLICANT—Burke, Green and Groh, for George and Sonia Cullinen, owners, Les Clochettes, lessee.
SUBJECT—Application reopened March 19, 1957 as Vol. II—re Appeal from a decision of the borough superintendent, re construction.
PREMISES AFFECTED—35-45 223rd Street, east side, 152.83 ft. north of 37th Avenue, Block 6192, Lot 68, Bay-side, Borough of Queens.
APPEARANCES—
For Applicant: Robert T. Groh.
ACTION OF BOARD—Laid over to February 11, 1958, at 2 P.M. for inspection and decision; hearing closed.

5-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyce Green, owners.
SUBJECT—Application December 22, 1955—Appeal from a decision of the Borough Superintendent—re review of Borough Superintendent's decision re zoning matter.
PREMISES AFFECTED—100-104 Central Park South and 1431-1439 Avenue of the Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.
APPEARANCES—
For Applicant: David S. Meyer.
ACTION OF BOARD—Laid over to January 28, 1958, at 2 P.M. for further consideration; applicant to see Engineer.

7-56-A

APPLICANT—Daniel G. Connolly, for Montague Associates, Inc., owner; American Manufacturing Co., lessee.
SUBJECT—Application December 4, 1956—Appeal from a decision of the Fire Commissioner, re permit for smoking.
PREMISES AFFECTED—50-56 West Street, southeast corner of Noble Street, Block 2568, Lot 4, Borough of Brooklyn.
APPEARANCES—
For Applicant: Eugene J. Fallon.
ACTION OF BOARD—Laid over to February 11, 1958, at 2 P.M. for inspection and decision; hearing closed.

-57-A

APPLICANT—Leonard F. Rothkrug, for Mary Volpe, doing business as Regina Blouse and Sportswear Co., owner.
SUBJECT—Application January 25, 1957—Appeal from a decision of the Borough Superintendent, re frame building, commercial use-exits, etc.
PREMISES AFFECTED—1507 DeKalb Avenue, north side, 300 feet east of Knickerbocker Avenue, Block 3236, Lot 47, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
ACTION OF BOARD—Laid over to February 11, 1958, at 2 P. M. for inspection and decision; hearing closed.

2-57-A

APPLICANT—Louis Lieberman, for Edmund Geis Realty Corp., owner; C and M Auto Spring Co., Inc., lessee.
SUBJECT—Application March 14, 1957—Appeal from a decision of the Borough Superintendent, re installation of oil burner, etc.
PREMISES AFFECTED—42-36 11th Street, west side, 140.26 feet north of 43rd Avenue, Block 460, Lot 60, Long Island City, Borough of Queens.
APPEARANCES—
For Applicant: Louis Lieberman.
ACTION OF BOARD—Laid over to February 11, 1958, at 2 P. M. for inspection and decision; hearing closed.

439-57-A

APPLICANT—Sidney Daub, for M. B. Driscoll and Sons, Inc., owner.
SUBJECT—Application June 7, 1957—Appeal from a decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—35-37 Rose Street, south side, 147 ft. west of Duane Street, Block 114, Lot 13, Borough of Manhattan.
APPEARANCES—
For Applicant: Sidney Daub.
ACTION OF BOARD—Laid over to February 4, 1958, at 2 P. M. at the request of applicant to file consent of adjoining owner; hearing previously closed.

522-57-A

APPLICANT—Lama, Proskauer and Prober, for 27 Realty Corp., owner.
SUBJECT—Application July 1, 1957—Appeal from a decision of the Borough Superintendent—re exit—factory.
PREMISES—27-31 Bleecker Street, north side, 75 feet east of Shinbone alley, Block 529, Lot 55, Borough of Manhattan.
APPEARANCES—
For Applicant: Eugene S. Ginsberg.
ACTION OF BOARD—Laid over to February 25, 1958, at 2 P.M., for applicant to file revised plans which have been requested previously; hearing previously closed.

748-57-A

APPLICANT—Harry Hurwit, for Belmont and Son, Inc., owner.
SUBJECT—Application October 18, 1957—Appeal from a decision of the Borough Superintendent, re egress, etc.
PREMISES AFFECTED—337 Broome Street and 151 Bowery, southeast corner, Block 423, Lot 12, Borough of Manhattan.
APPEARANCES—
For Applicant: Harry Hurwit.
ACTION OF BOARD—Laid over to February 11, 1958, at 2 P.M., for inspection and decision; hearing closed.

284-42-BZ—Vol. I

APPLICANT—Larry Meltzer, for Matt David, owner.
SUBJECT—Application for consideration—reopening for amendment of resolution as to additional tanks—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a garage for more than five motor vehicles, lubricatorium, dressing rooms and offices upon a plot occupied as a gasoline service station with individual garages.
PREMISES AFFECTED—1672-1680 86th Street and 1-17 Bay 14th Street, southeast corner, Block 6365, part of Lot 33, Borough of Brooklyn.
APPEARANCES—
For Applicant: Larry Meltzer.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper..... 4
Negative: 0
Absent: Vice Chairman Keating 1
THE RESOLUTION—
WHEREAS, this application was granted by the Board as Vol. I, on April 6, 1943, on certain conditions; and
WHEREAS, the term of variance was extended on July 7, 1953; and
WHEREAS, the resolution was amended from time to time and last amended on July 20, 1954; and

MINUTES

WHEREAS, the applicant requested a further amendment of the resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 6, 1943, by adding thereto:

"that the number of gasoline storage tanks may be increased by two additional tanks, making a total of twelve 550 gallon approved tanks, as now proposed and indicated on revised plans, marked "Received December 13, 1957," 1 sheet, and as passed on by the Borough Superintendent under Gas Tank App. 3496/57 disapproved December 10, 1957."

288-54-BZ

APPLICANT—Leonard F. Rothkrug, for Liebmann Breweries, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired November 27, 1957—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 21 and 19A(j) of the Zoning Resolution, permitting in an unrestricted use, B area and a 1½ times height district, the erection and maintenance of a structure in excess of height permitted and without the required loading berths.

PREMISES AFFECTED—926-936 Flushing Avenue and 16-24 Evergreen Avenue, southwest corner, Block 3140, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 16, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 27, 1956; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 16, 1954, as *amended* by resolution adopted on November 27, 1956, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 255/54)

555-54-BZ

APPLICANT—Max Siegel, for 141 East 69 Inc., owner; Radkai, Inc., lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 13, 1957—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the maintenance of existing photographic studio and one family dwelling, formerly private garage on first floor with living quarters for employees on upper floors, accessory to private residence.

PREMISES AFFECTED—139 East 69th Street, north side, 150 feet 5 inches east of Lexington Avenue, Block 1404, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: John M. Hronec.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 13, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 13, 1955, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision e for a term of two years from the date of this *amended* resolution to permit ...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 629/54)

556-54-BZ

APPLICANT—Max Siegel, for 141 East 69, Inc., owner; K. D. B. Realty Holding Corp., lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 13, 1957—re Application, decision of the Borough Superintendent, previously granted on condition, under Section 7 of the Zoning Resolution, permitting in a residence use district, the continuation of existing uses of television studio, photographic studio, offices and motion picture projection room (formerly used as a private garage on first floor with living quarters on upper floors—accessory to former large private residence).

PREMISES AFFECTED—141-157 East 69th Street, north side, 175 feet east of Lexington Avenue, Block 1404, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: John M. Hronec.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 13, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 13, 1955, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision e for a term of two years from the date of this *amended* resolution to permit ...; that other than as herein *amended* the resolution above cited shall be complied within all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 630/54)

557-54-BZ

APPLICANT—Max Siegel, for 141 East 69 Inc., owner; Genevieve Naylor, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 13, 1957—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the maintenance of existing photographic studio and one family dwelling, formerly private garage on first floor with living quarters for employees on upper floors, accessory to private residence.

MINUTES

1957—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the maintenance of existing photographic studio and one-family dwelling, formerly private garage on first floor with living quarters for employees on the upper floors, accessory to a private residence.

REMISES AFFECTED—159 East 69th Street, north side, 170 feet west of 3rd Avenue, Block 1404, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: John M. Hronec.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinfert, Commissioner Foley and Commissioner Sleeper... 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION:

WHEREAS, this application was granted by the Board on December 13, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 13, 1955, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

“... granted under Section 7, subdivision e for a term of two years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this amended resolution.” (Alt. App. 631/54)

0-55-BZ

APPLICANT—Harry Silverman, for Eastern Cold Storage Insulation Co., Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting in a residence and business use, B area district, the change in use of cellar of 142 East 41st Street, Lot 44 from storage to storage garage and also to provide openings in wall of building to east on Lot 41 and also to use the roof of building at 144-148 East 41st Street, Lot 41, for parking of cars; and permitting the extension of garage use into proposed newly excavated cellar and newly constructed fireproof roof at 145-147 East 40th Street, Lots 29 and 30, building to be reduced to one story, and permitting the extension in rear of building using more than the area permitted.

PREMISES AFFECTED—142-148 East 41st Street, and 145-147 East 40th Street, north side, 100 feet west of 3rd Avenue, Block 1295, Lots 29, 30, 41 and 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Silverman.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinfert, Commissioner Foley and Commissioner Sleeper... 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION:

WHEREAS, this application was granted by the Board on July 26, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 15, 1957; and

WHEREAS, the resolution was amended from time to time and last extended on June 18, 1957; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 18, 1957, only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of the amended resolution.” (Alt. App. 2047/54)

200-24-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug and Herbst & Rusciano, for Jerome Estates, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider a new use, subject to regular procedure—re Application, decision of the Borough Superintendent, previously withdrawn, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the change in occupancy from storage garage to storage and sale of clean paper products, offices, and non-storage garage for five motor vehicles, for owners use only.

PREMISES AFFECTED—3030 Jerome Avenue, east side, 161.8 feet south of East 204th Street; 3103-3105 Villa Avenue, west side, 38.08 feet south of East 204th Street, Block 3321, Lot 25, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. III, to consider new use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinfert, Commissioner Foley and Commissioner Sleeper... 4

Negative: 0

Absent: Vice Chairman Keating 1

718-49-BZ—Vol. IV

APPLICANT—Alfred de F. Licato, for Bernard I. Taub, owner, 86th Street Car Wash, Inc., lessee.

SUBJECT—Application for consideration—reopening for restoration to docket—re Application, decision of the Borough Superintendent, previously dismissed, under section 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of an auto laundry, office, boiler room and auto simonizing.

PREMISES AFFECTED—2002-2014 Stillwell Avenue, southwest corner of 85th Street, Block 6860, Lot 21 and part of Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred Licato.

ACTION OF BOARD—Application reopened and restored to the docket; previously dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinfert, Commissioner Foley and Commissioner Sleeper... 4

Negative: 0

Absent: Vice Chairman Keating 1

638-50-BZ—Vol. II

APPLICANT—Haus & Bresin, for Estate of Edward F. Glacken, owner, Irving Trust Company and William F. Glacken, executors.

SUBJECT—Application for consideration—reopening for restoration to calendar—re Application, decision of the Borough Superintendent, previously withdrawn, under sections 7f and 7i of the Zoning Resolution, to permit in

MINUTES

a business use district, the erection and maintenance of a gasoline service station, auto wash (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles for the stated term of 15 years.

PREMISES AFFECTED—9001-9015 Church Avenue and 551-561 Remsen Avenue, northeast corner, Block 4687, Lots 4, 7, 8 and 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

ACTION OF BOARD—Application reopened and restored to calendar; previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

794-52-BZ—Vol. III

APPLICANT—Goldwater & Flynn, for Bay Buick, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider new proposal, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7f, 7i and 21 of the Zoning Resolution, permitting in a business use D area district, the erection and maintenance of a one-story and mezzanine structure to be used as an automobile showroom sales and service agency (for a franchise automobile dealer), storage garage, motor vehicle repair shop, parts department and office, using more than the area permitted.

PREMISES AFFECTED—215-35 Northern Boulevard between 215th Place and 216th Street, Block 6309, Lot 23, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened as Vol. III, to consider new proposal, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper... 4
Negative: 0
Absent: Vice Chairman Keating 1

45-53-BZ—Vol. II

APPLICANT—Burke, Green & Groh, for Gabriel H. Luff, owner; Luff's Hardware, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. II to consider hearing—re Application, decision of the Borough Superintendent, previously withdrawn, under section 7h of the Zoning Resolution, to permit in a residence and retail use district, the parking and storage of motor vehicles of patrons and employees of hardware store.

PREMISES AFFECTED—254-01 Northern Boulevard, northeast corner of Westmoreland Street, Block 8138, Lot 42, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

ACTION OF BOARD—Application reopened as Vol. II, for restoration to the docket; previously denied.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

342-39-SM—Vol. II

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application for consideration—reopening for test and report as to additional clip—re Gold Bond Metal Lath and Lathing Accessories, for use in plastering operations; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to additional clip.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.....
Negative:
Absent: Vice Chairman Keating.....

830-39-SM

APPLICANT—Firedoor Corporation of America, new owner.

SUBJECT—Application for consideration—reopening for report as to change of ownership—re NYK-A and NYK-B 1-Hour Metal Covered Fire Doors; previously approved.

APPEARANCES—

For Applicant: Edward Graham.

ACTION OF BOARD—Application reopened for report as to change of ownership.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.....
Negative:
Absent: Vice Chairman Keating.....

125-47-SM

APPLICANT—Firedoor Corporation of America, new owner.

SUBJECT—Application for consideration—reopening for report as to change of ownership—re World ¾-Hr., 1-Hr. and One and One-half Hr., Panel Type, Kalmain and Howell Metal Doors; previously approved.

APPEARANCES—

For Applicant: Edward Graham.

ACTION OF BOARD—Application reopened for report as to change of ownership.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.....
Negative:
Absent: Vice Chairman Keating.....

500-47-SM

APPLICANT—Firedoor Corporation of America, new owner.

SUBJECT—Application for consideration—reopening for report as to change of ownership—re 1½-Hour Flush Type Door; previously approved.

APPEARANCES—

For Applicant: Edward Graham.

ACTION OF BOARD—Application reopened for report as to change of ownership.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.....
Negative:
Absent: Vice Chairman Keating.....

674-47-SM—Vol. I

APPLICANT—The Rawlplug Co., Inc., owner.

SUBJECT—Rawl-Drives, masonry fastener, approval

APPEARANCES—

For Applicant: None.

MINUTES

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

74-47-SM—Vol. II

APPLICANT—The Rawlplug Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II for test and report—re Rawl-Drives, masonry fastener; previously dismissed.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to expansion bolts and clubs.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

97-50-SM

APPLICANT—Firedoor Corporation of America, new owner.

SUBJECT—Application for consideration—reopening for report as to change of ownership—re Indestructo Flush Hollow Metal Door; previously approved.

APPEARANCES—

For Applicant: Edward Graham.

ACTION OF BOARD—Application reopened for report as to change of ownership.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

349-52-SA—Vol. II

APPLICANT—Janitrol Surface Combustion Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to additional models—re Gas-fired Winter Air Conditioners, Series, CVS Winter Air Conditioner, RES-05 Series, FES-45 Series, BCCA-55 Series, BCCL-05 Series and BCCL-55 Series, Janitrol Unit Heaters, Models BCC-05, BCC-05, BCCL-05 Series and FES-05; previously approved.

APPEARANCES—

For Applicant: K. G. Hull.

ACTION OF BOARD—Application reopened for report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

551-55-SA

APPLICANT—Heil-Quaker Corporation, new owner.

SUBJECT—Application for consideration—reopening for report as to transfer of approval to the name of the Corporation—re Quaker Radiant Vented Gas Heaters, Models RVA-350, RVA-500, RVA-650 and RVA-808; previously approved.

APPEARANCES—

For Applicant: F. L. Cramblit.

ACTION OF BOARD—Application reopened for report as to transfer of approval to include new name of corporation.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

552-55-SA

APPLICANT—Heil-Quaker Corporation, new owner.

SUBJECT—Application for consideration—reopening for report as to transfer of approval to the name of the Corporation—re Quaker Non-Radiant Vented Gas Heaters, Models BVA-350, BVA-500, BVA-650 and BVA-808; previously approved.

APPEARANCES—

For Applicant: F. L. Cramblit.

ACTION OF BOARD—Application reopened for report as to transfer of approval to include new name of corporation.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

554-55-SA

APPLICANT—Heil-Quaker Corporation, new owner.

SUBJECT—Application for consideration—reopening for report as to transfer of approval of name of the Corporation—re Quaker Cool Cabinet Unvented Radiant Gas Heater, Models CWR-200, CWR-300, and CWR-400; previously approved.

APPEARANCES—

For Applicant: F. L. Cramblit.

ACTION OF BOARD—Application reopened for report as to transfer of approval to include new name of corporation.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

555-55-SA

APPLICANT—Heil-Quaker Corporation, new owner.

SUBJECT—Application for consideration—reopening for report as to transfer of approval to the name of the Corporation—re Quaker Unvented Radiant Gas Heater, Models R-200 and R-300; previously approved.

APPEARANCES—

For Applicant: F. L. Cramblit.

ACTION OF BOARD—Application reopened for report as to transfer of approval to include new name of corporation.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

Adjourned: 7:45 P.M.

JOSEPH J. DOYLE, Chief Clerk.

RULES

Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

DEFINITION OF "FIRE DRILL"

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenants shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION

Premises

Name of concern.....

Building No. Story.....

FOREMAN OR PERSON IN CHARGE

Regular Substitute

WATCHMAN

.....

MALE SEARCHER

.....

FEMALE SEARCHER

.....

STREET ALARM BOX RUNNER

.....

FIRE BRIGADE

.....

.....

.....

EXIT GUARDS

Exit.....

"

"

"

"

"

"

Squad Monitors

.....Squad No. 1.....

..... " " 2.....

..... " " 3.....

..... " " 4.....

..... " " 5.....

..... " " 6.....

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

RULES

Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the Fire Department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all the occupants of the building have passed their station. When they close their doors and pass out of the building. Upon the signal for the occupants to return, EXIT GUARDS shall make their designated stations and remain there until all persons have returned to their respective floors.

Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory,

and drills shall be conducted at least twice, each year in which all of the persons on the premises shall participate simultaneously.

Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

Rule 11. Duties of Engineer.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc. are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

NOTICE

Applicants, under the zoning resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

University of Illinois Library
Serials Dept.
Urbana, Ill.

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the power conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lesses of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;
(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

05
287
BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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DIRECTORY

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CONTENTS

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, January
21, 1958 Affecting Calendar Numbers 582-29-BZ—Vol.
II, 642-29-BZ—Vol. IV, 72-30-BZ—Vol. II, 614-54-BZ
—Vol. II, 137-57-BZ, 200-57-BZ, 240-57-BZ, 234-57-BZ,
401-57-BZ, 473-57-BZ, 477-57-BZ, 540-57-BZ, 595-57-
BZ, 618-57-BZ, 619-57-BZ, 731-57-BZ, 886-24-BZ—Vol.
II, 4-29-BZ—Vol. II, 812-41-BZ—Vol. III, 342-54-BZ—
Vol. II, 958-55-BZ—Vol. II, 76-56-BZ, 244-56-BZ, 513-
56-BZ, 111-57-BZ, 148-57-BZ, 193-57-BZ, 362-57-BZ,
387-57-BZ, 481-57-BZ, 588-57-BZ, 699-57-BZ and 485-
57-A.

Minutes of Regular Meeting, Tuesday Afternoon, Janu-
ary 21, 1958, Affecting Calendar Numbers 261-54-SM,
124-56-SA, 689-56-SM, 83-57-SA, 235-57-SA, 508-57-SA,
509-57-SA, 510-57-SA, 511-57-SA, 512-57-SA, 513-57-SA,
514-57-SA, 515-57-SA, 516-57-SA, 517-57-SA, 518-57-
SA, 535-57-SM, 559-57-SA, 804-57-SM, 555-57-SA, 637-
55-A, 514-56-A, 676-56-A, 848-56-A, 386-57-A, 431-57-A,
696-57-A, 427-47-A—Vol. IV, 270-40-A—Vol. II, 533-
53-A—Vol. II, 82-39-BZ, 271-39-BZ—Vol. II, 654-41-
BZ, 162-52-BZ, 583-52-BZ, 663-54-BZ, 95-56-BZ, 60-
57-BZ, 182-57-BZ, 497-20-BZ—Vol. II, 1306-22-BZ—
Vol. II, 395-46-BZ, 510-47-BZ—Vol. III, 623-49-BZ—
Vol. II, 674-49-BZ—Vol. II, 215-50-BZ—Vol. II, 171-
53-BZ—Vol. II, 202-54-BZ—Vol. II, 218-55-BZ—Vol.
II, 674-55-BZ—Vol. II, 136-56-BZ—Vol. II, 788-47-
BZ—Vol. II and 404-56-BZ.

Corrections Affecting Calendar Numbers 1103-21-BZ—
Vol. II, 527-46-BZ and 18-57-BZ.

NOTICE

Effective September 1, 1957, the subscription price of
the Bulletin is \$15.00 per year, payable in advance and
single copies, twenty-five (25) cents at the office of the
Board and thirty (30) cents by mail.

HOURS OF CONSULTATION

10 A.M. to 1 P. M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases filed up to January 21, 1958

Cal. No. Dept. Premises Affected

1011-57-A—B.B.—1273-1283 65th Street and 6422-6424 13th Avenue, northwest corner, Block 5745, Lot 46, Borough of Brooklyn, N.B. 975-56—re egress.

1012-57-SM—Alsteel-Dor, sheet-steel Fire Door, manufactured by St. Louis Fire Door Co., Material.

1013-57-SM—Gustin-Bacon Utracoustic Ceiling Board; glass fiber acoustical board for suspended ceiling systems, manufactured by Gustin-Bacon Co., Material.

1014-57-SM—G-B Duct; prefabricated glass fiber duct system for Heating and Air-Conditioning, manufactured by Gustin-Bacon Manufacturing Co., Material.

1015-57-BZ—B.Q.—222-05 Horace Harding Expressway, north side, 175 feet east of Springfield Boulevard, Block 7520, Lot 98, Bayside, Borough of Queens, N.B. 4241-57—re golf driving range, parking and storage—residence use district.

1016-57-A—B.Q.—222-05 Horace Harding Expressway, north side, 175 feet east of Springfield Boulevard, Block 7520, Lot 98, Bayside, Borough of Queens, N.B. 4241-57—re use of frame building for business.

1017-57-A—B.R.—3952 Amboy Road and 2 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond, under section 35, General City Law re premises partly in bed of mapped street—proposed widening of Amboy Road, Alt. 1713-57.

1018-57-A—B.M.—8-12 West 14th Street, south side, 150 feet west of 5th Avenue and 5-11 West 13th Street, Block 577, Lots 34, 49, 50 and 51, Borough of Manhattan, Alt. 1713-57—re change in use from stores and showrooms to stores, showrooms, offices and incidental manufacturing in non-fireproof construction.

1019-57-BZ—B.M.—560 West 181st Street, south side, and 549-559 West 180th Street, north side, 100 feet east of St. Nicholas Avenue, Block 2153, Lot 81, Borough of Manhattan, Alt. 1245-57—re change in use to store and offices—business and residence use district.

1020-57-SM—Conviser Steel Bracket Column Caps; for approved Heavy-Weight Columns, manufactured by I. M. Conviser, Material.

1021-57-SA—Ipsen Endothermic Generator, Model 600G, to produce special Gas for proper Heat Treatment of Steels, manufactured by Ipsen Industries, Inc., Appliance.

1022-57-SA—Quaker Unvented Gas Heaters, Models B-200, B-300 and B-400, manufactured by Hcil-Quaker Corp., Appliance.

1023-57-SM—Barrett Insulating Wallboards, Plank and tile, manufactured by Barrett Division of Allied Chemical and Dye Corp., Material.

1024-57-SA—Plastisol Curing Oven, Gas-fired, continuous Monorail, Industrial Processing, manufactured by Jensen Inc., Appliance.

1025-57-SM—William J. Plander and Sons Uniondale Corp., Concrete Building Blocks, manufactured by William J. Plander and Sons Uniondale Corp., Material.

1026-57-SM—Precast Concrete Channel Roof and Floor Slags, manufactured by Precast Plank Co., Inc., Material.

1027-57-SM—One Leg Precast Concrete Channel Roof and Floor Slabs, manufactured by Concrete Plank Co., Inc., Material.

1028-57-SM—Gold Bond Grip Suspension System, manufactured by National Gypsum Co., Material.

1029-57-SM—Kesko Thermo-Sash and Horizontally Pivoted, Double-hung Aluminum Window, manufactured by Kesko Products Co., Material.

1030-57-SM—Alpro Aluminum Panels and Supports for Incombustible Acoustical suspended ceilings, $\frac{5}{8}$ inch V Crimp, $\frac{1}{2}$ inch continuous V, 2.67 Corrugated, $1\frac{1}{4}$ inches Corrugated, 6 inch Pyramid and $1\frac{1}{2}$ inch Pyramid, manufactured by Aluminum Products Co., Material.

1031-57-SM—Armstrong Custom Minaboard, Incombustible Acoustical Ceiling Board, manufactured by Armstrong Cork Co., Material.

1032-57-SM—Rhode Island Fittings Co., Vent Whistle sizes $2 \times 1\frac{1}{4}$ and $1\frac{1}{4} \times 1\frac{1}{4}$, manufactured by Rhode Island Fittings Co., Material.

1033-57-SA—Commercial-Aire Combination Gas and Light Oil Direct-fired Heating Equipment, Models 300, 400, 550, 700, 800, 1000, 1250, 1500, 1750 and 2000, manufactured by The Mammoth Furnace Co., Appliance.

1034-57-SA—Commercial-Aire Combination Gas and Heavy Oil Direct-fired Heating Equipment, Models 300, 400, 550, 700, 800, 1000, 1250, 1500, 1750 and 2000, manufactured by The Mammoth Furnace Co., Appliance.

1035-57-SA—Commercial-Aire Direct Gas-fired Heating Equipment using Lo-Blast Power Gas Burners, Models 300, 400, 550, 700, 800, 1000, 1250, 1500, 1750 and 2000, manufactured by The Mammoth Furnace Co., Appliance.

1036-57-SM—Barrett Insulating Roof Deck, insulating roof sheathing in lieu of Wood for roofs of Class 4 buildings, manufactured by Barrett Division of Allied Chemical and Dye Corp., Material.

1037-57-SA—Hook Gas-fired Boiler, Series 20,000 and Series 30,000 for Heating and Volume Hot Water Supply, manufactured by Hook Manufacturing Co., Inc., Appliance.

1038-57-SA—Liberty Inshot Gas Conversion Burner Models Liberty-LIB200SC, LIB150LC, LIB225LC, LIB150SB, LIB200SB, LIB150LB, LIB225LB and LIB150SC, manufactured by Liberty Combustion Corp., Appliance.

CALENDAR

1-58-BZ—B.Q.—99-30 Corona Avenue, 99-11 to 99-27 Alstyne Avenue and 48-02 to 48-16 102nd Street, southwest corner of Corona Avenue, Block 1926, Lot 13, Corona, Borough of Queens, N.B. 3728-57—re retail market, parking—retail and residence use district.

2-58-A—B.Bx.—1335 Webster Avenue, west side, 322.49 feet north of East 169th Street, Block 2887, Lot 173, Borough of The Bronx, Alt. 1108-57—re extension of commercial use in a frame building.

3-58-A—B.Bx.—834 Gerard Avenue, east side, 52 feet north of East 158th Street, Block 2474, Lot 30, Borough of The Bronx, Amendment to Alt. 919-57—re conversion of basement to Synagogue in Class 4 structure.

4-58-A—B.Q.—1710 Flushing Avenue, southeast corner of Cypress Avenue, 1st floor; Block 3412, Lot 47, Maspeth, Borough of Queens, 1938-57—re spraying equipment, etc.

5-58-BZ—B.Bx.—717-719 East 217th Street, north side, 30.35 feet east of White Plains Road, Block 4665, Lots 40 and 43, Borough of The Bronx, Alt. 1164-57—re parking of motor vehicles—residence use district.

6-58-BZ—B.Bx.—1039-1041 Boynton Avenue, west side, 300 feet south of Watson Avenue, Block 3714, Lot 48, Borough of The Bronx, Alt. 1169-57—re parking and storage of more than five motor vehicles—residence use district.

7-58-A—F.D.—825 Bronx River Avenue, northeast side, 300 feet east of Story Avenue, Block 3621, Lot 10, Borough of The Bronx, Decision.

8-58-A—B.M.—20 Bond Street, north side, 6 feet, 7½ inches east of Lafayette Street, Block 530, Lot 58, Borough of Manhattan, Alt. 1765-57—re egress.

9-58-BZ—B.R.—2062 Richmond Road and 5 Colfax Avenue, southeast corner, Block 3577, Lot 1, Grant City, Borough of Richmond, Alt. 483-57—re gasoline service station, used car lot, repair shop, public garage to include auto body shop, lubricatorium, etc.—retail use district.

10-58-BZ—B.Q.—69-01 Woodhaven Boulevard, northeast corner of Yellowstone Boulevard, Block 3178, Lot 67, Rego Park, Borough of Queens, Alt. 2518-57—re increase in area and use of existing gasoline service station, office, store, laundry, motor repairs, etc.—business and residence use district.

11-58-A—B.M.—158 West 23rd Street, south side, 175 feet, 1 inch east of 7th Avenue, Block 798, Lot 74, Borough of Manhattan, Alt. 1710-57—re egress.

12-58-SM—Fordham Hoisting Equipment Co., Inc., Hod Hoist; bucket hoist for plastering material, manufactured by Fordham Hoisting Equipment Co., Inc., Material.

13-58-A—B.Bx.—1295-1297 Lafayette Avenue, northwest corner of Faile Street, Block 2762, Lot 27, Borough of The Bronx, Alt. 684-57—re change in arrangement and increase in number of beds.

14-58-BZ—B.Bx.—Shakespeare Avenue, east side, 100.3 feet south of West 169th Street, Block 2506, Lot 85, Borough of The Bronx, Alt. 1204-57—re parking lot for more than five motor vehicles—local retail use district.

15-58-SA—Rins-A-Trol, Model G; manufactured by The DuBois Co., Inc., Appliance.

16-58-BZ—B.M.—443-447 3rd Avenue, east side, 19 feet, 9 inches, south of East 31st Street and 206 East 31st Street, Block 911, Lot 64, Borough of Manhattan, Alt. 1503-57—re parking lot—retail and residence use district.

17-58-A—B.Q.—38-36 Review Avenue, south side, 1136.31 feet west of Laurel Hill Boulevard (interior lot), Block 312, Lot 1367, Long Island City, Borough of Queens, under section 36, General City Law re building not fronting on legally mapped street, N.B. 1862-54.

18-58-BZ—B.Bx.—3308 Edson Avenue, northeast corner of Givan Avenue, Block 4881, Lots 75 and 77, Borough of The Bronx, Alt. 1165-57—re saw and planning mill—business use district.

19-58-SM—Case One-Piece Non-Overflow Closet, Models 1000 and 1100, manufactured by Case Manufacturing Corp., Material.

20-58-BZ—B.R.—3230 Richmond Avenue and 2-40 Drumgoole Boulevard, southwest corner, Block 5613, Lot 400, Arden Heights, Borough of Richmond, N.B. 1295-57—re gasoline service station, lubricatorium, minor auto repairs, storage, car washing, parking and storage of motor vehicles, curb cut and show windows, etc.—business use district.

21-58-SA—Mercury Roto-Molder Gas-fired, Models SD2, SD3 and SD4, manufactured by Mercury Molding Machinery, Inc., Appliance.

Restored to Docket

683-38-SA—Vol. IV—Janitrol Gas-fired Unit Heaters, Series BCC-05 Unit Heaters, Series BCCA-05 Forced Air Furnaces and Series BCCL-05 Unit Heaters (reopened for report as to additional models), manufactured by Surface Combustion Corp., Appliance.

197-40-SM—Art Metal Construction Company Hollow Metal ¾, 1, 1½ and 3 Hour Fire Door (reopened for report as to additional use and construction), manufactured by Art Metal Construction Company, Material.

485-56-SA—Red Jacket Extractor Booster Pumps (gasoline pumps); (reopened for test as to additional models), manufactured by Red Jacket Manufacturing Co., Appliance.

394-56-SM—C.L.A. Hollow Metal One and One-half Hour Fire Door (reopened for report, and test if necessary, as to propose change in construction), manufactured by Acme Kalamein Door and Sash Co., Material.

314-50-SM—Glued Laminated Timbers (building material); (reopened for test and report as to longer span), manufactured by Timber Structures, Inc., Material.

CALENDAR

687-56-SA—Milnor Open End Laundry Washer (with Miltrol Automatic Washer, Control Model E), 25-Model W-25, 50-Model W-50, 75-Model W-75, 100-Model W-100 (reopened for test and report as to change in vacuum breaker to built in type), manufactured by Pellerin Milnor Corp., Appliance.

204-49-SM—Porete and Poretherm Lightweight Concrete (reopened for report as to amendment for additional use of material), manufactured by Porete Manufacturing Company, Material.

841-56-SA—Arcoflame Conversion Oil Burner, Models PH-1 and PH-2 (reopened for report as to additional model), manufactured by American Radiator and Standard Sanitary Corp., Appliance.

967-47-SM—Douglas Fir Plyscord (plywood sheathing); (reopened for report as to change of type of glue in plywood sheathing), manufactured by United States Plywood Corp., Material.

304-56-SM—Sylvania Sylvan-Aire Corrugated Plastic Light Diffuser (reopened for report as to change of construction under sprinklers as now provided in amendment), manufactured by Sylvania Electric Products Inc., Material.

741-53-SM—Gold Bond Metal Base and Floor Clips (reopened for report as to additional lathing accessories), manufactured by National Gypsum Company, Material.

690-56-SM—Gold Bond Aluminum Louvers and Ventilators (reopened for report as to additional trade name and additional model), manufactured by National Gypsum Company, Material.

313-54-SM—Gold Bond Asbestos Siding Shingles and Accessories (for exterior finish on Class 4 buildings); (reopened for report as to additional type of shingles), manufactured by National Gypsum Company, Material.

335-56-SM—Gold Bond Twinsulation Blankets (reopened for report and test if necessary as to amendment re paper backing), manufactured by National Gypsum Co., Material.

650-47-SM—B.P.C. Concrete Building Units (reopened for report as to additional sizes), manufactured by Building Products Corp., Material.

706-45-SM—Vol. III—Flexicore Precast Monolithic Concrete Roof and Floor Slabs, manufactured by Flexicore Precast Inc., Material.

437-45-SM—Bethlehem Open Web, Welded Steel Joists (reopened for test and report as to additional sizes of steel joists), manufactured by Bethlehem Steel Company, Material.

205-29-BZ—Vol. III—B.Q.—157-28 to 157-30 (official 157-30) Willets Point Boulevard and 21-08 to 21-12 Clintonville Street, southeast corner, Block 4860, Lots 15 and 18, Whitestone, Borough of Queens, N.B. 3467-57—re gasoline service station, lubritorium, minor auto repairs, car washing, parking and storage of motor vehicles, etc.—local retail and residence use district.

70-37-BZ—Vol. III—B.Q.—70-07 to 70-21 (70-15 official) Astoria Boulevard and 22-16 22-24 71st Street, northwest corner, Block 1002, Lot 13, Long Island City, Borough of Queens, Alt. 1986-57—re gasoline service station, auto washing (non automatic), lubritorium, parking of automobiles, office, minor repairs with hand tools only, etc.—retail use district.

304-38-BZ—Vol. II—B.M.—221-231 (221 official) East 37th Street, north side, 230 feet west of Second Avenue, Block 918, Lot 14, Borough of Manhattan, Alt. 1074-57—re increase in height of building, etc.

453-46-BZ—Vol. II—B.B.—3437-3445 Fort Hamilton Parkway and 2-12 Chester Avenue, southwest corner, Block 5302, Lot 48, Borough of Brooklyn, N.B. 1877-57—re gasoline service station, office, lubritorium, auto repairs, with hand tools only, parking of cars awaiting service, etc.; curb cut and show window—business and residence use district.

116-53-BZ—Vol. II—B.Q.—162-25 Union Turnpike, northeast corner of 164th Street, Block 5852, Lot 17, Flushing, Borough of Queens, N.B. 3293-57—re gasoline service station, auto laundry (non automatic), auto repair shop with hand tools only, lubritorium and parking of cars waiting service—retail use district.

355-56-BZ—Vol. II—B.Bx.—984-998 East 180th Street and 2081-2099 Bryant Avenue, southwest corner, Block 3132, Lot 35, Borough of The Bronx, N.B. 1335-57—re gasoline service station, lubritorium, minor repairs, car washing, parking of motor vehicles, etc.—business and residence use district.

558-23-BZ—Vol. II—B.B.—44-100 Empire Boulevard, south side, 394 feet and 6½ inches east of Franklin Avenue, Block 1313, Lot 26, Borough of Brooklyn, Alt. 2457-57—re additional use in a building having an existing non-conforming use—business use district.

524-56-BZ—Vol. II—B.B.—1275-1277 65th Street and 6422-6424 13th Avenue, northwest corner, Block 5745, Lot 46, Borough of Brooklyn, N.B. 975-56—re openings within 75 feet of residence use district; doors, etc.—local retail use district.

716-56-BZ—Vol. II—B.B.—771-779 East 49th Street, east side, 100 feet north of Avenue D, Block 4770, Lots 50, 52 and 53, Borough of Brooklyn, Amendment to Alt. 4592-55—re change in size and height of the extension to existing synagogue, etc.; area excessive—residence use district.

1089-48-BZ—Vol. II—B.Q.—139-23 Queens Boulevard, east side, 37.88 feet north of mapped 87th Road, Block 9626, Lot 75, Jamaica, Borough of Queens, Alt. 628-57—re auto repair shop—business use district.

557-47-A—Vol. II—B.B.—524-528 Fulton Street, south side, 80 feet 6 inches east of Hanover Place, Block 161, Lots 27 and 34, Borough of Brooklyn, Alt. 772-41 and B.N. 3370-57—re construction—increase in area.

134-57-A—Vol. II—B.Q.—8801 Parsons Boulevard, south-

CALENDAR

east corner of 88th Avenue, Block 9764, Lot 15, Jamaica, Borough of Queens, Amendment to Alt. 238-57—re egress.

950-55-A—Vol. II—B.Q.—60-04 Metropolitan Avenue and 62-30 to 62-40 60th Street, southwest corner, Block 3492, Lots 45, 46 and 47, Maspeth, Borough of Queens, Amendment to N.B. 3329-55—re structure in bed of mapped street.

674-47-SM—Vol. II—Rawl Drives-Expansion Bolt, manufactured by The Rawlplug Company, Inc., Material.

349-52-SA—Vol. II—Janitrol Unit Heater, Models, Gas-fired, Models BCCA-05, BCC-05 and BCCL-05, FES-45, BCC-55, BCCA-55 and BCCL-55 (reopened for report as to additional models), manufactured by Surface Combustion Corp., Appliance.

342-39-SM—Vol. II—Gold Bond Metal Lath and Lathing Accessories (reopened for test and report as to additional clip), manufactured by National Gypsum Company, Material.

554-55-SA—Quaker Cool Cabinet Unvented Radiant Gas Heater, Models CWR-200, CWR-300 and CWR-400 (reopened for report as to transfer of approval to include new name of corporation), manufactured by Heil-Quaker Corp., Appliance.

552-55-SA—Quaker Non-Radiant Vented Gas Heaters, Models BVA-350, BVA-500, BVA-650 and BVA-808 (reopened for report as to transfer of approval to include new name of corporation), manufactured by Heil-Quaker Corp., Appliance.

555-55-SA—Quaker Unvented Radiant Gas Heater, Model R-200 and R-300 (reopened for transfer of approval to include new name of corporation), manufactured by Heil-Quaker Corp., Appliance.

551-55-SA—Quaker Radiant Vented Gas Heaters, Models RVA-350, RVA-500, RVA-650 and RVA-808 (reopened for report as to transfer of approval to include new name of corporation), manufactured by Heil-Quaker Corp., Appliance.

125-47-SM—World ¾ Hour, 1 Hour and one and one-half Hour, Panel Type, Kalmain and Hollow Metal Doors (reopened for report as to change of ownership), manufactured by Firedoor Corporation of America, Material.

297-50-SM—Indestructo Flush Hollow Metal Door (reopened for report as to change of ownership), manufactured by Firedoor Corporation of America, Material.

500-57-SM—1½ Hour Flush Type Door (reopened for report as to change of ownership), manufactured by Firedoor Corporation of America, Material.

830-39-SM—NYK-A and NYK-B 1-hour Metal Covered Fire Doors (reopened for report as to change of ownership), manufactured by Firedoor Corporation of America, Material.

794-52-BZ—Vol. III—B.Q.—215-35 Northern Boulevard, north side, from 215th Place and 216th Street, Block 6309, Lot 23, Bayside, Borough of Queens, Amendment to N.B.

4218-54—re gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, parking and storage of motor vehicles, auto safety inspection; ground signs—business use district.

45-53-BZ—Vol. II—B.Q.—254-01 Northern Boulevard, northeast corner of Westmoreland Street, Block 8138, Lot 42, Little Neck, Borough of Queens, Alt. 1448-57—re free parking for patrons and employees—residence and retail use district.

200-24-BZ—Vol. III—B.Bx.—3030 Jerome Avenue, east side, 161.8 feet south of East 204th Street and 3103 Villa Avenue, Block 3321, Lot 25, Borough of The Bronx, Alt. 1112-57—re manufacture of metal products, storage, offices—business and residence use district.

718-49-BZ—Vol. IV—B.B.—2002-2014 Stillwell Avenue, southwest corner of 85th Street, Block 6860, Lot 21 and part of Lot 32, Borough of Brooklyn, N.B. 1663-56—re simonizing, parking and storage of cars to be serviced—business use district.

638-50-BZ—Vol. II—B.B.—9001-9015 Church Avenue and 551-561 Remsen Avenue, northeast corner, Block 4687, Lots 4, 7, 8 and 9, Borough of Brooklyn, N.B. 308-57—re gasoline service station, auto washing (non-automatic), lubrication, sales of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles, etc.—business use district.

1306-22-BZ—Vol. II—B.B.—113-129 Empire Boulevard, north side, 140 feet west of Bedford Avenue, Block 1306, Lot 41, Borough of Brooklyn, Amendment to Alt. 611-46—reopened for extension of term of variance—re office, storage of packaged food products and garage space—business use district.

136-56-BZ—Vol. II—B.Q.—83-87 to 83-89 Woodhaven Boulevard, east side, 157.18 feet north of Park Lane South, Block 8890, Lot 1, Glendale, Borough of Queens, Block 8890, Lot 1, Glendale, Borough of Queens, N.B. 213-56—re retail store—residence use district.

427-47-A—Vol. IV—B.M.—11-17 Second Avenue, southwest corner of 1st Street, 3rd floor, Block 456, Lot 27, Borough of Manhattan, Amendment to Alt. 100-56—theatres and lodge rooms—business use district.

218-55-BZ—Vol. II—B.B.—152-174 Hegeman Avenue, south side, from Osborn Street to Thatford Avenue; 622-626 Osborn Street and 541-555 Thatford Avenue, Block 3637, Lot 32, Borough of Brooklyn, Alt. 3876-57—re parking and storage of motor vehicles, gasoline service station, auto washing (non automatic), office and accessory sales, minor repairs with hand tools only, motor vehicle safety inspection—retail use district.

497-20-BZ—Vol. II—B.B.—638-644 Degraw Street, south side, 90 feet west of 4th Avenue and 637-641 Sackett Street, Block 427, Lot 31, Borough of Brooklyn, Amendment to Alt.

CALENDAR

1142-56—re woodworking factory with power tools—unrestricted and business use district.

395-46-BZ—B.B.—155-157 Empire Boulevard and 1727-1749 Bedford Avenue, northeast corner, and 112-122 Sullivan Place, Block 1307, Lots 1 and 6, Borough of Brooklyn, Alt. 1059-46—reopened for extension of time to complete re repairing and servicing of cars, parts department, auto showroom, gasoline service station, auto laundry, etc.—business use district.

202-54-BZ—Vol. II—B.Bx.—3020 Eastchester Road, east side, 100.06 feet north of Adea Avenue, Block 4766, Lots 42 and 43, Borough of The Bronx, Alt. 1166-57—re extension of garage—residence use district and local retail district.

623-49-BZ—Vol. II—B.Q.—East River, 800 feet north of 20th Avenue; 19-39 20th Avenue, Block 850, part of Lot 1, Astoria, Borough of Queens, Alt. 2186-57—re height of the generator towers on the roof of the extension to present electric generating station—unrestricted use district.

171-53-BZ—Vol. II—B.M.—660-666 Madison Avenue, 8-28 East 61st Street, southwest corner and 13-19 East 60th Street, Block 1375, Lot 56—formerly Lots 10 and 13 inclusive and 17, 156, 56, 58 to 61 inclusive, Borough of Manhattan, Amendment to N.B. 16-53—re gasoline and oil selling station—restricted retail use district.

674-55-BZ—Vol. II—B.M.—1920-1924, Amsterdam Avenue and 501-503 West 155th Street, northwest corner, Block 2114, Lots 40 and 47, Borough of Manhattan, Alt. 1587-57—re extension of an existing gasoline service station, lubricatorium, minor auto repairs, car wash, office and sales, parking and storage of more than 5 motor vehicles, etc.—retail and residence use district.

215-50-BZ—Vol. II—B.B.—2228-2250 Linden Boulevard, south side, from Ashford Street to Cleveland Street; 797-805 Ashford Street and 886-896 Cleveland Street, Block 4359, Lots 1 and 6, Borough of Brooklyn, N.B. 2224-57—re gasoline service station, lubricatorium, auto washing (non automatic), minor repairs with hand tools only, parking and storage of more than five cars, etc.—residence use district.

674-49-BZ—Vol. II—B.Bx.—4391-4399 Baychester Avenue and 1960-1968 Nereid Avenue, southwest corner, Block 5056, Lot 38, Borough of The Bronx, N.B. 1529-57—re stores, storage of beer and soda, loading and unloading, parking of patrons cars; curb cuts, etc.—residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.

	Last Publication
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Jan. 8, 1957.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Nov. 20, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for..	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Jan. 8, 1957.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JANUARY 28, 1958, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, January 28, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

755-38-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Rosenstock Motors, Inc., owner.

SUBJECT—Application reopened May 21, 1957 as Vol. II —(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sale of accessories, car washing (non automatic), automobile repairs with hand tools, lubricatorium, parking and storage of more than five motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—880-890 Dawson Street and 929-939 Intervale avenue, southeast corner, Block 2702, Lot 41, Borough of The Bronx.

Laid over from November 13, 1957, to November 19, 1957, at the request of a representative of the Board of Education; then to December 17, 1957, at the request of the

CALENDAR

Board of Education to permit a population study of the area, to January 28, 1958, at the request of the Board of Education; no further requests for adjournment entertained.

329-57-BZ

APPLICANT—Anita L. Ligorio, owner.

SUBJECT—Application April 16, 1957—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a "G-1" area district, the conversion of a present one family dwelling to a two family dwelling.

PREMISES AFFECTED—1161 East 21st street, east side, 240 ft. south of Avenue J, Block 7603, Lot 33, Borough of Brooklyn.

Laid over from December 17, 1957, to January 14, 1958, at the request of an objector; then to January 28, 1958, for inspection and decision; hearing open only as to acceptance of properly filed objections.

72-30-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened June 4, 1957 as Vol II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline station and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than five (5) cars and the sale of used cars.

PREMISES AFFECTED—3491-3507 Fort Hamilton Parkway, south side, 264.5 feet east of 36th Street, Block 5302, Lot 21, Borough of Brooklyn.

Laid over from January 21, 1958, to January 28, 1958, at request of objector; applicant concurring.

240-57-BZ

APPLICANT—John F. Fitzsimons, for Fun Fair Park, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a business and residence use, district, the maintenance of a parking lot for the stated term of ten (10) years.

PREMISES AFFECTED—28-31 (28-21 to 28-51) Linden Place; 28-20 to 28-80 Whitestone Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, Lots 35 and 40, Block 4337, Lots 62 and 70 and Block 4339, Lots 46 and 65, Flushing, Borough of Queens.

Laid over from January 21, 1958, to January 28, 1958, for hearing at request of objectant, applicant concurring.

143-57-BZ

APPLICANT—John F. Fitzsimons, for Lincoln Arcade Inc., owner (Wenlar Corp., lessee).

SUBJECT—Application February 25, 1957, decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and business use district, the extension into the residence portion of a plot of a parking lot presently established on the business portion of a plot.

PREMISES AFFECTED—125-02 to 124-24 (125-10) Queens Boulevard, west side, from 82nd Road to 83rd Avenue, 123-42 to 123-60 82nd Road and 123-47 to 123-67 83rd Avenue, Block 3360, Lots 21, 27, 28, 29, 32, 40, 41, 45 and 46, Kew Gardens, Borough of Queens.

950-54-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 19, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c and 7 A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, auto repair, office, store and parking of cars waiting to be served, with vehicular entrance or exit within 75 feet of a residence use district.

PREMISES AFFECTED—1475 Bruckner Boulevard, north-west corner of Evergreen Avenue, Block 3711, Lot 1, Borough of The Bronx.

556-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Newspaper Realty Corp., owner.

SUBJECT—Application reopened November 6, 1957 as Vol. II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a retail use district, the erection of a two story building for use as a non-storage garage for more than five (5) and less than one hundred-fifty cars (150) cars, office, toilet and locker room.

PREMISES AFFECTED—406-412 West 34th Street, south side, 80 feet west of 9th Avenue and 405-407 West 33rd Street, Block 731, Lots 50, 51 and 53, Borough of Manhattan.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection, station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

461-22-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II, re decision of the Borough Superintendent, under sections 7d and 21 of the Zoning Resolution, to permit in a residence and retail use, C area, and one and one-quarter height district, the construction of two additional floors on an existing three story telephone exchange building exceeding the permitted area and height.

PREMISES AFFECTED—7701-7713 (7701 official) 3rd Avenue and 302-318 77th Street, southeast corner, Block 5960, Lot, Borough of Brooklyn.

517-56-BZ

APPLICANT—T. S. Nilsen, for Theresa La Vine, owner.

SUBJECT—Application July 16, 1956—decision of the Borough Superintendent under section 21 and 7h of the Zoning Resolution, to permit in a residence use district, the extension of the present use of a dwelling and 5 car garage to include parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—1071-1073 Hall Place, west side, 174.9 feet south of East 167th Street, Block 2691, Lots 93 and 94, Borough of The Bronx.

621-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Weinick and Albert H. Sanders, owners.

SUBJECT—Application September 10, 1957—decision of the Borough Superintendent under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—102-07 to 102-23 Flatlands Avenue, 764-776 East 103rd Street, northwest corner and 767-775 East 102nd Street, Block 8190, Lots 1, 7 and 65, Borough of Brooklyn.

CALENDAR

122-57-BZ

APPLICANT—Larry Meltzer, for Charles Macaluso, owner.

SUBJECT—Application February 13, 1957—decision of the Borough Superintendent under sections 7a and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of an extension of the existing ornamental shop exceeding the permissible area in a C area district.

PREMISES AFFECTED—8509 Bay 16th Street, East side, 100 feet north of 86th Street, Block 6343, Lot 25, Borough of Brooklyn.

596-57-BZ

APPLICANT—Joseph Lau, for 10 East 30th Street Corp., owner.

SUBJECT—Application August 19, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot and attendants shanty for the parking and storage of more than five (5) motor vehicles for a stated term of ten (10) years.

PREMISES AFFECTED—10-14 East 30th Street, south side, 177 feet 6 inches east of 5th Avenue, Block 859, Lots 77, 79 and 80, Borough of Manhattan.

107-34-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Shems Realty Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, office and accessory sales, lubritorium, minor repairs with hand tools only, parking of motor vehicles, auto safety inspection and ground signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—248-53 to 248-61 (248-55 official) Jamaica Avenue and 89-14 to 89-22 249th Street, northwest corner, Block 8664, Lot 45, Bellerose, Borough of Queens.

796-49-BZ—Vol. IV

APPLICANT—Charles Abrahams, for Columbia Savings and Loan Association, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of an extension to the present bank building occupying more than the permitted area and alter an existing frame dwelling to provide additional offices.

PREMISES AFFECTED—93-20 to 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

835-57-A

APPLICANT—Charles Abrahams for Columbia Savings and Loan Association, owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re use of Frame building as Offices, Live Load, etc.

PREMISES AFFECTED—93-20 and 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

548-57-BZ

APPLICANT—Vincent D. Luongo, for Glanos Realty Corp., owner.

SUBJECT—Application July 22, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and retail use dis-

trict, the extension of the existing parking lot now located in a retail district into an adjacent residence district.
PREMISES AFFECTED—305-307 West 27th Street, north side, 62 feet west of 8th Avenue, Block 751, Lots 33, 34 and 35, Borough of Manhattan.

73-56-BZ—Vol. II

APPLICANT—Paul Friedman, for A. F. & G. Realty Corp. and Rosedale Engineering Corp., owners (Esso Standard Oil Co., conditional lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, accessory building for salesroom, lubritorium, auto washing and minor repairs with hand tools only, and parking and storage of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1543-1547 Bruckner Boulevard, north side, from Boynton Avenue to Ward Avenue, Block 3715, Lots 1 and 5, Borough of The Bronx.

790-56-BZ

APPLICANT—Paul Friedman, for Sentry Holding Corp., owner.

SUBJECT—Application November 20, 1956—decision of the Borough Superintendent, under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), minor repairs with hand tools only, office, sales and storage of auto accessories and parking of more than five (5) motor vehicles waiting to be serviced; for a stated term of fifteen (15) years.

PREMISES AFFECTED—462-470 West 155th Street and 1917 Amsterdam Avenue, southeast corner, Block 2068, Lot 149, Borough of Manhattan.

Laid over from June 25, 1957, to July 9, 1957, for applicant to advise the Board if owner wishes to withdraw the application in view of the proposed school to be erected within the purview of Section 21A of the Zoning Resolution; then to September 24, 1957, for further consideration and decision; hearing closed; then to October 8, 1957, for further inspection and decision; then laid over from October 8, 1957, to November 19, 1957, at request of the applicant, to file revised plans; then laid over from November 19, 1957, to December 3, 1957, for decision; at the request of the applicant; then to January 28, 1958, for applicant to ascertain action by the City Planning Commission on proposed housing development in this area.

92-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application February 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, storage, parking and storage of motor vehicles and a ground sign.

PREMISES AFFECTED—14-40 to 14-50 (14-44 official) Clintonville Street west side, 61-63 feet south of 14th road, Block 4697, Lot 5, Whitestone, Borough of Queens.

Laid over from September 17, 1957, to October 15, 1957, for inspection and decision; hearing closed; then to October 22, 1957, at the request of the applicant for consideration of proposed changes in the proposal; then to November 6, 1957, for applicant to file revised plans for relocation of proposed gasoline station in connection with the laundry building; then to November 26, 1957, for further study and for applicant to furnish the Board with a plan showing the area of the entire property and the surrounding streets; then to December 3, 1957, at the request of the applicant; then to December 17, 1957, then to January 28, 1958, for further study and inspection

CALENDAR

300-56-BZ

APPLICANT—Harry A. Yarish, for Macdonald Holding Corp., owner.

SUBJECT—Application reopened November 26, 1957 for consideration for setting of date for additional hearing as required by Court—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a business and residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—405-417 McDonald Avenue, east side, 300 feet south of Albermarle Road and 298-306 East 2nd Street, Block 5334, Lots 26 and 84, Borough of Brooklyn.

Laid over from December 17, 1957, to January 7, 1958, at the request of an objector, no further requests for adjournment considered; then to January 28, 1958, for inspection and decision; hearing closed.

155-57-BZ

APPLICANT—Angelo S. Mongiello, for Charles D'Amico, owner.

SUBJECT—Application February 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1690-1692 Nelson Avenue, east side, 410 feet north of West 174th Street, Block 2876, Lots 167 and 168, Borough of The Bronx.

Laid over from January 7, 1958 to January 28, 1958, for inspection and decision; hearing closed.

543-57-BZ

APPLICANT—Angelo S. Mongiello, for Charles D'Amico, owner.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1698-1700 Nelson Avenue, east side, 225 feet south of Macombs Road, Block 2876, Lot 171, Borough of The Bronx.

Laid over from January 7, 1958 to January 28, 1958, for inspection and decision; hearing closed.

390-57-BZ

APPLICANT—Sidney Goldhammer, for Jacob Perlow, owner.

SUBJECT—Application May 15, 1957—decision of the Borough Superintendent under sections 19B(d) and 21 of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a class A multiple dwelling without the required garage or parking spaces for passenger motor vehicles.

PREMISES AFFECTED—69-75 West 9th Street and 422-424 Avenue of The Americas, Block 573 Lot 1, Borough of Manhattan.

Laid over from January 7, 1958 to January 28, 1958, for inspection and decision; hearing closed.

870-47-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Frank Solicito and S. M. S. Parts and Service, Inc., owners; S. M. S. Parts and Service, Inc., lessee.

SUBJECT—Application reopened June 11, 1957 as Vol. III—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection of an extension of Class 3 construction to an existing motor vehicle repair shop to be used in conjunction with the present uses of private residence, motor vehicle repair shop and gasoline station.

PREMISES AFFECTED—1100-1108 East 222nd Street and 3866-3868 Laconia Avenue, southeast corner, Block

4716, Lots 6 and 9, Borough of The Bronx.

Laid over from January 7, 1958 to January 28, 1958, for inspection and decision; hearing closed.

377-57-BZ

APPLICANT—Carl H. Salminen, for Edgersam Corp., owner.

SUBJECT—Application May 7, 1957—(decision of the borough superintendent) under sections 7a, 7e and 21 of the zoning resolution, to permit in a retail use and D area district, the erection of an extension to an existing structure occupying more than the permitted area and extend the use of light manufacturing of incombustible plastic novelties, offices, storage, storage of cardboard containers and incombustible plastics, parking and loading area.

PREMISES AFFECTED—45-22 to 45-30 162nd street, west side, 200 ft. south of 45th avenue, Block 5440, Lots 51 and 54, Flushing, Borough of Queens.

Laid over from October 29, 1957, to November 19, 1957, for inspection and decision; hearing closed; then to November 26, 1957, for further study and decision; then to December 3, 1957, for inspection and decision; then to December 17, 1957, at the request of the engineer for examination; then to January 7, 1958, for further consideration and decision; then laid over, date to be set; then set for January 28, 1958.

582-29-BZ—Vol. II

APPLICANT—Charles A. Brown, for Rogers and Butler (Lenox Hill Hospital), owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a one and one half height district, the erection of a 12 story hospital building exceeding the permitted height at the northeast corner of the building.

PREMISES AFFECTED—Entire block bounded by 77th Street, Park Avenue, 76th Street and Lexington Avenue; 112 East 77th Street, 841 Park Avenue, 101-133 East 76th Street and 1080-1090 Lexington Avenue, Block 1411, Lot 1, Borough of Manhattan.

Laid over from January 21, 1958, to January 28, 1958, for inspection and decision; hearing closed.

137-57-BZ

APPLICANT—Jacob Lubroth and Son, for Aaron Bring Bay Ridge, Inc., owner.

SUBJECT—Application February 25, 1957—(decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline selling station, lubricatorium, and minor repairs for adjustments with hand tools only for the stated term of fifteen years.

PREMISES AFFECTED—8813-8823 4th avenue and 401-405 89th street, northeast corner, Block 6065, Lot, 1, Borough of Brooklyn

Laid over from December 10, 1957 to January 21, 1958, for inspection and decision; hearing closed; then laid over from January 21, 1958, to January 28, 1958, for inspection and decision.

477-57-BZ

APPLICANT—Gerard M. Bloomfield, for Thirbrook Corp., and Safeway Stores, Inc., owners.

SUBJECT—Application June 25, 1957—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in an unrestricted use and business use districts, the erection and maintenance of a gasoline service station, car washing, lubricatorium, minor auto repairs, storage rooms and storage for more than five (5) motor vehicles on the vacant portion of the lot, and extending from the unrestricted portion into the business portion of the plot.

PREMISES AFFECTED—851-865 St. Anns avenue and 3150-3172 3rd avenue, southwest corner, Block 2360, Lots 92 and 97, Borough of The Bronx.

CALENDAR

Laid over from November 26, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further examination of plans and decision; then to January 14, 1958, for revised plans and decision; then to January 21, 1958, for applicant to consult examiner; then to January 28, 1958, at request of the applicant.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 28, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, January 28, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

605-57-A

APPLICANT--Henry George Greene, for Henry Strauss Realty Corp., owner.

SUBJECT--Application August 29, 1957--Appeal from a decision of the borough superintendent--re stair enclosure--Class III structure, commercial use.

PREMISES--31 West 53rd Street, north side, 339 ft. 6 in. east of Avenue of The Americas, Block 1269, Lot 15, Borough of Manhattan.

115-56-A

APPLICANT--Miles A. Gordon, for Dora and Joyce Green, owners.

SUBJECT--Application December 22, 1955--Appeal from a decision of the Borough Superintendent--re review of Borough Superintendent's decision re zoning matter.

PREMISES AFFECTED--100-104 Central Park South and 1431-1439 Avenue of the Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.

830-57-A

APPLICANT--Julian Roth for Emery Roth and Sons; Samuel Bialkin, owner; E. J. Korvette, Inc., lessee.

SUBJECT--Application November 8, 1957--Appeal from a decision of the Borough Superintendent, re Escalators.

PREMISES AFFECTED--140-148 East 45th Street, south side, 170 feet west of 3rd Avenue and 147-151 East 44th Street, Block 1299, Lot 27, Borough of Manhattan.

466-57-A

APPLICANT--Andrew DiCamillo, for Josephine Alessi, owner.

SUBJECT--Application June 18, 1957--Appeal from a decision of the Borough Superintendent, re use of frame building as Nursing Home, etc.

PREMISES AFFECTED--8807 21st Avenue, east side, 120 feet north of Cropsey Avenue, Block 6445, Lot 13, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 4, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, February 4, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

730-57-BZ

APPLICANT--James E. Vassalotti, for Bartholdi Turecamo, owner.

SUBJECT--Application October 10, 1957--decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED--2375-2385 Cropsey Avenue and

8846-8858 24th Avenue, northwest corner, Block 6890, Lot 1, Borough of Brooklyn.

1366-17-BZ--Vol. III

APPLICANT--Charles M. Spindler, for Hauer Knitting Mills, owner.

SUBJECT--Application reopened September 24, 1957 as Vol. III--decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change in use in an existing legal factory building from the manufacture of paper boxes on the first floor to the manufacture of clothing.

PREMISES AFFECTED--1920 Harmon Street, south side, 164.59 feet west of Fairview Avenue, Block 3388, Lot 22, Ridgewood, Borough of Queens.

611-56-A

APPLICANT--Betty Foernsler, adjoining owner.

OWNER OF PREMISES--John M. Bauer and Frances Haver.

SUBJECT--Application August 29, 1956--Appeal from a decision of the Borough Superintendent re review of Borough Superintendent's decision--re commercial use in residence district.

PREMISES AFFECTED--1920 Harman Street, south side, 165 feet west of Fairview Avenue, Block 3388, Lot 21, Ridgewood, Borough of Queens.

874-57-BZ

APPLICANT--Murray Stockman, for David Koss, owner.

SUBJECT--Application December 2, 1957--decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, and auto safety inspection station, for a stated term of fifteen (15) years.

PREMISES AFFECTED--22-02 to 22-18 (22-14 official) Beach Channel Drive, 10-46 to 10-52 Grassmere Terrace, northeast corner and 22-01 to 22-07 Regina Avenue, Block 216, Lot 46, Far Rockaway, Borough of Queens.

552-57-BZ

APPLICANT--Albert Melniker, for Isle Fuel Oil Service Co., owner.

SUBJECT--Application July 25, 1957--decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and operation of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and the parking of more than five (5) motor vehicles.

PREMISES AFFECTED--1310 Forest Avenue and 66 Hamlin Place, southwest corner, Block 386, Lot 20, Port Richmond, Borough of Richmond.

702-57-BZ

APPLICANT--Frederick A. Ketcher, for Barbchester Estates, Inc., owner; Kesbec, Inc., lessee.

SUBJECT--Application October 3, 1957--decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a business use district, the extension of an existing legal gasoline station, and for the reconstruction and maintenance of the accessory building for the legal existing use of gasoline service station, office and storage, and for the additional uses of car wash, sale of used cars, motor vehicle repairs with hand tools only and for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED--5701 Broadway, northwest corner of West 234th Street, Block 3405, Lot 175, Borough of The Bronx.

CALENDAR

587-57-BZ

APPLICANT—Robert Gottlieb for 174 Boston Properties Corp., owner.

SUBJECT—Application August 2, 1957, decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—1675 Hoe Avenue, west side, 100 feet north of East 173rd Street, Block 2983, Lot 42, Borough of The Bronx.

250-57-BZ

APPLICANT—Joshua Brown, for Norman Simonson, owner.

SUBJECT—Application March 20, 1957—decision of the Commissioner of Marine and Aviation, under section 7f of the Zoning Resolution, to permit in a business use district, the installation of three gasoline storage tanks and one dispensing pump to be used for marine service only in conjunction with the existing boat repair shop.

PREMISES AFFECTED—405 Bayview Avenue, east side, 396 feet south of Hylan Boulevard, Block 6691, Lots 1 and 10, Princess Bay, Borough of Richmond.

581-42-BZ—Vol. II

APPLICANT—Sidney H. Kitzler, for Homecrest Service Station, Inc., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c, 7i, 7A of the Zoning Resolution, to permit in a business use district, the erection of an extension to the existing service building and extend the uses of the present gasoline service station to include wheel alignment.

PREMISES AFFECTED—2315-2325 Coney Island Avenue and 1102-1110 Avenue T, southeast corner, Block 7315, Lots 1 and 3, Borough of Brooklyn.

624-55-BZ—Vol. II

APPLICANT—Paul Gordon, for Oscar and Ethel Gordon, owners.

SUBJECT—Application reopened July 2, 1957, as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, minor auto repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—202-15 Northern Boulevard and 43-22 to 43-30 203rd Street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechhurst, Borough of Queens.

747-57-BZ

APPLICANT—Simeon Heller and George J. Meltzer, for 172nd Street Corp., owner, Eutectic Welding Alloys Corp., lessee.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in the residence portion of the plot, the parking for more than five (5) motor vehicles for employees and patrons.

PREMISES AFFECTED—40-40 172nd Street west side and 171-20 Station Road, entire block bounded by 172nd

Street, Station Road, Auburndale Lane and 42nd Avenue, Block 5351, Lot 1, Auburndale, Borough of Queens.

602-57-BZ

APPLICANT—Robert Gottlieb, for Rose Gscheidle, owner.

SUBJECT—Application August 27, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx.

44-35-BZ—Vol. IV

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner; Arthur O. Leuck, lessee.

SUBJECT—Application reopened January 8, 1957 as Vol. IV—decision of the Borough Superintendent, under sections 21 and 7h of the Zoning Resolution, to permit in a business use district, the extension of the yard area of the existing legal gasoline service station to include the present use of the parking of more than five (5) motor vehicles for a term to run concurrently with the term of the variance.

PREMISES AFFECTED—46-01 Laurel Hill Boulevard and 50-77 46th Street, northeast corner, Block 2296, Lots 1 and 81, Woodside, Borough of Queens.

668-57-BZ

APPLICANT—John F. Fitzsimons, for Astoria Federal Savings and Loan Association, owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the storage and parking of motor vehicles.

PREMISES AFFECTED—30-20 38th Street, west side, 126.40 feet south of 30th Avenue, Block 659, Lots 54, 55 and 153, Long Island City, Borough of Queens.

861-57-BZ

APPLICANT—Leonard F. Rothkrug, for 128 East 62nd Street Corp., owner.

SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a B area district, a two story extension of an existing building occupied as a doctor's office and apartments into the required rear yard.

PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet, 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

428-57-A

APPLICANT—Henry Kohler, for 128 East 62d Street Corp., owner.

SUBJECT—Application May 23, 1957—Appeal from a decision of the Borough Superintendent—re Permit 452-57 re Alt. 7-57, dated March 1, 1957, revoked by Borough Superintendent.

PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

525-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Cabro Realty Corp., owner.

SUBJECT—Application July 15, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district the use of the premises for the parking and storage of motor vehicles.

PREMISES AFFECTED—14-34 East 93rd Street, west side, 90 feet south of East New York Avenue, Block 4595, Lots 15, 19 and 23, Borough of Brooklyn.

Laid over from January 7, 1958 to February 4, 1958, for inspection and decision; hearing closed.

CALENDAR

548-47-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug and Samuel Gardstein, for Progressive Synagogue, owner.

SUBJECT—Application reopened June 4, 1957 as Vol. III—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district the erection of an open front vestibule extension to the existing building exceeding the permitted area.

PREMISES AFFECTED—1387-1395 Ocean Avenue and 2001-2013 Avenue I, northeast corner, Block 7566, Lots 6, 9 and 10, Borough of Brooklyn.

Laid over from January 7, 1958 to February 4, 1958, for inspection and decision; hearing closed.

599-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Marguerite F. Brower, owner.

SUBJECT—Application August 22, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and toilets, for a stated term of fifteen (15) years.

PREMISES AFFECTED—758-764 Fulton Street and 423-431 Carlton Avenue, southeast corner, Block 2007, Lot 38, Borough of Brooklyn.

Laid over from January 7, 1958 to February 4, 1958, for inspection and decision; hearing closed.

292-57-BZ

APPLICANT—Herman Kron, for 61-44 Fresh Meadow Road, Inc., owner.

SUBJECT—Application April 10, 1957—decision of the Borough Superintendent, under sections 7c, 7e, 7A, 7h and 7i of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and sale of used cars, parking and storage of more than five (5) cars, with curb cuts within 75 ft. of a residence use district and a ground sign on the retail use portion.

PREMISES AFFECTED—130-36 Merrick Boulevard, northwest corner of 130th Road, Block 12541, Lot 50, St. Albans, Borough of Queens.

Laid over from November 26, 1957, to December 10, 1957, for applicant to correct his papers and supply new photographs; then hearing postponed from December 10, 1957, to January 14, 1958, to permit objectors to be present who were delayed by traffic conditions; applicant to send notices by regular mail; then to February 4, 1958, for consideration and decision; hearing closed.

60-31-BZ—Vol. II

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner (Bay Ridge Lumber Co., Inc., lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—(decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories and parking and storage of more than five (5) cars, for a stated term of fifteen (15) years.

PREMISES AFFECTED—6313-6327 5th avenue, east side, 100 ft. south of 63rd street, Block 5810, Lots 1, 2, 5 and 83, Borough of Brooklyn.

Hearing postponed from December 10, 1957 to January 14, 1958, to permit objectors to be present who were delayed by traffic conditions; applicant to send notices by regular mail; then to February 4, 1958, for inspection and decision; hearing closed.

350-57-BZ

APPLICANT—Burke, Green and Groh, for Joseph B. Weynert, owner.

SUBJECT—Application April 29, 1957—decision of the

Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a two-story building for use as a doctor's office and two dwellings without the required garages or parking spaces.

PREMISES AFFECTED—58-44 Main Street, west side, 20.74 feet north of 59th Avenue, Block 6378, Lot 40, Flushing, Queens.

Laid over from January 7, 1958, to January 14, 1958, at request of objector, applicant concurring; then to February 4, 1958, for further consideration after applicant has corrected his application and for decision; hearing closed.

470-56-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for The Booth Felt Company, Inc., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent under section 7e of the zoning resolution, to permit in a local retail use district, the erection of a one story building to be used for the processing of felt products, shipping and receiving, office, boiler room, loading and unloading, and the parking of employees cars and owners trucks for a stated term of twenty-five (25) years.

PREMISES AFFECTED—1712-1720 10th Avenue, northwest corner of 18th Street, Block 877, Lots 45, 46, 47, 48 and 49, Borough of Brooklyn.

Laid over from January 14, 1958, to February 4, 1958, for inspection and decision; hearing closed.

684-57-BZ

APPLICANT—Paul Friedman, for Louis C. Kaye, owner; Esso Standard Oil Co., conditional lessee.

SUBJECT—Application August 24, 1957—decision of the Borough Superintendent under sections 7f, 7e, 7i, 7h and 7A of the zoning resolution, to permit on a plot located partly within a business use district and partly within a residence use district, on a portion of the plot within the business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing—non-automatic), office and storage and sales of auto accessories, parking and storage of more than five (5) cars and on the portion of the plot in a residence use district the parking and storage of cars, with a ground sign in a business use district, and with curb cuts within 75 feet of residence district for a stated term of fifteen (15) years.

PREMISES AFFECTED—1841-1849 Cornaga Avenue (1845 official), southeast corner of Beach 19th Street, Block 79, Lot 1, Far Rockaway, Borough of Queens.

Laid over from January 14, 1958, to February 4, 1958, for inspection and decision; hearing closed.

685-57-A

APPLICANT—Paul Friedman, for Louis C. Kaye, owner; Esso Standard Oil Co., conditional lessee.

SUBJECT—Application August 24, 1957—filed pursuant to section 35, General City Law re portion of premises in bed of a mapped street—proposed widening of Cornaga Avenue.

PREMISES AFFECTED—1841-1849 Cornaga Avenue (1845 official), southeast corner of Beach 19th Street, Block 79, Lot 1, Far Rockaway, Borough of Queens.

200-57-BZ

APPLICANT—Leonard F. Rothkrug, for Milton Miller, owner; Ralph Attonito, Harry Soccorsi and Frank Nicolichia, lessees.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the maintenance of additional curb cuts and roof signs to an existing use of the premises for retail sales and ice cream manufacturing (Carvel franchised dealer) with accessory parking on unbuilt upon portion of the premises.

PREMISES AFFECTED—1198-1218 Pennsylvania Avenue,

CALENDAR

northwest corner of Vandalia Avenue, Block 4434, part of Lots 40 and 51, Borough of Brooklyn.

Laid over from January 21, 1958, to February 4, 1958, for inspection and decision; hearing closed.

731-57-BZ

APPLICANT—James E. Vassalotti, for John M. Kokkins, Deepdene Realty Corp., Anohid Realty Corp. and Aldershot Realty Corp., Manuel E. Kulukundis, Peter T. Kikis, Evengelos T. Hardaloupas and Stephen C. Lyras, owners.
SUBJECT—Application August 26, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence district, the extension of the legal restaurant on the first floor of Building A into the residence use district. The proposed extension into the residence use district has an area of approximately 520 square feet.

PREMISES AFFECTED—399-423 East 52nd Street, north side, 60 feet 3 inches east of 1st Avenue and 404-420 East 53rd Street, Block 1364, Lot 5, Borough of Manhattan.

Laid over from January 21, 1958, to February 4, 1958, for inspection and decision; hearing closed.

540-57-BZ

APPLICANT—Edward K. Pincus for Sol Rosenbaum, Inc., owner.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles and the daytime parking for patrons of the store at 2689 Atlantic Avenue.

PREMISES AFFECTED—142-150 Vermont Street, west side, 122 feet 2 inches north of Atlantic Avenue, Block 3671, Lots 30-33 inclusive, Borough of Brooklyn.

Laid over from January 21, 1958, to February 4, 1958, for inspection and decision; hearing closed.

619-57-BZ

APPLICANT—Department of Water Supply, Gas and Electricity, for City of New York, owner.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent, under sections 7c, 7e and 7f of the zoning resolution, to permit in a residence and business use district, the erection of a two story building to be used as a garage for the parking of more than five (5) cars, office and locker rooms.

PREMISES AFFECTED—886 St. Nicholas Avenue and 416 West 155th Street, southeast corner, Block 2069, Lots 26, 28 and 37, Borough of Manhattan.

Laid over from January 21, 1958, to February 4, 1958, for inspection and decision; hearing closed.

614-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from July 2, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to September 10, 1957, for further inspection and decision; then to September 24, 1957, for further inspection and decision; then to October 8, 1957, at request of the applicant and for decision; then to November 6, 1957, at request of the applicant as to possible sale of the premises; then to December 3, 1957, at request

of the applicant, as to possible sale of the property; then to January 21, 1958 at the request of the applicant; then laid over to February 4, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 4, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, February 4, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

594-56-A

APPLICANT—Allen Ducker, Simeon Heller and George J. Meltzer, for Great Park Corp., owner.

SUBJECT—Application August 10, 1956—Appeal to review a decision of the Borough Superintendent—re business use in residence district.

PREMISES AFFECTED—36 Central Park South, east side, 270 feet east of Avenue of The Americas, Block 1274, Lot 62, Borough of Manhattan.

439-57-A

APPLICANT—Sidney Daub, for M. B. Driscoll and Sons, Inc., owner.

SUBJECT—Application June 7, 1957—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—35-37 Rose street, south side, 147 ft. west of Duane street, Block 114, Lot 13, Borough of Manhattan.

270-40-A—Vol. II

APPLICANT—Maxfield Blaufeux, for Regent Nursing Home, owner.

SUBJECT—Application reopened November 13, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—84-24 116th Street, west side, 180 feet south of 84th Avenue, Block 9215, Lot 19, Richmond Hill, Borough of Queens.

15-57-A

APPLICANT—Abraham N. Horwitz, for S T N Realities, owner; Octagon Process Inc., lessee.

SUBJECT—Application January 14, 1957—Appeal from an order and a decision of the Fire Commissioner, re sprinkler, standpipe and storage of Toluol, etc.

PREMISES AFFECTED—15 Bank Street, northwest corner, of Railroad, Block 244, Lots 80, 85, 90 and 750, New Brighton, Borough of Richmond.

308-57-A

APPLICANT—Max Wechsler for Wechsler and Schimenti; Edward P. Weiss, owner.

SUBJECT—Application April 3, 1957—Appeal from a decision of the Borough Superintendent, re use of frame structure as Nursing Home, enlarged, with non-fireproof extension.

PREMISES AFFECTED—103-15 96th Street, east side, 100.09 feet south of 103rd Avenue, Block 9119, Lot 60, Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 11, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, February 11, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

392-57-BZ

APPLICANT—Samuel S. Arlen, for Scalbert Associates, Morris and Morton Pickman, partners.

CALENDAR

SUBJECT—Application May 9, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash non-automatic, auto repairs with hand tools only, office, storage, sales and parking of motor vehicles awaiting service with a business sign in a residence use district and a curb cut in excess of 30 feet.

PREMISES AFFECTED—221-11 Horace Harding Expressway, northeast corner of Springfield Boulevard, Block 7520, Lot 150, Bayside, Borough of Queens.

Laid over from January 7, 1958 to February 11, 1958, for hearing at the request of the Board of Education, as proposed school site in area has not been determined.

779-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Tira Holding Corp., owner.

SUBJECT—Application October 30, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—137-21 to 137-29 (137-25 official) Jamaica Avenue, north side, from 138th Street to Van Wyck Expressway; 88-46 to 88-56 138th Street and 88-47 to 88-53 Van Wyck Expressway, Block 9618, Lot 30, Jamaica, Borough of Queens.

796-57-BZ

APPLICANT—Charles M. Spindler, for Forald Realty Corp., owner.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of auto accessories, minor auto repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station for a stated term of fifteen (15) years.

PREMISES AFFECTED—74-02 to 74-16 Yellowstone Boulevard (74-10 official), east side, 94.19 feet north of Nansen Street, Block 3178, Lot 70, Forest Hills, Borough of Queens.

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs with hand tool only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

544-57-BZ

APPLICANT—Robert Gottlieb, for 164 River Property Corp., owner.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—1001 Gerard Avenue, and 75 East 164th Street, northwest corner, Block 2486, Lot 37, Borough of The Bronx.

376-57-BZ

APPLICANT—Leonard F. Rothkrug, for A. C. A. Auto

Sales, Inc., owner; successor to Torlim Realty Corp.

SUBJECT—Application May 7, 1957—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a motor vehicle repair shop and to permit the sale and display of new and used cars and new and used auto parts on the unbuilt upon portion of the premises for a term of ten (10) years.

PREMISES AFFECTED—2735-2743 Cropsey Avenue, east side, 34 feet 7¾ inches north of Bay 47th Street, Block 6914, Lots 75, 76 and 78, Borough of Brooklyn.

326-57-BZ

APPLICANT—Burke, Green and Groh, for Leon Bernstein, owner.

SUBJECT—Application April 24, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five motor vehicles.

PREMISES AFFECTED—61-19 Fresh Meadow Lane, east side, 40.55 feet south of 64th Avenue, Block 6902, Lot 18, Flushing, Borough of Queens.

390-27-BZ—Vol. VI

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. VI—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit partly in a residence use district and partly in a business use district, the additional uses of minor auto repairs with hand tools only maintained solely within the accessory building and the parking of motor vehicles awaiting service at an existing gasoline service station, lubritorium and auto laundry previously granted by the board and the extension in the term of variance, for an additional fifteen (15) years, for the existing as well as the proposed uses.

PREMISES AFFECTED—73-38 to 73-42 Cooper Avenue, south side, 22.29 feet west of 74th Street, Block 3811, Lot 58, Glendale, Borough of Queens.

593-57-BZ

APPLICANT—John F. Fitzsimons, for Peter Kalopodis, owner.

SUBJECT—Application August 12, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station with accessory use of lubritorium, non automatic auto laundry, minor auto repairs with hand tools only and the parking of cars awaiting service.

PREMISES AFFECTED—43-15 Ditmars Boulevard and 21-74 to 21-82 45th Street, northwest corner, Block 784, Lot 64, Astoria, Borough of Queens.

838-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Kingsdale Building Corp., owner.

SUBJECT—Application November 14, 1957—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a class one height district, the erection of a six (6) story multiple dwelling exceeding the permitted height within two (2) miles of a designated airport.

PREMISES AFFECTED—22-01 to 22-21 (22-11 official) Brookhaven Avenue and 461-473 Beach 22nd Street, southwest corner, Block 255, Lot 38, Far Rockaway, Borough of Queens.

539-57-BZ

APPLICANT—Casper P. Colla, for Anthony DiGiovanni, owner.

CALENDAR

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection of a one story extension to an existing building and maintain a gasoline service station, auto repair shop, auto safety inspection, auto laundry (non automatic), lubritorium, sale of auto accessories and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—141-145 Throop Avenue and 199-203 Hopkins Street, northeast corner, Block 1723, Lot 1, Borough of Brooklyn.

626-57-BZ

APPLICANT—De Rose and Cavalieri, for Saizo Associates, Inc., owner.

SUBJECT—Application September 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, for a stated term of years a parking and storage lot for more than five (5) motor vehicles.

PREMISES AFFECTED—417-419 East 152nd Street, north side, 156.97 feet west of 3rd Avenue, Block 2374, Lots 98 and 99, Borough of The Bronx.

772-57-BZ

APPLICANT—Charles M. Spindler, for Sam Piazza, owner.

SUBJECT—Application October 29, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a retail use district, the installation of motor fuel tanks and pumps for marine sale and use in conjunction with the existing boat sale and repair business.

PREMISES AFFECTED—45-73 Soundview Avenue, south side, 217.60 feet east of Pugsley Avenue, Block 3435, Lot 3 and Block 3436, Lot 44, Borough of The Bronx.

432-57-BZ

APPLICANT—Theodore A. Taylor, for Triax Corporation, owner; R.M.C. Associates, lessee.

SUBJECT—Application June 7, 1957—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to the rear of an existing multiple dwelling and extend the business use on the first floor.

PREMISES AFFECTED—236 East 75th Street, south side, 175 feet 1 inch west of 2nd Avenue, Block 1429, Lot 32, Borough of Manhattan.

437-57-BZ

APPLICANT—Max Siegel Associates, for 1167 Broadway Corp., owner.

SUBJECT—Application June 5, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the continuance of an existing factory located on a portion of a lot within a residence use district and extending from a business use district of the same lot.

PREMISES AFFECTED—1167-1169 Broadway and 1-13 Kossuth Place, northeast corner, Block 3252, Lot 1, Borough of Brooklyn.

438-57-A

APPLICANT—Max Siegel Associates, for 1167 Broadway Corp., owner.

SUBJECT—Application June 5, 1957—Appeal from a decision of the Borough Superintendent, re frame building—factory use.

PREMISES AFFECTED—1167-1169 Broadway and 1-13 Kossuth Place, northeast corner, Block 3252, Lot 1, Borough of Brooklyn.

904-46-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the extension of the present use of gasoline service station, lubritorium and auto laundry to include minor auto repairs with hand tools only and the parking of motor vehicles awaiting service and an extension of the term of variance, including the additional uses for an additional term of fifteen (15) years.

PREMISES AFFECTED—2018-2032 Stillwell Avenue, northwest corner of 86th Street, Block 6860, Lot 28, Borough of Brooklyn.

259-57-BZ

APPLICANT—Burke, Green and Groh, for Walter Berger and Arthur Hofer, owners.

SUBJECT—Application April 4, 1957—decision of the Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a residence and local retail use district, the erection of a one story extension to the existing building for use as a factory and the use of the unbuilt upon portion for parking and storage of employees and patrons cars in conjunction with the factory.

PREMISES AFFECTED—220-13 Hempstead Avenue, northeast corner of 220th Street, Block 10775, Lot 41, Queens Village, Borough of Queens.

464-57-BZ

APPLICANT—Andrew DiCamillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a E area district the erection of and extension on the front of the present two story building with less than the required setback and a rear extension encroaching on the required rear yard.

PREMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

465-57-A

APPLICANT—Andrew Di Camillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—Appeal from a decision of the Borough Superintendent, re frame walls and openings within 3 feet of lot line.

PREMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

339-57-BZ

APPLICANT—James E. Casale, for Ingeborg de Beaussacq, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a photographer's studio on the first floor of an existing three story, two family dwelling.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

340-57-A

APPLICANT—James E. Casale, for Ingeborg de Beaussacq, owner.

SUBJECT—Application April 11, 1957—Appeal from a decision of the Borough Superintendent, re egress, garage, non-fireproof building.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

241-57-BZ

APPLICANT—Max Wechsler, for Faith for Today, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent under sections 7c and 7h of the

CALENDAR

zoning resolution, to permit in a residence use district, the erection of a two story and cellar extension to an existing structure and extend the present use of storage, office, church practice and bedroom to include dining room, kitchen printing shop, garage, classroom and parking.
PREMISES AFFECTED—108-43 71st Avenue, north side, 100 feet west of 110th Street, Block 2223, Lot 44, Forest Hills, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and for further hearing.

22-29-BZ—Vol. III

APPLICANT—Paul Friedman, for Adeline Zagarino, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. III—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i and 7A of the Zoning Resolution, to permit a plot located in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, non-automatic, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) cars awaiting service with show windows, signs and curb cuts within 75 feet of a residence use district, and with ground signs in a retail use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—134-31 to 134-39 (134-35 official) 101st Avenue and 97-32 to 97-40 Van Wyck Expressway, northwest corner, Block 9483, Lot 30, Jamaica, Borough of Queens.

Laid over from January 7, 1958, to February 11, 1957, for inspection and decision; hearing closed.

859-53-BZ—Vol. II

APPLICANT—Samuel S. Arlen, for James Alan Building Corp., owner.

SUBJECT—Application reopened February 5, 1957 as Vol. II—decision of the Borough Superintendent, under sections 19Aj and 21 of the Zoning Resolution, to permit in a business and residence use district, the elimination of a required loading bay used as an accessory to twelve existing stores, to a store thus increasing the number of stores to thirteen.

PREMISES AFFECTED—138-38 to 138-54 84th Drive and 138-01 to 138-07 Queens Boulevard, southeast corner, Block 9649, Lot 44, Briarwood, Borough of Queens.

Laid over from January 7, 1958, to February 11, 1958, for inspection and decision; hearing closed.

471-57-BZ

APPLICANT—Leonard F. Rothkrug, for Abraham and Dorothy Donner, owners, Juniper Coat Co., lessee.

SUBJECT—Application June 20, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection and maintenance of a factory for the manufacturing of clothesware, within the limitations of Article II section 4(a) using more than the permitted area, for a term of 25 years.

PREMISES AFFECTED—177-49 to 177-73 106th Road and 106-12 to 106-20 180th Street, northwest corner, Block 10334, Lots 36 and 48, Jamaica, Borough of Queens.

Laid over from January 7, 1958, to February 11, 1958, for inspection and decision; hearing closed.

748-55-BZ

APPLICANT—O'Dwyer and Bernstein, for Michael O'Grady, owner.

SUBJECT—Application September 22, 1955—(decision of the borough superintendent) under section 7e and 7h of the zoning resolution, to permit in a residence use district, the construction and maintenance of a gasoline service station, lubritorium, car wash, minor repairs with hand tools only, parking for motor vehicles awaiting service, and the licensed off street parking of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—262-290 Sheridan avenue, 1149-1159 Belmont avenue, northwest corner and 555-567 Lincoln avenue, Block 4238, Lot 11, Borough of Brooklyn.

Laid over from December 10, 1957 to January 14, 1958, for hearing, at request of attorney for objectors; then to February 11, 1958, for inspection and decision; hearing closed.

221-57-BZ

APPLICANT—Henry Nordheim, for Sophie Shleffar, owner (Leland Stations, Inc., lessee).

SUBJECT—Application March 26, 1957—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the reconstruction of the present gasoline service station, greasing, car washing and two gasoline pumps.

PREMISES AFFECTED—439-451 Sound View avenue and 440 Leland avenue, south junction of, Block 3498, Lots 17 and 23, Borough of The Bronx.

Laid over from December 17, 1957, to January 14, 1958, at the request of an objector; then to February 11, 1958, for inspection and decision; and for the applicant to correct his plans; hearing closed.

55-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Rainbow Improvement Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a restricted retail and retail use district, the extending of the present use of parking and storage of pleasure cars only by adding thereto, office, scale room, display of new and used cars and trucks, sale of used auto parts, minor auto repairs, storage, purchase and sale of scrap metals, parking and storage of cars and trucks.

PREMISES AFFECTED—813-845 East 59th Street and 5902-5908 Glenwood Road, southeast corner; 829-843 Paedagat Avenue and 1784-1800 Ralph Avenue, Block 7979, Lots 110, 139, 151 and 161, Borough of Brooklyn.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed.

661-56-BZ—Vol. II

APPLICANT—S. Jules Lakin, for S. Jules Lakin and M. L. Bennett, owners.

SUBJECT—Application reopened October 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non-automatic, minor auto repairs with hand tools only, and parking of cars awaiting service, for a stated term of fifteen (15) years with ground sign in the retail use district.

PREMISES AFFECTED—92-10 Astoria Boulevard, southeast corner of 92nd Street, Block 1366, Lot 32, Jackson Heights, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed.

313-33-BZ—Vol. III

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened January 15, 1957 as Vol. III—re decision of the Borough Superintendent under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, sales space, service parking, motor vehicle repairs, with hand tools only, and with a curb cut on 39th Street.

PREMISES AFFECTED—38-06 Greenpoint Avenue, southwest corner of 50th Avenue, Block 212, Lot 23, Woodside, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed.

CALENDAR

547-57-BZ

APPLICANT—Gabriel Nathan, for Boardwalk Holding Corp., owner.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent under sections 7c and 7h of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of a parking lot as an accessory use to an existing class A multiple dwelling.

PREMISES AFFECTED—122-04 to 122-20 Ocean Promenade, north side, from Beach 122nd to Beach 123rd Streets, 121-137 Beach 122nd Street and 120-132 Beach 123rd Street, Block 762, Lot 44, Rockaway Beach, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed.

288-57-BZ

APPLICANT—Anna Pick, owner.

SUBJECT—Application April 10, 1957—decision of the Borough Superintendent under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use district, the extension of a presently legally existing parking lot from the local retail portion of the premises into the residence use portion.

PREMISES AFFECTED—184-05 to 184-13 Hillside Avenue, north side, 40 feet east of Dalny Road, and 87-21 to 87-23 Dalny Road, Block 9954, Lots 6 and 72, Jamaica, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed; applicant to see examiner and file copy of certificate of occupancy for present parking in business district.

6-57-BZ

APPLICANT—M. Martin Elkind, for Jean Daronnat, Owner.

SUBJECT—Application January 8, 1957—decision of the Borough Superintendent under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) cars.

PREMISES AFFECTED—37-41 73rd Street, east side, 120 feet north of 37th Road, Block 1284, Lot 15, Jackson Heights, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed.

319-57-BZ

APPLICANT—Mathew Manes, for William Rueck and Minnie A. Dunlop, owners; Sun Oil Co., lessee.

SUBJECT—Application April 22, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, lubritorium, office, sale of auto accessories and parking of cars awaiting service, with curb cuts and show windows within 75 feet of a residence zone and the erection of post standards and illuminated signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—253-02 to 253-26 Hillside Avenue, 84-02 to 84-10 Little Neck Parkway, southwest corner and 84-01 to 84-09 253rd Street, Block 8607, Lot 180 (tentative), Bellerose, Borough of Queens.

Laid over from December 3, 1957, for inspection and decision; date to be set; hearing closed; then set for December 17, 1957; then to January 14, 1958, for further consideration and decision; then to February 11, 1958, for further consideration and possible further inspection.

18-57-BZ

APPLICANT—Lama, Proskauer and Prober, for The Greenpoint Savings Bank, owner.

SUBJECT—Application September 9, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district

the use of the premises as a parking lot for more than five (5) motor vehicles for patrons of the bank.

PREMISES AFFECTED—9718 Glenwood Road, south side, 110 feet west of East 98th Street and 1060-1064 East 98th Street, Block 8185, Lots 39 and 46, Borough of Brooklyn.

Laid over from January 21, 1958, to February 11, 1958, for inspection and decision; hearing closed.

401-57-BZ

APPLICANT—Saul Goldsmith, for Lonad Corporation, owner.

SUBJECT—Application May 21, 1957—decision of the Borough Superintendent, under sections 21 and 7e of the zoning resolution, to permit in a residence use and B area district, the erection of a one story building to be used as a factory and occupying more than the permitted area.

PREMISES AFFECTED—58-17 37th Avenue, and 34-62 to 34-70 59th Street, northwest corner, Block 1197, Lot 1, Woodside, Borough of Queens.

Laid over from January 21, 1958, to February 11, 1958, for inspection and decision; hearing closed.

473-57-BZ

APPLICANT—John J. Tricarico, for Transit Authority, City of New York, owner.

SUBJECT—Application June 21, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of the vacant premises for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1023-1033 Union Street, north side, 214 feet 8 inches west of Franklin Avenue, Block 1185, Lot 30, Borough of Brooklyn.

Laid over from January 21, 1958, to February 11, 1958, for inspection and decision; hearing closed.

595-57-BZ

APPLICANT—Charles V. Halley, Jr. for 236 Riverdale Realty Corp., owner.

SUBJECT—Application August 13, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the zoning resolution, to permit in a residence district, the parking of motor vehicles for patrons using the retail shopping area.

PREMISES AFFECTED—581-587 West 235th Street, northwest corner of Netherland Avenue, Block 3409, Lots 545 and 546, Borough of The Bronx.

Laid over from January 21, 1958, to February 11, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 11, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, February 11, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

555-57-SA

APPLICANT—J. O. Ross Engineering Corporation, owner.

SUBJECT—Application June 28, 1957—Short Bake Beer Can Oven Gas-fired; for drying inside lacquer finish on beer can body, approval of.

97-56-SM

APPLICANT—J. H. Thorp & Company, Inc., owner.

SUBJECT—Application January 24, 1956—48 Inch Saran Net, Model 2915-2918, approval of.

162-56-SM

APPLICANT—N. O. Deputy for Plastic Appliance Company, owner.

CALENDAR

SUBJECT—Application February 16, 1956—Rapid Tite Fuel Oil Tank Filling Nipple; Part 90, Fill Box Insert; Part 92 and Fill Box Cap; Part 93, approval of.

340-56-SM

APPLICANT—M. H. Detrick Company, Insulation Division, owner.

SUBJECT—Application April 27, 1956—Detrick Pyro-Scat Fireproofing, approval of.

311-57-SM

APPLICANT—E. I. Du Pont de Nemours & Company, Inc., owner.

SUBJECT—Application April 5, 1957—DuPont Tontine Flame Resistant Vinyl Stage Curtain Material, approval of.

29-56-SM

APPLICANT—E. I. Du Pont de Nemours & Company, Inc., owner.

SUBJECT—Application reopened November 20, 1956 for amendment to resolution for additional flame resistant fabrics for use on folding doors, Fabrilite V-8117FR—re Fabrilite V-8113FR, flame resistant vinyl plastic coated glass fabric for use on folding doors; previously approved.

503-57-SM

APPLICANT—E. I. Du Pont de Nemours & Company, Inc., owner.

SUBJECT—Application June 5, 1957—DuPont Tontine Flame Resistant Quality Washable Window Shade Cloth, approval of.

180-57-SM

APPLICANT—Gilford Leather Company, Inc., Agent for Columbus Coated Fabrics Corporation, owner.

SUBJECT—Application February 28, 1957—Colovin Osna-burg Decorative Wall Covering also to be Gilford Leather Company under the trade names of Dublin Lightweight & Mikado, Decorative Wall Covering, approval of.

407-57-SA

APPLICANT—S. T. Johnson Company, owner.

SUBJECT—Application April 24, 1957—Bankheat Oil Burner, Models BH-0, BH-0A, BH-1A, BH-2, BH-2A, BH-3 and BH-3A, approval of.

502-57-SM

APPLICANT—F. Schumacher & Company, Agent for Fabritate Inc., owner.

SUBJECT—Application June 5, 1957—Rich-Wall, wall covering, approval of.

650-57-SA

APPLICANT—Vanderwater Associates, Inc., for Utility Appliance Corp., owner.

SUBJECT—Application August 5, 1957—Utility Gas-fired Suspended Unit Heaters, Models 25-UF, 50-UF, 75-UF, 100-UF, 125-UF, 200-UF, 75-UB, 100-UB, 125-UB and 150-UB, approval of.

678-57-SA

APPLICANT—Yula Water Heaters, Inc., owner.

SUBJECT—Application August 28, 1957—Yulatom Pre-heater, Model YA, approval of.

685-55-SM

APPLICANT—Hope's Windows, Inc., owner.

SUBJECT—Application July 28, 1955—Automatic Self-Closing Device No. 446, approval of.

802-49-SM—Vol. II

APPLICANT—Hope's Windows, Inc., owner.

SUBJECT—Application reopened May 6, 1952 for amendment of resolution as to additional window sections, Hope's Architectural Projected Solid Section, "LOK'D

BAR,"—re Hope's Holfords, Hope's Australs and Hope's Intermediate Casements; previously approved.

29-52-SA

APPLICANT—Modine Manufacturing Company, owner.

SUBJECT—Application reopened October 2, 1956 for amendment of resolution as to additional Models—G25, G50, G75, G105, G135, G165, G225 and G310—re Modine Gas-fired Unit Heaters, space heaters, Models 65, 85, 105, 135 and 165; previously approved.

707-40-SM—Vol. II

APPLICANT—The W. S. Tyler Company, owner.

SUBJECT—Application reopened December 10, 1957 for amendment of resolution as to additional thickness of door, door thickness up to 2½ inches—re Tyler One and One-Half Hour Hollow Metal Fire Door; previously approved.

837-56-A

APPLICANT—Daniel G. Connolly, for Montague Associates, Inc., owner; American Manufacturing Co., lessee.

SUBJECT—Application December 4, 1956—Appeal from a decision of the Fire Commissioner, re permit for smoking. PREMISES AFFECTED—50-56 West Street, southeast corner of Noble Street, Block 2568, Lot 5, Borough of Brooklyn.

192-57-A

APPLICANT—Louis Lieberman, for Edmund Geis Realty Corp. owner, C and M. Auto Spring Co., Inc., lessee.

SUBJECT—Application March 14, 1957—Appeal from a decision of the Borough Superintendent, re installation of oil burners, etc.

PREMISES AFFECTED—42-36 11th Street, west side, 140.26 feet north of 43rd Avenue, Block 460, Lot 60, Long Island City, Borough of Queens.

79-57-A

APPLICANT—Leonard F. Rothkrug, for Mary Volpe, doing business as Regina Blouse and Sportswear Co., owner.

SUBJECT—Application January 25, 1957—Appeal from a decision of the Borough Superintendent, re frame building, commercial use-exits, etc.

PREMISES AFFECTED—1507 DeKalb Avenue, north side, 300 feet east of Knickerbocker Avenue, Block 3236, Lot 47, Borough of Brooklyn.

140-49-A—Vol. II

APPLICANT—Burke, Green and Groh, for George and Sonia Cullinen, owners, Les Clochettes, lessee.

SUBJECT—Application reopened March 19, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—35-45 223rd Street, east side, 152.83 feet north of 37th Avenue, Block 6192, Lot 68, Bayside, Borough of Queens.

748-57-A

APPLICANT—Harry Hurwit, for Belmont and Son, Inc., owner.

SUBJECT—Application October 18, 1957—Appeal from a decision of the Borough Superintendent, re egress, etc.

PREMISES AFFECTED—337 Broome Street and 151 Bowery, southeast corner, Block 423, Lot 12, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 18, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 18, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

199-57-BZ

APPLICANT—Robert Teichman, for 34th Street Kinney, Inc., owner.

CALENDAR

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted use district, the maintenance of a parking lot for more than five (5) motor vehicles and a frame attendants shanty.

PREMISES AFFECTED—48-54 East 34th Street, south side, 153 feet east of Madison Avenue, Block 863, Lots 53, 54, 55 and 56, Borough of Manhattan.

598-28-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Helen Frankel, owner; Dunhall Manufacturing Corp., lessee.

SUBJECT—Application reopened September 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five motor vehicles for employees of the lamp factory located in the vicinity for a stated term of five (5) years.

PREMISES AFFECTED—1842 Cedar Avenue, northeast corner of West Tremont Avenue, Block 2881, Lot 35, Borough of The Bronx.

785-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner and lessee.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1349 Plimpton Avenue, west side, 75 feet north of West 170th Street, Block 2522, Lots 122 and 123, Borough of The Bronx.

680-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank DeVita, and Minlou Realty Co., Inc., owners.

SUBJECT—Application September 26, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the combining of two adjacent buildings for use as showroom, manufacturing of furniture using power tools, storage of lumber and dwelling.

PREMISES AFFECTED—2731-2735 Atlantic Avenue, north side, 28 feet west of Bradford Street, Block 3673, Lot 38, Borough of Brooklyn.

532-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for F and F Service Stations, Inc., owner.

SUBJECT—Application reopened October 22, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the enlarging of the existing legal gas station, and for extending the accessory building for laundry, office, sale of accessories, mezzanine for storage of tires and accessories, and auto repairs with hand tools only, and for the additional use, in the new extension only, of brake repair and lubrication.

PREMISES AFFECTED—31-04 Astoria Boulevard and 25-25 31st Street, southeast corner, Block 620, Lot 24, Astoria, Borough of Queens.

754-57-BZ

APPLICANT—Leonard F. Rothkrug, for Oscar Schwartz, owner; owner under contract: Hail-A-Cab Corp.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of an automobile repair shop with body and fender work, including welding and touch-up painting and spraying for a term of fifteen (15) years.

PREMISES AFFECTED—1434-1436 Utica Avenue, northwest corner of Farragut Road, Block 4784, Lot 44, Borough of Brooklyn.

88-57-BZ

APPLICANT—Burke, Green and Groh, for Fitchett-

Crescent Corp., and Catherine DuMulle, owners.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of five (5) gasoline storage tanks and two pumps and the parking of employees cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42, Flushing, Borough of Queens.

812-57-BZ

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application November 8, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a B area district, the erection of a fire house that will exceed the permitted area coverage.

PREMISES AFFECTED—159-161 East 85th Street, north side, 204-71 feet west of 3rd Avenue, Block 1514, Lots 27 and 28, Borough of Manhattan.

698-50-BZ—Vol. II

APPLICANT—Henry Kohler, for William Berman and Sam Mintz, owners.

SUBJECT—Application reopened March 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of an auto laundry-boiler room, storage, office and locker room.

PREMISES AFFECTED—769-803 (799 displayed) Lef-ferts Avenue, northwest corner of Schenectady Avenue, Block 1427, Lots 20 and 40, Borough of Brooklyn.

642-57-BZ

APPLICANT—Jerome W. Perlstein, for Henry Kaufman, owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a sales office and maintain the premises for the storage and sale of used cars.

PREMISES AFFECTED—185-11 Merrick Boulevard, north side, 22.82 feet east of Montauk Street, Block 12711, Lots 12 and 15, Springfield Gardens, Borough of Queens.

887-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Julia Gambeski and Herbert F. Saul, owners.

SUBJECT—Application reopened November 13, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7h, 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles with a ground sign on the retail portion of the plot and show windows and signs within 75 feet of the residence use district.

PREMISES AFFECTED—218-01 to 218-19 (218-15 official) Northern Boulevard, north side, from 218th to 219th Streets, 43-31 to 43-39 218th Street and 43-32 to 43-40 219th Street, Block 6321, Lots 21 and 25, Bayside, Borough of Queens.

881-24-BZ—Vol. II

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application reopened November 13, 1957, as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.

CALENDAR

PREMISES AFFECTED—1292 Sheakespeare Avenue, east side, 101.78 feet north of West 169th Street, Block 2506, Lot 115, Borough of The Bronx.

590-57-BZ

APPLICANT—Gilbert Lazerus, for Elsie C. Katz and Adele Wilson, owners.

SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the construction and maintenance for a term of fifteen (15) years of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only (no welding or spraying), storage and sale of accessories, and incidental parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—43-32 to 43-38 222nd Street and 221-11 to 221-19 Northern Boulevard, northwest corner, Block 6327, Lots 40 and 42, Bayside, Borough of Queens.

736-57-BZ

Applicant—Andrew Di Camillo, for Sebastiano Circo, owner.

SUBJECT—Application October 14, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, an addition to the first floor that will occupy the entire vacant area.

PREMISES AFFECTED—312 Knickerbocker Avenue and 801 Hart Street, northwest corner, Block 3219, Lot 34, Borough of Brooklyn.

551-57-BZ

APPLICANT—Bernard Segal, for Samuel Eidelberg and Jeffery Rosenberg, owners.

SUBJECT—Application July 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessory parts and office.

PREMISES AFFECTED—9504-9514 Seaview Avenue, southeast corner of East 95th Street, Block 8318, Lot 20, Borough of Brooklyn.

531-57-BZ

APPLICANT—Frederick A. Ketcher, for Cromwell Realty Co., Inc., owner.

SUBJECT—Application July 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the continuation on the residence portion of the plot, an accessory kitchen used in conjunction with the catering business located on the retail portion of the plot.

PREMISES AFFECTED—1574 Townsend Avenue and 50-62 East Mt. Eden Avenue, southeast corner, Block 2845, Lot 34, Borough of The Bronx.

716-57-BZ

APPLICANT—Albert Melniker, for Ambrose Coppotelli, owner.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and parking for more than five (5) motor vehicles.

PREMISES AFFECTED—2333 Hylan Boulevard, 294 Bancroft Avenue, southwest corner and 293 Bryant Avenue, Block 3617, Lot 1, New Dorp, Borough of Richmond.

134-56-BZ

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—decision of the

Borough Superintendent, under sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the extension of the garage use of the present three story building to include the parking and storage of more than five (5) motor vehicles of the passenger type on the roof.

PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

135-56-A

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—Appeal from a decision of the Borough Superintendent re non-fireproof construction—garage use.

PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

600-57-BZ

APPLICANT—Reginald S. Hardy, for John and Tessie Dugach, Steve and Natalie Washilchuk and Daniel Karotka, owners.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing—non-automatic, minor repairs, with hand tools only, office, sales and storage of auto accessories, and parking of cars waiting for service, with curb cuts and ground sign in a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—76-26 to 76-46 (76-36 official) 164th Street, west side, from 76th Road to 77th Avenue; 162-27 to 162-37 77th Avenue and 162-28 to 162-38 76th Road, Block 6848, Lots 1, 6 and 8(1), Flushing, Borough of Queens.

Laid over from January 14, 1958, to February 18, 1958 for inspection and decision; hearing closed.

609-50-BZ—Vol. II

APPLICANT—M. Martin Elkind, for John Batha, owner

SUBJECT—Application reopened November 7, 1956 as Vol II—re decision of the Borough Superintendent under sections 7c, 7h and 21 of the zoning resolution, to permit in a residence use, F area district, the erection of a one story extension to the present factory building with less than the required setback and the maintenance of a parking lot

PREMISES AFFECTED—41-24 219th Street, west side 310 feet north of 43rd Avenue, Block 6315, Lot 140, Bayside, Borough of Queens.

Laid over from January 14, 1958, to February 18, 1958 for inspection and decision; hearing closed.

820-56-BZ—Vol. II

APPLICANT—Robert Gottlieb and Charles A. Buckley Jr., for 174 Boston Property Corp., owner.

SUBJECT—Application reopened April 2, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, car wash, storage, auto accessory sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1660-1666 Southern Boulevard northeast corner of East 173rd Street, Block 2983, Lots 1 and 46, Borough of The Bronx.

Laid over from January 14, 1958, to February 18, 1958 for inspection and decision; hearing closed.

416-56-BZ

APPLICANT—James E. Vassalotti, for Harry Heiman Inc., owner.

SUBJECT—Application June 11, 1956—re (decision of the borough superintendent) under sections 7e, 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and

CALENDAR

residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, store and storage room, with show windows and sign within 75 ft. of a residence use district and the parking and storage of motor vehicles; for a stated term of fifteen (15) years.

PREMISES AFFECTED—2237-2249 Westchester avenue and 2101-2115 Glebe avenue, northwest corner, Block 3963, Lots 57 and 62, Borough of The Bronx.

Laid over from March 5, 1957, to April 2, 1957, for inspection and decision; hearing closed; then to May 7, 1957, for further inspection and for decision; then laid over, date to be set; for consideration by the full membership of the Board; and then set for November 6, 1957; then laid over from November 6, 1957, to December 10, 1957, for further inspection and decision; then to January 14, 1958, at the request of the applicant, as the City may take the property; hearing previously closed; then laid over from January 14, 1958, to February 18, 1958, for further inspection and decision.

294-57-BZ

APPLICANT—Henry Nordheim, for Frank Negron, owner, Domingo Leon, lessee.

SUBJECT—Application April 15, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution to permit in a business use district, the change in occupancy of an existing one story building from a three car garage to a motor vehicle repair shop doing body and fender work and using acetylene torches.

PREMISES AFFECTED—842 East 150th Street and 574 Union Avenue, southeast corner, Block 2674, Lot 6, Borough of The Bronx.

Laid over from January 21, 1958, to February 18, 1958, for inspection and decision; hearing closed.

642-29-BZ—Vol. IV

APPLICANT—Herman Kron, for 49-51 Lexington Avenue, Inc., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. IV—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use, district, the reconstruction of the present gasoline station, and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than five (5) cars and sale of used cars.

PREMISES AFFECTED—137-159 East 98th Street and 2-14 Blake Avenue, southeast corner, Block 3548, Lot 1, Borough of Brooklyn.

Laid over from January 21, 1958, to February 18, 1958, or applicant to file dimensioned revised plans relating to urb cuts and for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 18, 1958, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, February 18, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

533-53-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Bais Yaacov of Williamsburg, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—Sprinkler System.

PREMISES AFFECTED—107-119 Heyward Street (129 displayed), north side, 120 feet 7½ inches west of Lee Avenue, Block 2225, Lot 42, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 25, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, February 25, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

522-57-A

APPLICANT—Lama, Proskauer and Prober, for 27 Realty Corp., owner.

SUBJECT—Application July 1, 1957—Appeal from a decision of the borough superintendent—re exit—factory.

PREMISES—27-31 Bleecker street, north side, 75 ft. east of Shinbone alley, Block 529, Lot 55, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MARCH 18, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 18, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

222-57-BZ

APPLICANT—J. G. L. Molloy, for Embers Realty Corp., owner.

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a F area district, the erection of a six-story and cellar Class A Multiple Dwelling.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

Laid over from January 14, 1958, to March 18, 1958, for consideration and decision; with permission to applicant to file further statement; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

REGULAR MEETING

TUESDAY MORNING, JANUARY 21, 1958, 10 A. M.

Present: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper.

82-29-BZ—Vol. II

APPLICANT—Charles A. Brown, for Rogers and Butler (Lenox Hill Hospital, owner).

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a one and one half height district, the erection of a 12 story hospital building exceeding the permitted height at the northeast corner of the building.

PREMISES AFFECTED—Entire block bounded by 77th Street, Park Avenue, 76th Street and Lexington Avenue; 112 East 77th Street, 841 Park Avenue, 101-133 East 76th Street and 1080-1090 Lexington Avenue, Block 1411, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Francis D. Rogers and Charles A. Brown.
For Opposition: None.

ACTION OF BOARD—Laid over to January 28, 1958, at 10 A. M. for inspection and decision; hearing closed.

642-29-BZ—Vol. IV

APPLICANT—Herman Kron, for 49-51 Lexington Avenue, Inc., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. IV

MINUTES

—re decision of the Borough Superintendent under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline station, and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than five (5) cars and sale of used cars.

PREMISES AFFECTED—137-159 East 98th Street and 2-14 Blake Avenue, southeast corner, Block 3548, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Laid over to February 18, 1958, at 10 A. M. for applicant to file dimensioned revised plans relating to curb cuts and for inspection and decision; hearing closed.

72-30-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened June 4, 1957 as Vol. II—re decision of the Borough Superintendent under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline station and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than five (5) cars and the sale of used cars.

PREMISES AFFECTED—3491-3507 Fort Hamilton Parkway, south side, 264.5 feet east of 36th Street, Block 5302, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. Kron.

For Opposition: William Rosenberg.

ACTION OF BOARD—Laid over to January 28, 1958, at 10 A. M. at request of objector; applicant concurring.

614-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7h, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Eugene S. Ginsberg.

For Opposition: Leroy F. Caruso.

ACTION OF BOARD—Laid over to February 4, 1958, at 10 A. M. for inspection and decision; hearing closed.

137-57-BZ

APPLICANT—Jacob Lubroth and Son, for Aaron Bring Bay Ridge, Inc., owner.

SUBJECT—Application February 25, 1957—decision of the Borough Superintendent under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline selling station, lubritorium, and minor repairs for adjustments with hand tools only for the stated term of fifteen years.

PREMISES AFFECTED—8813-8823 4th Avenue and 401-405 89th Street, northeast corner, Block 6065, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to January 28, 1958, at 10 A.M. for inspection and decision; hearing previously closed.

200-57-BZ

APPLICANT—Leonard F. Rothkrug, for Milton Miller, owner (Ralph Attonito, Harry Soccorsi and Frank Nicolichia, lessees).

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a residence use district, the maintenance of additional curb cuts and roof signs to an existing use of the premises for retail sales and ice cream manufacturing (Carvel franchised dealer) with accessory parking on unbuilt upon portion of the premises.

PREMISES AFFECTED—1198-1218 Pennsylvania Avenue, northwest corner of Vandalia Avenue, Block 4434, part of Lots 40 and 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to February 4, 1958, at 10 A.M. for inspection and decision; hearing closed.

240-57-BZ

APPLICANT—John F. Fitzsimons, for Fun Fair Park, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the stated term of ten (10) years.

PREMISES—AFFECTED—28-31 (28-21 to 28-51) Linden Place; 28-20 to 28-80 Whitestone Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, Lots 35 and 40, Block 4337, Lots 62 and 70 and Block 4339, Lots 46 and 65, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: Charles H. Cohen.

ACTION OF BOARD—Laid over to January 28, 1958, at 10 A. M. for hearing at request of objectant, applicant concurring.

294-57-BZ

APPLICANT—Henry Nordheim, for Frank Negron, owner (Domingo Leon, lessee).

SUBJECT—Application April 15, 1957—decision of the Borough Superintendent under section 7i of the Zoning Resolution, to permit in a business use district, the change in occupancy of an existing one story building from a three car garage to a motor vehicle repair shop doing body and fender work and using acetylene torches.

PREMISES AFFECTED—842 East 150th Street and 574 Union Avenue, southeast corner, Block 2674, Lot 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim, Frank Negron, Joseph McLemore.

For Opposition: None.

For Administration—John B. Saunders, Board of Education.

ACTION OF BOARD—Laid over to February 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

401-57-BZ

APPLICANT—Saul Goldsmith, for Lonad Corporation owner.

SUBJECT—Application May 21, 1957—decision of the Borough Superintendent under sections 21 and 7e of the Zoning Resolution, to permit in a residence use and industrial area district, the erection of a one story building to be used as a factory and occupying more than the permitted area.

PREMISES AFFECTED—58-17 37th Avenue, and 34-62 to 34-70 59th Street, northwest corner, Block 1197, Lot 1, Woodside, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Saul Goldsmith.

For Opposition: None.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

73-57-BZ

APPLICANT—John J. Tricarico, for Transit Authority, City of New York, owner.

SUBJECT—Application June 21, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a residence use district, the use of the vacant premises for the parking and storage of more than five (5) motor vehicles.

REMISES AFFECTED—1023-1033 Union Street, north side, 214 feet 8 inches west of Franklin Avenue, Block 1185, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

For Opposition: Gabriel J. Dalton, John E. Murphy, Pearl Fabricant, Laura Dunner, Rachel Pasternack, Louise Volz, Jeanette Schlosser, Paula Ruder, Benton R. Latimer, Hilda Feuerbach, Nadia Gulenich, Esther Manno, John T. Greaney.

For Administration: John J. Saunders, Bd. of Education. Samuel Bodian, Park Dept.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

77-57-BZ

APPLICANT—Gerald M. Bloomfield, for Thirbrook Corp., and Safeway Stores, Inc., owners.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in an unrestricted use and business use districts, the erection and maintenance of a gasoline service station, car washing, lubritorium, minor auto repairs, storage rooms and storage for more than five (5) motor vehicles on the vacant portion of the lot, and extending from the unrestricted portion into the business portion of the plot.

REMISES AFFECTED—851-865 St. Anns Avenue and 3150-3172 3rd Avenue, southwest corner, Block 2360, Lots 92 and 97, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald M. Bloomfield.

For Opposition: None.

ACTION OF BOARD—Laid over to January 28, 1958, at 10 A. M. at request of the applicant; hearing previously closed.

80-57-BZ

APPLICANT—Edward K. Pincus for Sol Rosenbaum, Inc., owner.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles and the daytime parking for patrons of the store at 2689 Atlantic Avenue.

REMISES AFFECTED—142-150 Vermont Street, west side, 122 feet 8 inches north of Atlantic Avenue, Block 3671, Lots 30-33 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward K. Pincus.

For Opposition: None.

ACTION OF BOARD—Laid over to February 4, 1958, at 10 A. M. for inspection and decision; hearing closed.

86-57-BZ

APPLICANT—Charles V. Halley, Jr., for 236 Riverdale Realty Corp., owner.

SUBJECT—Application August 13, 1957—decision of the Borough Superintendent under sections 7c and 7h of the Zoning Resolution, to permit in a residence district, the

parking of motor vehicles for patrons using the retail shopping area.

PREMISES AFFECTED—581-587 West 235th Street, northwest corner of Netherland Avenue, Block 3409, Lots 545 and 546, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles V. Halley, Jr. and A. M. Hertz.

For Opposition: None.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

618-57-BZ

APPLICANT—Lama, Proskauer and Prober, for The Greenpoint Savings Bank, owner.

SUBJECT—Application September 9, 1957—decision of the Borough Superintendent under section 7h of the zoning resolution, to permit in a business and residence use district the use of the premises as a parking lot for more than five (5) motor vehicles for patrons of the bank.

PREMISES AFFECTED—9718 Glenwood Road, south side, 110 feet west of East 98th Street and 1060-1064 East 98th Street, Block 8185, Lots 39 and 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Eugene S. Ginsberg, Manfred Anderson and Daniel W. Gildersleeve.

For Opposition: Ralph J. Vitolo, Fred J. Feuerbach, Emma Jessups, Sylvio Di Buono and Abe Rothstein.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

619-57-BZ

APPLICANT—Department of Water Supply, Gas and Electricity for City of New York, owner.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent, under sections 7c, 7e and 7f of the zoning resolution, to permit in a residence and business use district, the erection of a two story building to be used as a garage for the parking of more than five (5) cars, office and locker rooms.

PREMISES AFFECTED—886 St. Nicholas Avenue and 416 West 155th Street, southeast corner, Block 2069, Lots 26, 28 and 37, Borough of Manhattan.

APPEARANCES—

For Applicant: A. Brown, M. Lempit and C. R. Zinno.

For Opposition: Moses Kooperstein, James R. Rhone and Morris Baumgarten.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to February 4, 1958, at 10 A.M. for inspection and decision; hearing closed.

731-57-BZ

APPLICANT—James E. Vassalotti, for John M. Kokkins, Deepdene Realty Corp., Anohid Realty Corp. and Aldershot Realty Corp., Manuel E. Kulukundis, Peter T. Kikis, Evangelos T. Hardaloupas and Stephan C. Lyras, owners.

SUBJECT—Application August 26, 1957—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a local retail and residence district, the extension of the legal restaurant on the first floor of Building A into the residence use district. The proposed extension into the residence use district has an area of approximately 520 square feet.

PREMISES AFFECTED—399-423 East 52nd Street, north side, 60 feet 3 inches east of 1st Avenue and 404-420 East 53rd Street, Block 1364, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and Eugene S. Ginsberg.

For Opposition: None.

ACTION OF BOARD—Laid over to February 4, 1958, at 10 A. M. for inspection and decision; hearing closed.

MINUTES

886-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Two West Tremont Corp., owner, Fairbanks Motor Rebuilder, lessee.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7i and 7e of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing building from Public garage and retail stores, to public garage, auto repairs, office and sales, painting and spraying and retail stores, all for a term of fifteen (15) years.

PREMISES AFFECTED—1963 Jerome Avenue, southwest corner of West Tremont Avenue, Block 2862, Lot 90, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper	3
Negative:	0
Absent: Chairman Murdock and Commissioner Klei- ert	2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 23, 1957, subject to regular procedure.

WHEREAS, a public hearing was held on this application on December 17, 1957, after due notice by publication in the Bulletin; laid over to January 21, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that site is in a business and residence use, B area and class 1¼ height district; Jerome Avenue and East and West Tremont Avenue are in a business use, B area and class 1¼ height district; Davidson Avenue is in a residence and business use, B area and class 1¼ height district; and the premises are almost entirely within a business use district since both west Tremont and Jerome Avenue are zoned business; that due to the irregular shape of the tax block a small portion of the premises along the west lot line is within 100 feet of Davidson Avenue which is zoned residence 100 feet back from West Tremont Avenue; that the area of the lot is approximately 17,500 square feet and only about 40 square feet or less than ½% is within the residence use; and

WHEREAS, the decision of the Borough Superintendent, dated June 5, 1957, acting on Alt. Applic. 446-57, reads:

"1. The proposed change in existing structure located on a lot partly in a business and partly in a residence use district for use in cellar for storage and boiler room, on 1st floor for garage, auto repairs, office and sales, and stores, and on 2nd floor for auto repairs, body and fender work and paint spraying violates Art. II Sec. 3 and Art. II Sect. 4a subd. 15 and subd. 29 zoning resolution, and is hereby denied.

Note: This structure was subject to conditional approval Bd. of S. & A. Cal. #886-24-BZ."

WHEREAS, the application states that the premises consist of a plot, 193.5 feet frontage, by 100 feet in depth, irregular, on which is located a two story building 193 feet 6 inches frontage by 100 feet in depth, irregular in area, occupied at the time of its erection as a public garage in accordance with the resolution of the Board under Cal. No. 886-24-BZ; that the existing building was erected under N.B. 1631-24 and in accordance with the resolution of the Board under Cal. No. 886-24-BZ as a public garage; and altered under Alt. 109-26 in March, 1926 for 7 retail stores on the Tremont Avenue frontage; that it is proposed to change the use of the premises to ordinary storage and boiler room in cellar; garage, auto repairs, office and sales, and retail stores on the 1st floor; auto repairs, body and fender work, painting and spraying on 2nd floor; and

WHEREAS, the applicant contends that the premises are almost entirely within a business use district since both West

Tremont and Jerome Avenues are zoned business due to the irregular shape of the tax block a small portion of the premises along the west lot line is within 100 feet of Davidson Avenue which is zoned residence 100 feet back from West Tremont Avenue; that the area of the lot is approximately 17,500 square feet and only about 40 square feet or less than ½% is within the residence zone; that the present owner took title to the premises on August 15, 1946; that this owner had been the lessee of the premises since 1925 at which time the premises was used as a public garage; that subsequent to 1925 and until May 15, 1957 the owner operated the garage and performed motor vehicle repairs as accessory to the garage use; that the present tenant was forced to vacate its previous premises at 2550 White Plains Avenue and entered into a lease of these premises on May 15, 1957; that the term "garage" as used in the early 1920's encompassed the automobile repair shop uses now proposed; that all repairs are conducted within the building and there are no openings along the rear or side lot lines; that ventilation is obtained through 6 existing sky-lights; that West Tremont Avenue has developed with retail and business zone whereas Jerome Avenue which has the elevated railroad is developed with automobile servicing use; that the West Tremont Avenue frontage is developed with retail stores, a conforming use, and it is not proposed to change this use; that the entrances to the garage and repair shop will be from Jerome Avenue; that the character of Jerome Avenue has developed into automobile servicing uses and every building between Tremont Avenue and East 177th Street on both sides of Jerome Avenue is developed with non-conforming uses as follows: Block 2853 Lot 22—Garage granted by the Board under Cal. No. 1447-23 BZ; Block 2853 Lot 17—Garage granted by the Board under Cal. No. 1484-22-BZ; Block 2853 Lot 17—garage granted by the Board under Cal. No. 1484-22-BZ; Block 2853 Lot 15—motor vehicle repair shop granted by the Board under Cal. No. 110-38-BZ. Vol. I; Block 2853 Lot 12—motor vehicle repair shop; Block 2853 Lot 11—motor vehicle repair shop; Block 2853 Lot 9—garage and tire shop granted by the Board under Cal. No. 556-20-BZ; block 2853 Lot 6—motor vehicle repair shop; Block 2853 Lot 1—motor vehicle repair shop granted by the Board under Cal. No. 347-27-BZ; Block 2862 Lot 111—garage granted by the Board under Cal. No. 375-20-BZ; Block 2862 Lot 103—motor vehicle repair shop; Block 2862 Lot 97—garage; that there is no longer any economic need for the use of the premises exclusively as a garage; that the larger number of garages within the immediate vicinity decrease the need for solely automobile storage and increases the need for automobile servicing; and

WHEREAS, the applicant states that the present owner has held title to the property since August 15, 1946; that the assessed valuation of the land is \$100,000 and the building \$50,000, making a total of \$150,000; and that the building was erected in 1924; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions i and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e and Section 7 for a term of fifteen years, to permit the change of use from public garage and retail stores to public garage, auto repairs, office and sales, painting and spraying and retail stores, as proposed as indicated on plans filed with this application, marked "Received June 27, 1957", 9 sheets, on condition that all exits shall comply with the requirements of the Labor Law; that any paint spraying or similar work on combustible materials shall be done to the satisfaction of the Fire Commissioner; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

MINUTES

4-29-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for William J. Alesi, owner.

SUBJECT—Application reopened March 12, 1957 as Vol. II—decision of the Borough Superintendent under sections 7c and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop for minor repairs with hand tools only and the parking of motor vehicles for a stated term of fifteen (15) years and having show windows, signs and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—767-771 East New York Avenue and 469-497 Troy Avenue, northeast corner, Block 1429, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert. 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 12, 1957 subject to regular procedure, to consider rehearing under a different section of the zoning resolution, and increase in area; and

WHEREAS, a public hearing was held on this application on November 6, 1957 after due notice by publication in the Bulletin; laid over to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for applicant to discuss with prospective tenant the dimensions of the lot; inspected; hearing previously closed; then to January 7, 1958, at request of the applicant; then date to be set; then to January 21, 1958; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Troy Avenue and East New York Avenue are in business and residence use, C area, class 1 height districts; Lefferts Avenue is in a residence use, C area, class 1 height district; that the southerly portion of the premises, that is the portion within 100 feet of East New York Avenue, is located within a business use district and the remainder is in a residence use district; that prior to March 25, 1954 the entire plot was located in a business use district and on that date the use district zoning was changed to the present designations; that the premises have been and now are located in a C area, class 1 height district; that the southerly portion of the premises, that is the portion located within 90 feet of East New York Avenue, as acquired by the present owner on October 16, 1953; at he found it impracticable to improve this small parcel in any manner and therefore purchased the balance of the premises on September 11, 1956; and

WHEREAS, the decision of the Borough Superintendent, dated February 4, 1957 acting on N.B. Applic. 166-57, reads:

"1. Proposed building and premises partly in a Business and partly in a Residence zone to be used for gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs with hand tools only, parking of motor vehicles awaiting service is contrary to Art. II, PP. 3 and PP. 4a, subsections 29 and 46 of the Zone Resolution.

2. Proposed signs, show windows and business entrances and curb cut within 75 feet of a Residence zone is contrary to Art. II, PP. 7-A of the Zone Resolution."

WHEREAS, the applicant states that the premises consist of a plot, 58.54 feet frontage by 150 feet in depth, presently improved; that it is proposed to erect a modern gasoline service station, lubritorium, non-automatic auto laundry, motor vehicle repair shop for minor repairs with hand tools and office, and to use portions of the subject premises for

the parking of motor vehicles awaiting service; that an office and accessory building having a maximum frontage of 50 feet and a depth of 30 feet, will be erected along the easterly lot line, forty feet north of East New York Avenue, and will be constructed of face brick; that it is also proposed to install ten 550 gallon gasoline storage tanks and six dispensing pumps; that these pumps will be located on two islands, one situated diagonally across the corner formed by the intersection of East New York and Troy Avenues and the other parallel to Troy Avenue, approximately 45 feet north of East New York Avenue; that access to the gas station will be afforded by three driveways, each 30 feet in width; that one of these driveways will be located on the East New York Avenue frontage and the others on the Troy Avenue frontage; that the entire plot, except the portion occupied by the office and accessory building will be suitably paved; that a 4 foot 6 inch chain link fence, mounted on a one foot masonry base will be erected along the interior lot lines where they are not occupied by the walls of buildings; that if the Board deems it more appropriate, a brick wall of equal height will be substituted for this fence; that a sign advertising only the brand of gasoline sold will be placed at the intersection of East New York and Troy Avenues; and

WHEREAS, the applicant states that the office and accessory building, the gasoline storage tanks and dispensing pumps and the driveways will be located entirely within the business use districts; that the portion of the premises in the residence use district will be used primarily for the parking of motor vehicles awaiting service; that the owner has concluded arrangements whereby this gas station will be operated by Esso Standard Oil company if the Board acts favorably on this application; that this will insure proper maintenance and care of the station in accordance with the high standards set by the company; and

WHEREAS, the applicant contends that East New York Avenue, on which the subject premises abut, is a heavily travelled arterial thoroughfare; that it runs in an easterly direction from Prospect Park where it is known as Lincoln Road, to the East New York section of the Borough of Brooklyn and then continues as Jamaica Avenue through the heart of the Borough of Queens to the Nassau County line; that it is 80 feet wide at this point and accommodates two way traffic; that the traffic on East New York Avenue in the vicinity of the subject premises is varied in character, being comprised of both commercial and pleasure vehicles and is also used by an omnibus line; that Troy Avenue runs in a northerly direction from Holy Cross cemetery to Fulton Street, and it too is 80 feet wide; that north of East New York Avenue it is restricted to northbound traffic only, and south of that thoroughfare it accommodates two way traffic; that Lefferts Avenue, which is but 50 feet north of the subject premises is a heavily travelled thoroughfare also; that it is 100 feet wide and accommodates two way traffic, which is also general in character and includes an omnibus line; that Lefferts Avenue serves as a line of demarcation between the well developed property which exists on that avenue and for several blocks to the north, and the relatively poorly developed property to the south; that this condition militates against the improvement of the site for a conforming use; that the subject premises are located in an area which is largely given over to the type of improvement generally found in a manufacturing or unrestricted use district; and

WHEREAS, the applicant states that the premises directly to the east of the site, block 1429, lot No. 1, are improved with a two story garage for more than five motor vehicles erected under Cal. No. 491-27-BZ, which determination of the Board was confirmed by the Supreme Court, Kings County on May 11, 1928; that further to the east the property is used as a dry cleaning establishment, block 1429, lot 65, a motor vehicle parking lot on lots 59, 60 and 61 and a motor vehicle repair shop on lot 56, specializing in the repair of collision damage; that this repair shop was erected pursuant to a variance granted under Cal. No. 433-29-BZ; that the resolution was amended on May 15, 1956 to permit the premises to be used for motor vehicle repairs, wheel

MINUTES

alignment, brake testing, touch up painting and spraying and the parking of motor vehicles; that the time to complete work and to obtain a certificate of occupancy was extended on September 10, 1957; that the northwesterly corner of East New York and Troy Avenues, block 1428, lot 45, is used as a motor vehicle repair shop and further to the west is a one story building used for the refinishing of furniture; that still further to the west in block 1428, lot 47 is a large two story building which was erected as a garage for more than five motor vehicles under Cal. No. 1294-27-BZ; that that determination of the Board was also confirmed by the Supreme Court of Kings County; that this building is now used as a clothing factory pursuant to a variance granted by the Board on May 21, 1957; and

WHEREAS, the applicant contends that most of the stores along the northerly side of East New York Avenue in block 1429, lots 51 to 55, are not used for conventional retail purposes but are used as factories and similar establishments more in keeping with a manufacturing or unrestricted than a business use district; that the property fronting on the southerly side of East New York is used in a similar fashion; that the southeasterly corner of East New York and Troy Avenues in block 4806, lot 1, is improved with a large one story factory extending along the easterly side of Troy Avenue from East New York Avenue to Maple Street; that further to the east there is a junk yard in block 4806, lot 64 and a motor vehicle parking lot on lot 77 used in conjunction with a retail store on the adjoining property; that the property to the west of the subject site is also devoted to uses customarily found in manufacturing of unrestricted use districts; that the southerly side of East New York Avenue west of Troy Avenue, within the affected area, is principally devoted to the parking of motor vehicles; that all of the property fronting on either side of Troy Avenue, south of East New York Avenue, is vacant and unimproved except for the southwesterly corner of Troy and East New York Avenues, the easterly side of Troy Avenue between East New York Avenue and Maple Street, which is improved with the factory referred to above, and the athletic field located to the south of Maple Street; that Troy Avenue, north of Lefferts Avenue is substantially developed with multiple dwellings; that the property under appeal, however, is adversely affected by the conditions which prevail along East New York Avenue and cannot be considered as coming within the same category as the property to the north; that the erection of a modern gas station will eliminate the existing unsightly conditions and will provide illumination for an area which is now dark at night; that this will promoted the safety of passersby and particularly of persons awaiting to board buses at or near this point; and

WHEREAS, the applicant states that the present owner has held title to the property since October 16, 1953 and that the assessed valuation of land is \$10,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e and Section 7A of the zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e of the Zoning Resolution, for a term of 15 years, to permit the premises to be occupied as a gasoline service station and uses accessory thereto substantially as proposed and as shown on plans filed with this application marked "Received February 27, 1957", 3 sheets, and revised plans marked "Received January 20, 1958", one sheet, on condition that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that where not occupied by the accessory building and pumps the premises shall be surfaced with bituminous or concrete paving; that on the northerly and easterly lot lines there shall be constructed a 4 foot 6 inch high woven wire fence of the chain link type on a one foot

masonry base to a total height of 5 feet 6 inches; that curb cuts shall be restricted to two curb cuts to Troy Avenue not over 30 feet in width and not nearer than 5 feet to the intersection, and one curb cut to East New York Avenue also 30 feet in width; that the building shall be faced with face brick as shown on the elevation; that in all other respects all laws, rules and regulations applicable thereto shall be complied with; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

812-41-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Birchwood Service Center, Inc., owner.

SUBJECT—Application reopened May 8, 1956, as Vol. III—decision of the Borough Superintendent, under section 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district, the change in use from gasoline service station, office, auto laundry and lubritorium to gasoline service station, office, auto laundry, lubritorium, motor vehicle repair shop and accessory parking previously granted for the reconstruction and extension of existing gasoline service station.

PREMISES AFFECTED—1916-1922 Flatbush Avenue, southwest corner of Avenue L, Block 7815, Lots 32 and 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper

Negative:

Absent: Chairman Murdock and Commissioner Kleinert

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on May 8, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on December 10, 1957 after due notice by publication in the Bulletin; laid over to January 14, 1958 for inspection and decision; hearing closed; applicant to file revised plans of accessory building and location of pumps and to omit the sale and display of used cars and to substitute a masonry wall for the four foot fence shown on plans; then on January 21, 1958, at the request of the applicant to comply with the layover requirements of December 10, 1957 hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Flatbush Avenue, Avenue and Kings Highway are in business and residence use, and D area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent dated November 18, 1955 acting on Alt. Applic. 2605-5 reads:

"1. Proposed structure in connection with existing gasoline service station located in a business and residence use district and to be occupied as a lubritorium, auto laundry and motor vehicle repair shop and all outdoor parking for customers only is contrary to Art. II Sect. 4a-29 and 46 and Art. II Sec. 3 of Zoning Resolutions. Note these premises subject to a variance under Cal. 812-41-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 feet frontage by 93.41 feet in depth, on which is presently located a building 24 feet by 23 feet 6 inches in area, one and two stories, 14 feet and 22 feet in height of class 3 construction, erected in 1924 and used and occupied continuously since that date as a gasoline service station; that it is proposed that a door opening be permitted from the rear of the proposed extension, to permit exit out of the building to the area of the premises granted for the parking of cars being serviced, and to permit motor vehicle repairs; and

MINUTES

WHEREAS, the applicant contends that the present owners are the operators of the existing station, and it is their intention to alter the building in accordance with the prior resolution of the Board; that it is not their intention to extend the service building other than as approved; that the proposed motor vehicle repairing is necessary and essential for the economic operation of the station and will be accessory to the service station uses; that the gas station uses were established prior to the amendment of the zoning resolution in 1925; that the proposed extension is to be located in the center of the site along the southerly side lot line and adjoins the gas station considered by the Board under Cal. No. 633-53-BZ; that the existing station does not meet the present day requirements of an economical gas station operation and the modernization as previously approved, will improve the general appearance of this corner; and

WHEREAS, the applicant states that the present owner has held title to the property since June 15, 1955; that the assessed valuation of land is \$38,000 and of the building \$2,000 making a total of \$40,000; that the building was erected in 1924; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, i and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, i and h of the Zoning Resolution to permit the reconstruction and extension of the existing gasoline service station, and to permit the use of the premises for gasoline service station, office, non-automatic automobile laundry, lubritorium, accessory parking of motor vehicles and for the conduct of minor motor repairs using hand tools only, substantially as proposed and as indicated on plans filed with this application, marked "Received January 17, 1958," 3 sheets, *on condition* that the Flatbush Avenue facade of the proposed extension shall be constructed to harmonize with the existing building and the existing building shall be painted or resurfaced to match the new construction; that the front portion of the plot, fronting on Flatbush Avenue and Avenue L, from the building lines to the rear of the existing building shall be paved with concrete or asphaltic paving and the rear portion of the plot used for the parking of cars awaiting service shall be surfaced with crushed blue stone paving, properly rolled and bound; that signs shall be limited to flat lettering attached to the facade of the building, the globes of the gasoline pumps, the existing post standard supported brand sign, extending beyond the building line not more than 4 feet, located at the intersection of the interior lot line and the Flatbush Avenue building line as shown and one additional brand sign located at the intersection of Flatbush Avenue and Avenue L which sign shall not extend beyond the building line more than four feet but may be illuminated, and shall advertise the brand of gasoline sold on the premises; that gasoline pumps shall be set back from the building lines a distance not less than 15 feet; that there shall be a segment of concrete constructed at the intersection of Flatbush Avenue and Avenue L, extending 12 inches above grade and along the building lines of both streets, not less than 5 feet; that curb cuts shall be limited to those existing as shown on such plans above referred to; that the existing 4 feet high woven wire fence on the interior lot line shall be maintained where walls of the adjoining buildings do not occur; that a landscape area shall be provided along the Avenue L building line, extending from the westerly interior lot line a distance of 30 feet along such building line and extending in depth along such westerly interior lot line to a point formed by the prolongation of the front wall of the adjoining building to the west; that such planting area shall be protected by a 6 inch high concrete curbing

which may be curbed at its easterly end where it turns to meet the curb at the building line as indicated on such plans above referred to; that motor vehicle repairing as herein permitted shall be limited to minor repairs and adjustments with hand tools only, to be conducted within the building; that the number of gasoline tanks shall not exceed eight 550 gallon approved storage tanks; that an additional toilet shall be provided for women and enterable only from the exterior of the building; that such portable fire extinguishing appliances shall be installed as the Fire Commissioner shall direct; that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

342-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler, and Benjamin Hass, owners.

SUBJECT—Application reopened June 4, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles, with show windows within 75 feet of a residence use district.

PREMISES AFFECTED—76-09 to 76-19 (76-15 official) Main Street and 144-01 to 144-09 76th Road, northeast corner, Block 6666, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Eugene S. Ginsberg.
For Opposition: Jacob S. Schulman.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 4, 1957 subject to regular procedure, based on a new proposal; and

WHEREAS, a public hearing was held on this application on November 26, 1957 after due notice by publication in the Bulletin; laid over to December 17, 1957, for inspection and decision; hearing closed; then to January 7, 1958, for consideration and decision; then date to be set; then to January 21, 1958; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, D area, class 1 height district; that as of July 25, 1916 the premises were in a residence use district; that on July 28, 1939 the premises were changed to a business use district and the present use designation became effective on September 18, 1947; that as of July 25, 1916 the premises were in a class D area district, on May 4, 1953 the area was changed to a class D-D district and the present area designation became effective on October 13, 1953; and

WHEREAS, the decision of the Borough Superintendent, dated May 9, 1957 acting on N.B. Applic. No. 734-57, reads:

- "1. Erection of a service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles in a Retail district is contrary to Sec. 4-A of the Zoning Resolution.
- "2. Proposed ground sign is contrary to Sec. 4A of the Zoning Resolution.
- "3. Proposed show window within 75 feet of a residence district is contrary to Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 feet frontage by 95 feet in depth, presently vacant; that it is proposed to secure a variance for a period of fifteen years in order to erect and maintain a gasoline service station consisting of ten 550 gallon gasoline tanks and four dispensing pumps; that the contemplated accessory

MINUTES

building will be one story in height, of class 3 construction, having a frontage of 62 feet and a depth of 30 feet; that the building will also contain the conjunctive uses of car washing, lubritorium, minor auto repairs, storage, sales and office; that a portion of the site will be reserved for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the contemplated buildings will be colonial in design and in keeping with the present surrounding architecture; that Main Street is a principal traffic artery leading across Queens carrying a large volume of traffic, which makes the said premises particularly adaptable for development as a gasoline service station; that a 10 foot rear yard will be maintained behind the accessory building to provide additional permanent light and ventilation for adjoining premises and act as a buffer between the contemplated use on the site and adjoining premises to the east; that a 2 foot high brick wall with a 3 foot 6 inch high iron railing will be erected along the entire easterly lot line to separate the gas station from adjoining premises; that there are no gas stations within the affected area, and with the large home development in the area the proposal is a vitally required service to the community; that the proposed ground sign will be 36 square feet in area starting 12 feet above grade and will only project 4 feet beyond the building line; that the proposed show window within 75 feet of the residence use district cannot affect adjoining properties inasmuch as it sets 58 feet in back of the 76th Road building line; and

WHEREAS, the applicant states that the present owners have held title to the property since December 31, 1952 and that the assessed valuation of land is \$12,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f, h and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7 f, h and i to permit for a term of 15 years, the erection and maintenance of gasoline service station, lubritorium, minor motor vehicle repairs, non-automatic car washing, storage, office and sales and the parking and storage of motor vehicles and under Section 7A to permit the show windows to be constructed within 75 feet of the residence use district, substantially as proposed and as shown on plans filed with this application, marked "Received, May 9, 1957" two sheets and 1 sheet marked "Received Dec. 26, 1957" showing section and elevations and as passed upon by the Borough Superintendent, May 9, 1957, on N.B. Applic. 734/57, *on condition* that the entire plot, except where occupied by accessory buildings or planting area, shall be surfaced with concrete or asphaltic paving; that there shall be erected along the interior lot line where the wall of the accessory building does not occur, a 2 foot high brick wall with 3 foot 6 inch high metal picket fence thereon to a total height of 5 feet, 6 inches; that such wall shall be returned along the 76th Road building line for a distance of 40 feet, where it shall terminate in a suitable pier; that the wall herein described where erected along the northerly lot line from front of accessory building to the Main Street building line shall terminate in a suitable pier at the building line; that signs shall be limited to the facade of accessory building, the globes of gasoline pumps and one brand sign erected on a post standard at the intersection of Main Street and 76th Road, which sign shall advertise only the brand of gasoline sold and may be illuminated and extend not more than 4 feet beyond the building line; that a 12-inch high concrete segment shall be constructed at the intersection of 76th Road and Main Street and shall extend for at least 5 feet along each building line; that gasoline dispensing pumps shall be of the low approved type, erected not nearer than 15 feet to the building lines; that the planting area to be located between the rear of the building and the

easterly lot line shall be planted with Baltic ivy, pachysandra or equivalent type of planting within the area located behind the building, and with suitable shrubbery and grass for the portion of such area between the building and 76th Road building line; that motor vehicle repairs shall be minor repairs and adjustments with hand tools only and done solely within the accessory building; that gasoline tanks shall not exceed twelve 550 gallon tanks, located where shown on plans above cited; that such portable fire extinguishing appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

958-55-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Thomas DeFilippo, owner (Carboni Brothers, lessees).

SUBJECT—Application reopened June 11, 1957 as Vol. II—re decision of the Borough Superintendent under section 7i of the zoning resolution, to permit in a business use district the change of use of an existing one story building from store to store and motor vehicle repair shop.

PREMISES AFFECTED—355 East 119th Street, north side, 78 feet 4 inches west of 1st Avenue, Block 1796, Lot 124, Borough of Manhattan.

APPEARANCES—

For Applicant: Gerald Levy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleiner 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 11, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on December 17, 1957 after due notice by publication in the Bulletin; laid over to January 21, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, First Avenue, East 119th Street and East 120th Street are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated May 6, 1957 acting on amendment to Alt. Applic. 1565-55, reads:

"C1. Proposed use as motor vehicle repair shop in a business use district is not permitted by Sec. 4(a) 29 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 21 feet 7½ inches frontage by 25.2 feet in depth on which is a one story masonry building presently illegally used as a motor vehicle repair shop; that it is proposed to use the 25 foot by 21 foot 7 inch extension, now on separate lot No. 124, as a motor vehicle repair shop, using hand tools only, for a term of five years; that it is also proposed to erect a masonry wall behind the multiple dwelling lot; that a legal yard is being provided for the corner multiple dwelling; and

WHEREAS, the applicant states that the original premises consisted of a corner plot 25 feet front on First Avenue and 100 feet on East 119th Street, on which was erected in about 1895 a four story old law tenement 60 feet in depth; that in 1936 a one story, class 3 building was erected in the 40 foot rear yard under Alt. Applic. No. 1553-36, and used as storage and office under Certificate of Occupancy No. 21678-36; that in February of 1938 a 19 foot curb cut application was filed under Applic. D.C. No. 18-36, and the use of the space was listed as junk shop and rag storage; that the zone at that time was unrestricted; that on May 28, 1938

MINUTES

the entire zone was changed from unrestricted, 1-1/2, B, to business, 1-1/2, B; that in the early part of 1953 the present tenants of the motor vehicle repair shop rented the premises and began to use it as a two car motor vehicle repair shop, believing that the use zoning was still unrestricted; that this use was continued until the present time; that the tenants now wish to legalize this use; and

WHEREAS, the applicant contends that the character of the neighborhood would not be changed by the use of the premises as proposed as there is only room for two automobiles in the place, and the work is performed by hand tools only; that no work is performed in the street; that the shop fills a need in the neighborhood, as they are quite busy repairing motors and ignition for most of the car owners on the street and in the immediate vicinity; that no body or fender work or auto painting is to be done; and

WHEREAS, the applicant states that the present owner has held title to the property since April 25, 1942; that the assessed valuation of land is \$2,500, and of the building \$2,000 making a total of \$4,500; that the building was erected in 1935, the extension in 1936; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate use in which to exercise discretion to grant under Section Subdivision 1 of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7i for a term of ten years, to permit the inclusion in an existing one-story store of a motor vehicle repair shop, as proposed and indicated on plans filed herewith marked "Received May 6, 1957", 2 sheets, and "September 20, 1957", 2 sheets, on condition that the fire wall proposed shall be installed and the motor vehicle repairing shall not include body and under work or paint spraying; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Sedelle Schulman, owner.

SUBJECT—Application February 2, 1956—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, parking and storage of motor vehicles and erection and maintenance of a diner.

PREMISES AFFECTED—124-02 to 124-20 (124-10 and 124-20 official) South Conduit Avenue and 150-31 124th Street, southeast corner, Block 11893, Lot 19, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Eugene S. Ginsberg and B. L. Levine.

For Opposition: Samuel Bodian for Park Department.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 7, 1956 after due notice by publication in the Bulletin; laid over to December 4, 1956 for inspection and decision; hearing closed; then to December 11, 1956 for inspection and decision; then to January 15, 1957 for inspection and decision; then to February 19, 1957 at request of applicant; then to April 2, 1957 for applicant to file information as to future development; then date to be set; and on January 21, 1958; and

WHEREAS, the district maps accompanying the zoning

resolution show that the site, South Conduit Avenue and 124th Street are in a residence use, F area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated January 18, 1956 acting on N.B. Applic. 5216-55, reads:

"1. Proposed erection of two buildings on a lot is contrary to Art. 1 Sect. 1(v) of the Zoning Resolution.

2. Proposed occupancy of a lot within a Residence Use District for a gasoline service station, lubritorium, office and sales, car washing, storage room, minor auto repairs, parking and storage of motor vehicles in open spaces and diner is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 206.19 feet frontage by 163.30 feet in depth, irregular, now vacant; that it is proposed to secure a variance for a period of 20 years in order to erect a modern gasoline service station and an approved type metal diner; that the proposed gas station, designated as building "A", will consist of ten 550 gallon gasoline tanks and four dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 62 feet, a depth of 30 feet and will contain the conjunctive uses of lubritorium, minor auto repairs, car wash, storage, office and sales; and

WHEREAS, the applicant states that the use district maps show that the premises are located in a residence use district and class F area district; that part of the premises within 100 feet of South Conduit Avenue is in a class 1/2 height district and the balance of the premises is in a class 1 height district; that as of July 25, 1916 the entire premises was in an undetermined use district, class 1 height district and a class D area district; that the present height designation for that portion of the premises within 100 feet of South Conduit Avenue became effective November 28, 1938; that the present area designation became effective November 28, 1938 and the present use designation became effective January 21, 1947; that the proposed diner, designated as building B will be one story in height, of class 5 construction, of a type as approved by the department of housing for use throughout the City; that the open area not used for gas station or diner will be used for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that inasmuch as the site occurs on the main auto lane leading from Brooklyn to Queens and to all of the main beaches on Long Island, the gas station and diner are within keeping at this point and a necessity to motor vehicle travel; that the modern design of the gas station and diner will do much toward enhancing the appearance of the area and will be in keeping with the parking system; that the large parking area on the site would take care of any parking problem that could develop due to the nature of the business; that the site, although zoned for residence use, cannot be developed along residential lines due to the proximity of the New York international airport in block 14260, lot 1, with its low-flying planes and attendant noises, together with the heavy traffic and fumes along the parkway, which is not conducive to residence use; that the non-conforming use of truck repairing in block 11894, lot 30 and the undetermined use district across 124th Street has definitely sandwiched the site so that it cannot be used for anything else other than as proposed; that a gas station could be erected in the undetermined use district across 124th Street that would further reduce the possibility of developing this site with a conforming use; and

WHEREAS, the applicant further contends that a 5 foot planted area will be maintained along the easterly lot line to provide permanent additional light and ventilation to adjoining properties; that the pumps as proposed, not nearer than 15 feet to the street building line, will protect any pedestrian travel that may be using the sidewalk along South Conduit Avenue; that the east wall of the accessory building will not have any windows so as to subdue any noise that may emanate from the operation used; that there

MINUTES

are no other gas stations within the affected area and the proposal therefore becomes a vital necessity to the community; that although it is proposed to erect both the gas station and the diner on one lot, each use will have the necessary courts, yards and frontage on a legal street and will fully comply with the zoning ordinance as to height and area; that each use will also face on a legal street; and

WHEREAS, the applicant states that the present owner has held title to the property since March 17, 1955 and that the assessed valuation of land is \$3,000; and

WHEREAS, the premises and surrounding area were inspected by committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e and h to permit the premises to be occupied for garage, service station, lubricatorium, minor auto repairs, car washing, office and sales, parking and storage of motor vehicles, and the erection and maintenance of a diner, as proposed and shown on plans filed with this application marked "Received February 2, 1956," 3 sheets, *on condition* that the portion of the diner which protrudes beyond the accessory building shall be of construction similar to the accessory building; that curb cuts shall be restricted to three curb cuts to South Conduit Avenue, each not over 30 feet in width and not nearer than 5 feet to the intersection of South Conduit Avenue and 124th Street, and one curb cut to 124th Street not over 23 feet in width; that there shall be a woven wire fence on a masonry base to a total height of 5 feet 6 inches erected where shown; that the landscaped area shall be maintained as shown and protected with a concrete curbing not less than 8 inches in height; that the premises where not occupied by the accessory building and pumps shall be surfaced with bituminous or concrete pavement; that the number of gasoline tanks shall not exceed ten 550 gallon approved storage tanks; that two pump islands with two pumps each shall be erected not less than 15 feet from the building line as shown; that signs shall be restricted to one sign at the intersection of South Conduit Avenue and 124th Street advertising the brand of gasoline on sale; that such sign may be illuminated and shall not extend beyond the building line for a distance of more than four feet; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

244-56-BZ

APPLICANT—Harry A. Yarish, for Fullerton Theatre, owner (Prudential Vending Corp., lessee).

SUBJECT—Application March 15, 1956—decision of the Borough Superintendent, under sections 7b and 7c of the Zoning Resolution, to permit in a retail and residence use district, the use of the existing building as a storage warehouse.

PREMISES AFFECTED—113-14 Jamaica Avenue, south side, 41.32 feet west of 114th Street and 87-14 114th Street, Block 9303 (220), Lot 6, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Opposition: Joseph F. Higgins.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application

on September 17, 1957 after due notice by publication in the Bulletin; laid over to October 1, 1957, at the request of the objector; applicant concurring; then to November 6, 1957, awaiting the results of the City Planning Commission's proposed rezoning, which may include this portion of Jamaica Avenue, and for inspection and decision; hearing closed; then set for additional public hearing on December 3, 1957, due to change of zone since the previous hearing; all requirements waived except a new decision of the Borough Superintendent and two publications in the Board's Bulletin as notice and for decision on the merits of the application hearing for which was closed on October 1, 1957; then to December 10, 1957, for applicant to file revised plan and revised statement; then to December 17, 1957, at 10 A.M. for applicant to file revised plans and revised statement; then to January 7, 1958, for further consideration and decision; then date to be set; then to January 21, 1958; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 113th Street and 114th Street are in retail and residence use, C area, class 1 and class 1½ height districts; Jamaica Avenue is in a business use, C area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated March 9, 1956 acting on Alt. Applic. 1444-55, as amended by the decision of the Borough Superintendent, dated November 22, 1957 reads:

"1. The use of the premises as a storage warehouse on a plot partly in Retail and in a Residence Use District is contrary to Art. II, Sec. 3, Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 61.98 feet frontage by 120.45 feet in depth, presently occupied by a one story fireproof structure for the storage of packaged candy; and

WHEREAS, the applicant contends that this request is based on section 4b since the portion of the building in the residence area is less than 25 feet beyond the business area, under section 4c under which the Board may grant under such conditions as they deem will safeguard the character of the residence area; and

WHEREAS, the applicant states that the present owner has held title to the property since December 26, 1946; that the assessed valuation of land is \$35,000 and of the building \$30,000 making a total of \$65,000; that the building was erected in 1913; and

WHEREAS, on October 1, 1957 a hearing was held by the Board under sections 7b and 7c of the zoning resolution, to permit in a retail and residence use district the use of the existing building as a storage warehouse, affecting premises 113-14 Jamaica Avenue, south side, 41.32 feet west of 114th Street and 87-14 114th Street, Block 9303 (220), Lot 6, Jamaica, Borough of Queens; and

WHEREAS, this application was laid over to November 6, 1957 at 10 A. M. awaiting the results of the City Planning Commission's proposed rezoning, which may include this portion of Jamaica Avenue, and for inspection and decision; hearing closed; and

WHEREAS, this application was set for additional public hearing on December 3, 1957 at 10 A. M., due to a change of zone since the previous hearing, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on December 3, 1957 after due notice by publication in the Bulletin; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e o

MINUTES

the Zoning Resolution, for a term of 10 years, to permit the use of the existing building as a storage warehouse as proposed and as shown on plans filed with this application marked "Received December 12, 1957," 4 sheets, *on condition* that no loading or unloading shall be carried on in the residential district but that the loading and unloading shall be solely from Jamaica Avenue; that the access from 114th Street shall be fenced with a woven wire fence in which there may be two gates not more than 3 feet in width which shall serve as emergency exits only; that the marquee on the Jamaica Avenue side of the building shall be removed and the front repainted; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

513-56-BZ

APPLICANT—Fred C. Dahlem, for Albert Rollman, owner.
SUBJECT—Application July 9, 1956—decision of the Borough Superintendent under section 7e of the zoning resolution, to permit in a residence use and F-1 area district, the erection and maintenance of a gasoline service station, sale of accessories, car wash, lubritorium, motor vehicle repair shop with hand tools only, with less than the required set back.

PREMISES AFFECTED—Southwest corner of Lacombe and Castle Hill Avenues, Block 3510, Lot 34, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Opposition: Harvey Fox for N.Y.C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

THE VOTE

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Klei-
ert 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 10, 1957 after due notice by publication in the Bulletin; laid over to January 21, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Lacombe Avenue, Howe Avenue and Castle Hill Avenue are in a residence use, F-1 area, class ½ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated June 11, 1956 acting on N.B. Applic. 735-55, reads:

"1. In a residence district the proposed gas service station, accessories, lubritorium, car wash, minor repairs, hand tools & parking and storage of more than 5 motor vehicles is contrary to Sect. 3 of the Zoning Res.

2. In an F-1 area district the setbacks must conform with Sect. 16-A of the Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 108.46 feet in depth, presently occupied by a gasoline service oil selling station and minor repairs; that it is proposed to erect a new station and include the following uses; gasoline service station, sale of accessories, car wash, lubritorium, motor vehicle repair shop with hand tools only; and

WHEREAS, the applicant states that building was 22 feet by 55 feet deep-cinder block building; see N.B. 388-1932; that on the same plot N.B. 646-1930 was approved for office for gas service station, oil selling station, motor vehicle repair shop, for which Certificate of Occupancy No. 4835 was issued on October 29, 1948; that letter dated December 11, 1947 from Fire Department to Building Department states that Fire Department records show a gasoline storage system of three 550 gallon tanks was satisfactory in 1947; that this station has been operating under Certificate of Occupancy No. 4833 since 1948; and

WHEREAS, the applicant states that the present owner has held title to the property since May 10, 1951; that the assessed valuation of land is \$7,500 and of the building \$3,000 making a total of \$10,500; that the building was erected in 1932; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which is of the belief that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e, for a term of fifteen years, to permit in a residence use district, the erection and maintenance of a gasoline service station, sale of accessories, non-automatic car wash, lubritorium, and motor vehicle repair shop using hand tools only, as shown on plans marked "Received September 12, 1957", 2 sheets, "July 9, 1956", one sheet, "September 5, 1957", 2 sheets and "September 30, 1957", 2 sheets, *on condition* that the proposed accessory building shall be relocated to the southerly lot line and finished on the northerly and easterly facades with face brick; that there shall be constructed along the southerly lot line from such building to the Castle Hill Avenue building line, a brick wall surfaced on the front with face brick, erected to a height of 5 feet, 6 inches, except that within ten feet of the Castle Hill Avenue building line, such wall may be reduced to a height of 3 feet 6 inches; that a similar wall shall be constructed along the westerly lot line from proposed building to Lacombe Avenue building line and may be similarly reduced in height within ten feet of such building line; that gasoline pumps shall be located 15 feet back from either building line; that signs shall be restricted to the facade of accessory building, the globes of gasoline pumps and one post standard located at the intersection of Lacombe and Castle Hill Avenues, to support a sign, which may be illuminated, consisting of two leaves, each projecting not more than 4 feet beyond a building line, such sign to advertise only the brand of gasoline sold; that at the intersection of Castle Hill and Lacombe Avenues there shall be constructed a 12 inch high concrete segment, extending five feet along either building line; that existing pump islands on Lacombe Avenue front shall be removed; that the entire plot except where occupied by accessory building and pumps shall be paved with concrete or asphalt; that curb cuts shall be limited to two on Castle Hill Avenue and two on Lacombe Avenue, each not more than 19 feet in width, located where shown on plans above cited; that such portable fire-extinguishing equipment shall be installed as the Fire Commissioner may direct; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that the sidewalks and curbing abutting the site shall be repaired or reconstructed to the satisfaction of the Borough President; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution; and *withdrawn* as to Objection 2, to comply.

111-57-BZ

APPLICANT—Samuel Rosenblum, for Jerome Fishbach, owner.

SUBJECT—Application February 8, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change of use of an existing two-story building from storage garage on the first floor and storage on the second floor; to four car garage and storage of electrical supplies and equipment on the first floor and offices on the second floor.

PREMISES AFFECTED—435-439 East 65th Street, north side, 100 feet west of York Avenue, Block 1460, Lot 19, Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 7, 1958 after due notice by publication in the Bulletin; laid over to January 21, 1958 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and York Avenue are in a residence use, B area, class 1½ height district; East 65th Street and East 66th Street are in residence and retail use, B area, class 1½ height districts; First Avenue is in a retail use, B area, class 1½ height district; that at that time the district was unrestricted, but was changed to residence on June 3, 1947; and

WHEREAS, the decision of the Borough Superintendent, dated January 30, 1957 acting on Alt. Applic. 1712-56, reads:

"1. Proposed occupancy of "Garage for 4 motor vehicles and storage of electrical supplies and equipment" on the first floor of a premises presently used as "Garage" in a residence use district is contrary to Art. II, Sect. 3 of the Zoning Resolution.

2. Proposed change of use from "storage" to "office" on 2nd floor in a residence use district is not permitted—Art. II, Sec. 3 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 feet frontage by 100 feet 5 inches in depth, on which is located a two story, class 3 structure, having a frontage of 75 feet on the first floor and a depth of 100 feet 5 inches, with a two story section at front 16 feet deep; that it was erected in 1918 under N.B. Applic. No. 44-18 for use as a garage on first floor and storage above, for which Certificate of Occupancy No. 1043-18 was issued; and

WHEREAS, the applicant states that the use as a storage garage has been discontinued and all storage tanks have been sealed; that the present owner uses the premises mainly for the storage of electrical supplies and equipment, and stores not over four trucks overnight; that the second floor, heretofore approved for storage is used as an office by the owner; that there is an existing iron stair enclosed in T.C. block partitions from first to second floor and it is intended to remove the wood partition on second floor and replace with 2 inch by 4 inch studs and cover both sides with P.C. mortar; that there is an iron ladder to the roof; and

WHEREAS, the applicant contends that the use proposed now for the existing legal garage is far less onerous than that heretofore approved; that there will be no gasoline storage outfit maintained; that under section 7c, a premises heretofore devoted to a non conforming use, which use was legal at the time of erection of the building, can be considered for change; that the changes proposed will not be detrimental to existing conditions; and

WHEREAS, the applicant states that the present owner has held title to the property since September 29, 1950; that the assessed valuation of land is \$47,500 and of the building \$34,500 making a total of \$82,000; that the building was erected in 1918; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does

hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c to permit the change in use of the building on the first floor to four car non-storage garage and the storage of electrical supplies and equipment and the use of the second floor for offices, as shown on plans filed with this application, marked "Received February 8, 1957," 3 sheets, on condition that all loading and unloading shall be done within the building; that exits shall be provided as shown on such plans; that the building shall not be increased in height or area; that the front wall of the building shall be suitably painted; that signs shall be limited to one flat sign attached to the front wall of the building, which sign shall advertise only the business conducted on the premises and shall be limited to fifty square feet in area; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

148-57-BZ

APPLICANT—Patrick D. Concagh, for S. G. Covello and Sons, Inc., owner.

SUBJECT—Application February 26, 1957—decision of the Borough Superintendent under sections 7c and 21 of the zoning resolution, to permit in a residence use D area district, the change of use of the present structure from a two car non-storage garage to a showroom for electrical supplies and fixtures and erect a second floor on a present illegal one story extension and used for the storage of electrical supplies on the first floor and offices on the second floor, and extending into the required rear yard.

PREMISES AFFECTED—4120-4122 Baychester Avenue, east side, 200 feet north of Edenwald Avenue, Block 5020, Lots 6 and 8, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 10, 1957, after due notice by publication in the Bulletin; laid over to January 21, 1958, for inspection and decision; hearing closed; applicant to submit additional information as to proposed coverage and area allowed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Baychester Avenue, De-Reimer Avenue and Edenwald Avenue are in a residence use, D area, class 1 height district; that on July 25, 1916, Baychester Avenue was zoned for residence use and on January 20, 1927, it was changed to business use for 100 feet in depth and extending on both sides of the avenue; that on October 18, 1949, it was rezoned back again to residence use, its present designation; that the area and height district designation go back to 1916 without change; and

WHEREAS, the decision of the Borough Superintendent dated January 30, 1957 acting on Alt. Applic. 644-52, reads:

"1. Change of use from two car non-storage garage to showroom and extension for use of offices and storage in a residence use district is contrary to Art. II Sect. 3 & Sect. 6 of the Z.R.

2. Extension of building into a rear yard area is contrary to Art. IV Sect. 14 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 feet frontage by 75 feet in depth and is improved with a two story stuccoed concrete block structure, erected under N.B. Plan No. 262 of 1949 for use as a store and two car, non-storage garage on the first story and for a one family residence on the second story, for which Certificate of

MINUTES

Occupancy No. 6046 was issued on August 30, 1949; that it is now proposed to legalize the existing one story extension at the rear and to erect thereon an additional story, said extension to be used for the storage of electrical supplies on the first story and as an office on the second; that it is also proposed to convert the one story side extension, now legalized for use as a two-car, non-storage garage, to a showroom for the display of electrical supplies and fixtures; and

WHEREAS, the applicant states that most of the properties surrounding the site consist of vacant land, and the balance of the lots are developed with one and two family residence buildings; that all the lots south of the site and adjacent to the site as far as Edenwald Avenue are vacant and this is also true of properties across the street from the site, with the exception of lot No. 45; that around the corner from the site on Edenwald Avenue, the properties are all vacant as far as DeReimer Avenue, with the exception of lot No. 95; that to the rear of the site, along DeReimer Avenue, over 50% of the land is vacant and the balance is developed with one and two family residences with a high percentage of open unoccupied space at the rear, along the sides and towards the front; that Baychester Avenue along its route is 100 feet in width and serves as an important traffic highway between Boston Road and the upper Bronx and Westchester County; that there is moderately heavy automobile traffic along this avenue at the present time, but with the opening of the New England Thruway, which is located about a mile south of the site, automobile traffic will increase considerably along its route, making it an important feeder line into the Thruway; that when this occurs, in the not too distant future, Baychester Avenue will not be a desirable area for residential development; and

WHEREAS, the attention of the Board is respectfully called to the rule of law laid down by the Appellate Division, Supreme Court, Second Department in a case entitled "Application of the Village of Bronxville, et.al. vs. Clarence Francis, et.al.", which was published in the Bulletin of the Board on March 27, 1956; that in this case, the Court reviewed a prior decision entitled Otto vs. Steinhilber, 282 N.Y. 71, 76, wherein the following rule was laid down; "Before the Board may exercise its discretion and grant a variance upon the ground of unnecessary hardship, the record must show that (1) the land in question cannot yield a reasonable return if used only for a purpose allowed in that zone; (2) that the plight of the owner is due to unique circumstances and not to the general condition of the neighborhood which may reflect the unreasonableness of the zoning ordinance itself; and (3) that the use to be authorized by the variance will not alter the essential character of the locality"; that however, the Appellate Division in the Village of Bronxville case drew a distinction of *use* variance and an *area* variance; that the Court called attention to the fact that the Otto case was an application for a *use* variance and not an *area* variance; that the pertinent language used by the Appellate Division is quoted from the Bulletin as follows: "This court has consistently held that the above quoted language in the Otto opinion is intended to apply to a variance in the use of the premises and not to a variance in the area upon which a building may be constructed. The language quoted above from the Otto opinion shows in itself that a use case was under discussion, and other portions of the opinion make that clear. When the variance is one of area only, there is no change in the character of the zoned district and the considerations present in the Otto case are not present. A change of area may be granted on the ground of practical difficulties alone, without considering whether or not there is an unnecessary hardship (cases quoted). This court is committed to the rule that, in the absence of statutory provision to the contrary, special hardship need not be established as a condition to granting an area variance." (Several cases cited in support). "The rule is recognized generally." (Citing Ryback vs. Murdock, 1 A.D. 2nd, 1932); and

WHEREAS, the applicant contends that a grant of this application under section 21 will not adversely affect or change the essential character of this neighborhood; that it

will not adversely affect the requirement for the promotion of block ventilation; that by reason of the change in the use district regulations on October 19, 1949, the owner is restricted to the amount of ground coverage which existed on that date without any consideration being given for normal business expansion which has occurred within the past several years; that this imposes upon the owner an onerous and severe hardship; and

WHEREAS, the applicant states that the present owner has held title to the property since January 13, 1949, and April 27, 1957; that the assessed valuation of land is \$3,300 and of the building \$18,000 making a total of \$21,300; that the building was erected in 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the change of use from two-car nonstorage garage to a showroom for electrical supplies and fixtures and the erection on the second floor of a presently illegal one-story extension of the use of storage of electrical supplies and for offices, and to permit the rear yard to be reduced to the size shown on plans marked "Received February 26, 1957", 7 sheets, and revised plans marked "Received December 23, 1957", 2 sheets; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

193-57-BZ

APPLICANT—Burke, Green and Groh, for Celia Schneirow, owner (Harry Mallis and Harold Bassar, Contract Vendee).

SUBJECT—Application March 15, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the zoning resolution, to permit in a residence use and E-1 area district, the erection and maintenance of a class B two (2) story hotel with the entrance stair encroaching on the required setback on North Conduit Avenue.

PREMISES AFFECTED—138-10 135th Avenue and 135-01 to 135-25 138th Street, southeast corner and 135-02 to 135-26 139th Street, Block 12093, Lot 20, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 26, 1957 after due notice by publication in the Bulletin; laid over to December 17, 1957, for inspection and decision; hearing closed; then to January 7, 1958, for applicant to file revised plans showing entrance to proposed hotel one the side street, 138th Street, and for further consideration of same and decision; then date to be set; then to January 21, 1958; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, E-1 area, class 1 height district; that as of July 25, 1916 the use zoning of the property referred to was undetermined; that on July 1, 1924 the portion of the property within 100 feet of 135th Avenue was placed in a business district, and on November 28, 1938 the entire property was placed in a residence district; that as of July 25, 1916 the property was zoned as a one times height district; that on November 28, 1938 the portion of the property within 100 feet of North Conduit Avenue was placed in a one-half times height dis-

MINUTES

trict and on June 30, 1947 the class one-half height district was expanded to include all of the property; that as of July 25, 1916 the property referred to was zoned as a D area district; that on November 28, 1938 the property was placed in an F area district and the present E-1 area designation became effective on May 24, 1956; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated February 21, 1957 acting on N.B. Applic. 202-57, reads:

"1. The erection of a sign in a residence zone is contrary to Article 2 Section 3 of Zone Resolution.

"1M. Proposed class B Hotel to be erected at above location is in an E-1 district. Sec. 15A Zoning Resolution.

"2M. Entrance stair encroaches into required setback, North Conduit Ave. Sec. 15d Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 339.30 feet frontage by 250.37 feet, irregular in depth, presently developed with a number of greenhouses, sheds and a frame dwelling; that it is proposed to demolish all structures on the site and to develop the plot with a modern two story hotel building; that the site at present is approximately level with 135th Avenue; that it is proposed to remove a concrete retaining wall along 138th Street and North Conduit Boulevard and lower the grade of the site to approximately the level of 138th Street; that the proposed structure will be approximately 21,500 square feet in area of class 3 construction, two stories and cellar in height; that the first and second floor will be devoted to modern hotel rooms, each with a private bath, and a few with kitchen facilities; that a portion of the basement will be devoted to a dining room and lounge; that a large parking field, enclosed between the wings of the hotel, will provide ample parking facilities as well as off street unloading space; that the proposed development will occupy almost an entire square block except for a triangular area at the corner of North Conduit Boulevard and 139th Street, which is vacant and under city ownership; that the only developed property facing the site is along 135th Avenue, where a row of dwellings now exist; that it is proposed to construct an ornamental brick and wire picket fence along 135th Avenue and to provide a screen of shrubbery behind this fence; that no sign will be displayed on the wall of the building facing 135th Avenue and due to the grade condition, the building will be only 21 feet high at this point; that the primary entrances to the parking area will be through 139th Street which is a mapped street not physically open, and the bulk of which forms a portion of the site; and

WHEREAS, the applicant contends that the proposed structure is being designed to provide the finest in modern accommodations and conveniences to serve the demands of the ever-increasing number of passengers and employees using Idlewild International Airport; that the entrance lobby, glass enclosed and extending for the full height of the structure, will provide an attractive and impressive feature facing the junction of Southern State Parkway and Van Wyck Expressway; that with its location so close to the airport, the construction of private dwellings on this site is not economically feasible, since resistance has greatly increased in recent years to the purchase of dwellings in close proximity to airports; that on the other hand, transient hotel facilities serving the needs of the people using the airport and a much needed service there, are a conforming use in a residence use district; that the proposed building would do much to enhance the appearance of the site, improve surrounding property values and yield a substantial tax return to the city; and

WHEREAS, the applicant further contends that the signs proposed on the building will be non-flashing business signs necessary to identify the premises from adjoining highways; that they will consist of a flat wall sign on each of the two principal facades and a sign at the top of the building above the entrance lobby; that these signs will consist only of the

hotel name; that the only other signs will be the customary small hotel name on the marquee over the entrance, and a sign identifying the hotel dining room and bar; that the objection raised as to the entrance steps is a technicality which arises only because of the size of the platform at the top of the steps; that if this platform were reduced so as to be only 3 feet in depth and 3 feet wider than the entrance doors, no objection would be issued; that however, the character of the entrance as well as the convenience of patrons, requires a more adequate platform in keeping with the scale of the entrance; and

WHEREAS, the applicant states that the present owner of the property has held title since August 6, 1946 and that the assessed valuation of land is \$25,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is granted under Section 7e and 21 of the Zoning Resolution, for a term of 15 years, to permit the erection and maintenance of a two-story hotel as proposed and as shown on plans filed with this application marked "Received March 15, 1957," 7 sheets, and "October 24, 1957," one sheet, *on condition* that the entrance shown and proposed at the intersection of North Conduit Avenue and 138th Street shall be omitted and that space enclosed with glass brick as approved for such use and that entrance to the hotel shall be by way of the rectangular parking area; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

362-57-BZ

APPLICANT—Paul Friedman, for Taro Holding Corp., owner (Christie DeVito, lessee).

SUBJECT—Application May 3, 1957, decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, non-automatic car wash, minor repairs with hand tools only, office, sales of auto accessories, parking and storage of more than five (5) motor vehicles and having show windows within 75 feet of a residence use district; for a stated term of fifteen (15) years.

PREMISES AFFECTED—552-568 McDonald Avenue and 15 Avenue C, northwest corner, Block 5352, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 26, 1957 after due notice by publication in the Bulletin; laid over to December 3, 1957, at the request of objectors; then laid over for inspection and decision; date for decision to be determined; hearing closed; then to January 7, 1958, for further inspection and decision; then date to be set; then to January 21, 1958; and

WHEREAS, the district maps accompanying the zoning

MINUTES

resolution show that the site and McDonald Avenue are in a business use, C area, class 1 height district; Avenue C is in business and residence use, C area, class 1 height districts; Dahill Road is in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated April 24, 1957 acting on N.B. Applic. 688-57, reads:

"1. Proposed building and premises in a business zone, to be used for gasoline service station, lubritorium, non automatic car wash, office and sales, auto accessories, minor repairs, hand tools only, parking and storage of more than 5 cars, is contrary to Art. II, PP. 4a, subsections 29 and 46 of the Zoning Resolution.

2. Proposed show window, facing Avenue "C" within 75 feet of a residence zone in a transition from non-residential to residential zone is contrary to Art. II, PP. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 189 feet 8 $\frac{7}{8}$ inches frontage by 20 feet and 100 feet in depth, irregular, presently used as a parking lot for more than five motor vehicles under Certificate of Occupancy No. 138438 issued February 25, 1954, except for a small 20 foot by 38 foot portion located at the northeasterly end of the premises, which is excluded from the parking lot use and is used for the sale of soda and beer, but for which no Certificate of Occupancy has been issued; that it is proposed to remove all existing structures and to erect and maintain for a stated term of fifteen years a brick-faced, peak-roofed, parkway type gasoline service station, lubritorium, non automatic auto wash, minor repairs with hand tools only, office and storage and sale of auto accessories, and parking and storage of more than five vehicles, with show window within 75 feet of a residence use district; and

WHEREAS, the applicant contends that the maximum rental income obtainable from the present use of the subject premises is insufficient to carry the property; that the present tenant pays only \$60 per month for total annual rent of \$720 and the real estate taxes alone are practically equal to the total annual rent; that a higher rental cannot be obtained as there is little demand for a parking lot because there are ample street facilities for parking of cars in this area, and because the premises is located a long block away from Church Avenue, which is the shopping center of this area, where the two parking lots serving the shopping area and the subway riders are located; that these lots are on the easterly side of McDonald Avenue, north of Church Avenue; that there is no demand for the use of the subject premises for a conforming business use because existing store facilities located on McDonald Avenue, north of the site, are low rental stores, which together with the high rental stores on and near Church Avenue are sufficient to satisfy the needs of the residents in the area; that the surrounding area is almost fully developed so that no further need for store facilities in the neighborhood can be reasonably anticipated; that diligent efforts to sell, lease or develop the premises for a conforming business use have proved fruitless; that there is no economic demand for the use of the subject site for residential use because the property is located in a business use district, is irregular in shape and is situated at the intersection of McDonald Avenue and Avenue C, both heavily travelled thoroughfares; and

WHEREAS, the applicant further contends that there is an economic demand for the proposed gas station at the subject premises because it is located at the intersection of two heavily travelled thoroughfares and because there are no similar facilities for the convenience of the public in the immediate area; that a grant of this application would have no adverse effect upon the neighborhood because the properties opposite the subject site on the easterly side of McDonald Avenue are also located in a business use district and are developed with stores, and because McDonald Avenue is 160 feet wide at this point; that the area to the south of the site would not be adversely affected

because this area is uniquely affected by the promontory of the Independent Subway which rises at McDonald Avenue at Avenue C to an elevated railroad; that the westerly side of McDonald Avenue is vacant, except for a non-conforming use of billboard signs in block 5369, lot 9, which is owned by the Board of Transportation of the City of New York; that this vacant property extends the entire blockfront between Avenue C and Cortelyou Road, is only 40 feet in depth and there is little likelihood of this property being developed for any use whatsoever; that the adjoining properties to the west would be protected and buffered by the proposed arrangement of the subject premises and by the fencing and landscaping arrangements designed to safeguard and protect adjoining properties; that the easterly windows of the adjoining building to the west are protected by the proposed use, whereas a conforming building would block those windows; that the adjoining properties to the north are located in a business use district and are developed with stores and residences above; that the entire subject premises is located entirely within a business use district so that nearby owners cannot reasonably object to development of business use property for uses permitted in a business use district; and

WHEREAS, the applicant contends that the proposed structure would provide more light and ventilation to nearby properties than if a conforming use structure were erected, as it will be set back more than 100 feet from Avenue C and more than 40 feet from McDonald Avenue, thereby assuring clear visibility to traffic at the corner; that the proposed use, being enclosed at the lot lines, except where the walls of adjoining building occur, by substantial fences and by brick and picket fence walls, protected by landscaped and seeded areas and concrete curbs, offers better protection to neighboring premises than exist today; that a grant of this application would benefit the area by the elimination of the existing dilapidated appearance of the premises; and

WHEREAS, the applicant further contends that the inclusion of minor repairs with hand tools only is a customary, incidental use to a gas station, and excludes all body work, welding, painting or spraying; that the proposed show window within 75 feet of a residence use, is small and unobtrusive and set back over 100 feet from the Avenue C building line, with a landscaped area and fence serving as an effective buffer; and

WHEREAS, the applicant states that the present owner has held title to the property since January 21, 1957; that the assessed valuation of land is \$16,500 and of the building \$500 making a total of \$17,000; that the date of erection of the building is unknown; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f, i and Section 7A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f, i and 7A of the Zoning Resolution for a term of fifteen years *on condition* that the premises shall be arranged and constructed substantially as shown on plans filed with this application marked "Received May 3, 1957," 5 sheets, and "September 20, 1957," one sheet, that the area at the rear of the building proposed to be seeded and planted shall be provided with baltic ivy, pachysandra or equivalent type of planting; that the repairing of motor vehicles shall be limited to minor repairs and adjustments with hand tools only and shall be confined to the interior of the building; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

MINUTES

387-57-BZ

APPLICANT—Max Siegel Associates, for Cologero Cava, owner.

SUBJECT—Application May 14, 1957—decision of the Borough Superintendent under section 7h of the zoning resolution, to permit in a residence use district, for a term of ten (10) years, the parking of motor vehicles on the open spaces of the premises.

PREMISES AFFECTED—111-121 East 172nd Street, north side, 100 feet east of Walton Avenue and 110 Rockwood Street, Block 2835, Lot 11, Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 17, 1957 after due notice by publication in the Bulletin; laid over to January 21, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Walton Avenue, East 172nd Street, Lockwood Street and Grand Concourse are in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated May 8, 1957 acting on Alt. Applic. 342-57, reads:

"1. Proposed parking and storage of motor vehicles on a lot located in a residence district and used as accessory to dwelling thereon, is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 137.92 feet frontage by 200 feet in depth on which there now exists four buildings used for dwellings with accessory garages; that the open space around the buildings is now used for a parking lot, illegally; that there exists two curb cuts on East 172nd Street and one curb cut on Rockwood Street for existing driveways leading to the garages and parking lot; that there are also existing adequate fences and other protection around the subject premises for the protection of the public and adjoining properties; that it is proposed to continue the parking on the open spaces of the premises, and to extend same to the open spaces resulting from the demolition of buildings No. 3 and No. 4 designated as No. 115 and No. 111 East 172nd Street, respectively; and

WHEREAS, the applicant contends that these premises are located in the midst of a neighborhood heavily developed with apartment houses, of which few, if any, have off street parking facilities; that consequently there is a great demand by the tenants of these houses for such facilities; that the subject premises is available and desirable for such parking purposes; that few other premises are so available in this neighborhood; that for practical purposes, the parking lot will be used as an appurtenance to the multiple dwellings existing around same and for transients; that it is recognized that insufficient off street parking facilities in residential neighborhoods create objectionable curb parking, to the detriment of moving traffic and fire fighting equipment; that the surrounding streets are regulated for alternate street parking to facilitate street cleaning and garbage removal; that car owners of this neighborhood are thus required to remove their cars constantly or find scarce off street parking facilities; that a grant of this variance is urged in view of the special circumstances exhibited herein; that such a grant will be in harmony with the general purpose and intent of the zoning resolution and will not adversely affect anyone; that it will provide a much needed

public service and at the same time permit the owner to make a reasonable and beneficial use of his property; and

WHEREAS, the applicant states that the present owner has held title to the property since April 27, 1949; that the assessed valuation of land is \$30,000 and of the building \$20,000 making a total of \$50,000; that the building was erected in 1927 and 1932; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7h for a term of ten years, to permit the parking of motor vehicles in a residence use district, as proposed and as indicated on plans filed herewith, marked "Received May 14, 1957", 3 sheets, on condition that the site shall be processed, prepared and maintained as shown on such plans and that all other laws, rules and regulations applicable thereto shall be complied with; that signs shall not exceed ten square feet in area and shall not project beyond the building line; and contain the information required by the Commissioner of Licenses; that portable fire extinguishing appliances shall be maintained to the satisfaction of the Fire Commissioner; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

481-57-BZ

APPLICANT—Leonard F. Rothkrug, for Angelina Bruno, owner.

SUBJECT—Application June 27, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a D area district, the change in use of an existing building from a four car garage to a dwelling for two families without having the required rear yard.

PREMISES AFFECTED—812-816 Avenue X, south side, 100 feet 4¾ inches west of Coney Island Avenue. Block 7204, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 26, 1957, after due notice by publication in the Bulletin; laid over to December 17, for inspection and decision; hearing closed; then to January 7, 1958, for information from the Borough Superintendent and decision; then date to be set; then to January 21, 1958; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1 height district; Avenue X and Desmond Court are in residence and business use, D area, class 1 height districts; Coney Island Avenue is in a business use, D area, class 1 height district; that on July 25, 1916, the premises was partly in a business and partly in a residence use district; that Avenue X was in a business use district and was rezoned to a residence use district on July 6, 1940; and

WHEREAS, the decision of the Borough Superintendent, dated June 25, 1957 acting on Alt. Applic. 1642-57, reads:

"1. Proposed change of occupancy from a 3 car garage to a 2 family residence in a bldg. located within required rear yard in a residence district violates Art. 4, Sect. 17a of zone resolutions."

and

MINUTES

WHEREAS, the applicant states that the premises consist of a plot, 45 feet, 1 inch frontage by 100 feet in depth, irregular, on which are located a one story dwelling and a two story dwelling, not affected by this application, and a one story building 25 feet by 36 feet, 6½ inches, irregular in area, 13 feet 8 inches in height, erected prior to 1923, of class 3 construction and used first as a three car, and then as a four car garage; that it is proposed to change the occupancy to a dwelling for two families without providing the required rear yard; and

WHEREAS, the applicant states that the owner purchased these premises on December 30, 1924, from her husband who purchased the premises several years previously, and erected a one story dwelling under N.B. Applic. No. 23-23, completed February 5, 1924, and erected a two story dwelling under N.B. Applic. No. 10549-24 completed September 10, 1925; that Certificate of Occupancy No. 32289 was issued March 24, 1925, for one 1-family dwelling; that plans filed with the new building applications show the subject building at the rear of the premises and noted its use in the first application as a three car garage and then as a four car garage; that the owner lives in the one story building on the premises and shortly after World War II altered the subject building for occupancy as a dwelling for two families, to be occupied by her married children; that the building is now occupied substantially as proposed herein; and

WHEREAS, the applicant contends that the lot is irregular in area and has a side lot line of 100 feet, 4¾ inches in depth and a side lot line 100 feet in depth; that since the premises was owned by this same owner when in a business use district, the owner could have erected a one story building for commercial occupancy occupying the entire lot for a depth of 100 feet without any rear yard; that the premises adjoin a retail supermarket on the east so that the adjoining side yard is used for off street loading and unloading in conjunction with the supermarket; that the abutting lot to the rear is vacant and is under the same ownership as the business building on lot 30; that the existing structure was erected as a garage so that its location is a structure is fixed; that it is not proposed to increase the area of the structure so that there is no loss of light, air and ventilation to surrounding properties; that the maintenance of this structure does not deprive the other buildings of required rear or side yards, and entrance to the rear building is at front of premises through open yards; that the premises will remain in single ownership and will not be decreased in area or subdivided; and

WHEREAS, the applicant states that the present owner has held title to the property since December 30, 1924; that the assessed valuation of land is \$2,600 and of the building \$11,400 making a total of \$14,000; that the building was erected prior to 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and in view of all of the consents that have been received and the good condition in which the premises were maintained the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under Section 21 to permit the change in use of an existing building from a four car garage to a dwelling for two families, on condition that the building shall not be increased in height or area and that the building and occupancy shall in all other respects comply with all laws, rules and regulations applicable thereto; that the existing 9 foot 6 inch yard shall be maintained for access to the building; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

588-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Eve Realty Corp., owner.

SUBJECT—Application August 2, 1957—decision of the Borough Superintendent, under sections 7f, 7h, 7e and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, storage, minor auto repairs, car wash, parking and storage of motor vehicles, with curb cut and show window within 75 feet of a residence use district.

PREMISES AFFECTED—1353 Park Avenue and 100-110 East 102nd Street, southeast corner, Block 1629, Lots 67-72 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama, Eugene S. Ginsberg and Morris Cohen.

For Opposition: Augustus Simms and Harvey Fox for N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 10, 1957 after due notice by publication in the Bulletin; laid over to January 21, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 101st Street and East 102nd Street are in retail and residence use, B area, class 1½ height districts; Park Avenue is in a retail use, B area, class 1½ height district; that as of July 15, 1916 the premises were in a business use district and the present use designation became effective June 15, 1956; and

WHEREAS, the decision of the Borough Superintendent, dated August 1, 1957 acting on N.B. Applic. 46-57, reads:

"1. Proposed gasoline service sta., lubritorium, office, storage, minor auto repairs, car washing, parking and storage of motor vehicles on a lot partly in a residence and partly in a retail use district is not permitted by Art. II 4A & Art. II PP. 3 Zoning Resolution.

"2. Proposed curb cut and show window less than 75' from a residence use district not permitted by 7A Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 155 feet frontage by 75 feet in depth, presently developed with a five story masonry building on the corner, occupied by stores and apartments above; that the balance of the site is being used for parking and storage of more than five motor vehicles; that the corner building was erected under N.B. 153 of 1884 for the above stated use, but no Certificate of Occupancy was ever issued; that the parking lot was installed under Alt. Applic. 1119 of 1954 and Certificate of Occupancy No. 43077 was issued on September 2, 1954 for said use; that it is proposed to demolish the present building on the site; that this application forms the basis of the appeal for a period of fifteen years, in order to erect and maintain a modern gasoline service station consisting of ten 550 gallon gasoline storage tanks and five dispensing pumps; that the proposed accessory building will be one story in height, of class 3 construction, with a frontage of 52 feet, a depth of 27 feet and will contain the conjunctive uses of lubritorium, car wash, minor auto repairs, storage and office; that the present legal use of parking and storage of motor vehicles will be maintained on the rear of the premises facing East 102nd Street; and

WHEREAS, the applicant further states that the proposal will be highly modern in design and improve the appearance of the entire area; that inasmuch as the present parking and storage use on the site now constitutes a non-conforming use, it is only proposed to replace said non-conforming use

MINUTES

so that in any event, the community cannot be affected; that the proposed show window within 75 feet of the residence zone will set approximately 23 feet back of the East 102nd Street building line, so that said proposed show window and the proposed curb cuts, also within 75 feet of the residence zone on East 102nd Street, will not affect the residential aspect of said street to any greater extent than the store on lot 66 immediately adjoining the site, and which is a non-conforming use in the residence zone itself; that the store on lot No. 2 in block 1630, directly across the street, is within 50 feet of the residence zone on East 102nd Street; that the stores on lots 14 and 16 in block 1630 are within 22 feet of the residence zone on 102nd Street; that therefore the residential aspect of East 102nd Street is now being adversely affected to a greater extent than proposed under this application; and

WHEREAS, the applicant contends that Park Avenue is a main auto thoroughfare leading north and south through Manhattan and as such the proposal is entirely in keeping at this point; that the present store on lot 66, immediately adjoining the site to the east is a non-conforming use, and the present gas station in block 1629, lot 150 is also a non-conforming use; that the proposal will not have any greater adverse effect on the area than all of these non-conforming uses; that Park Avenue is developed with an elevated railroad erected on top of an embankment faced with stone; that this stone embankment, rising high above street grade, has affected the retail value of the site to such an extent that the erection of new stores would not be warranted; that the present building on the site is beyond repair; that the site is high in assessed value and the erection of new stores or an apartment house directly facing the Park Avenue wall overlooking the noisy railroad would not be financially feasible, and it is therefore mandatory that the site be developed as proposed; that the small properties along the east side of Park Avenue have deteriorated to such an extent that at present these properties have no value, either for stores or dwellings; that the property on the west side of Park Avenue in block 1608 and block 1605 has been developed with 16 story multiple dwellings which set well off the building line of Park Avenue and therefore a considerable distance from the embankment wall on said Park Avenue; that this is only possible because all of the land in these blocks are in one ownership; that block 1608 has 464 feet of frontage on Park Avenue and 400 feet of depth, and block 1605 has 726 feet of frontage on Park Avenue and also 400 feet of depth; that all of this is in contrast to the small individual lots in blocks 1631, 1630, 1628 and 1629 in particular in which the site occurs; that as all of these small properties are separately owned, any development on these small plots, such as apartment houses, would have to be erected at the building line and therefore would be directly affected by the elevated railroad and its stone embankment; and

WHEREAS, the applicant states that the present owner has held title to the property since August 10, 1956; that the assessed valuation of land is \$37,200 and of the building \$2,500 making a total of \$39,700; that the building was erected in 1884 and 1954; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, h, e and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7, subdivisions e, f and h, for a term of fifteen years, to permit the premises to be occupied as proposed for a gasoline service station, lubritorium, office, storage, minor motor vehicle repairing with hand tools, only, non-automatic car washing and the parking and storage of motor vehicles; and under Section 7A, to permit the location of curb cuts as shown on plans filed herewith, marked "Received August 2, 1957,"

4 sheets, on condition that the existing building now on the site shall be demolished; that there shall be erected along the southwesterly interior lot line, a masonry wall not less than two feet in height with metal picket fence above, to a total height of not less than 5 feet, 6 inches, commencing at the front of the accessory building and continuing towards Park Avenue to the end of interior court of adjoining five-story brick building; that there shall be erected a retaining masonry wall, as shown, two feet in height, with steel picket fence above to a total height of not less than 5 feet, 6 inches, extending from accessory building to the East 102nd Street building line and with masonry terminating posts at the building line; that gasoline dispensing pumps shall be of the low approved type, located not nearer than 15 feet to the building line; that there shall be constructed a concrete segment not less than 12 inches in height at the intersection of Park Avenue and East 102nd Street, extending for not less than 5 feet along either building line; that the entire gasoline station area where not occupied by building or pumps shall be paved with concrete or asphalt; that there shall be erected on the interior lot line of such portion where walls of adjoining buildings do not occur on the lot line, a woven wire fence of the chain link type, not less than 5 feet 6 inches in height and a similar fence shall be erected along the East 102nd Street building line, except for entrance which may be 20 feet in width; that there may be two curb cuts on Park Avenue, each 25 feet in width and three curb cuts on East 102nd Street, two 25 feet wide and one 20 feet wide, all located as shown on plans above cited; that there shall be no signs other than those on the facade of accessory building and the globes of the pumps and one post standard erected at the intersection of Park Avenue and East 102nd Street, to support a sign, which may be illuminated advertising only the brand of gasoline sold and which sign may extend not more than 4 feet beyond the building line; that there may also be a sign erected on the parking portion of plot, at the entrance, not in excess of 15 square feet in area, advertising only the parking use, rates charged and such other information as the Commissioner of Licenses may require; that such sign shall not be illuminated or extend beyond the building line; that suitable bumpers shall be provided along the fences and walls of buildings in parking area to protect same from damage; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that under Section 7A such uses deemed contrary thereto are herein permitted; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

699-57-BZ

APPLICANT—Windsor Parking Corporation, for Rhineland Real Estate Co., owner.

SUBJECT—Application October 1, 1957—decision of the Borough Superintendent under section 7h of the zoning resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—471-477 4th Avenue, southeast corner of East 32nd Street, Block 887, Lots 95, 96 and 97 and part of Lot 94, Borough of Manhattan.

APPEARANCES—

For Applicant: J. J. Stone and Samuel Rosenblum.

For Opposition: Max Perlsman, Ralph Bash and Max Freschman.

ACTION OF BOARD—Application granted on condition.

THE VOTE

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper

Negative:

Absent: Chairman Murdock and Commissioner Kleintert

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 17, 1957 after due notice by publication in the Bulletin; laid over to January 21, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a restricted retail use, B area, class 2 height district; East 32nd Street and Park Avenue are in restricted retail and business use, B area, class 2 height districts; East 31st Street is in a business use, B area, class 2 height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 23, 1957 acting on Alt. Applic. 1285-57, reads:

"1. Proposed parking lot located in Restricted Retail Use District is contrary to Sec. 4B(i) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 98 feet 9 inches frontage by 100 feet in depth; that this corner is zoned restricted retail and the portion directly south and east is zoned for business and parking is directly permissible; that the premises are presently vacant, the old structures heretofore located here having been demolished; that two curb cuts are provided to East 32nd Street; that the Fourth Avenue front will be fenced in; that the plot will be surfaced with steam cinders with binder and rolled or compacted; that all lighting will be in accordance with parking regulations and when completed, the proposed lot will be an asset to the neighborhood; and

WHEREAS, the applicant contends that the neighborhood in which this plot is located greatly warrants a need for parking; that directly opposite are located the 15 story furniture exchange, an 18 story office building at No. 1 Park Avenue and a 25 story office building at No. 2 Park Avenue; that one block away is located the 71st Regiment Armory used many times for expositions and other public assembly patrons; that the Vanderbilt Hotel is also a block away; that all these premises are constantly used by the public with motor vehicle transportation; that parking facilities in this section are greatly limited, so that this parking lot will be a great boon to the traveling public; that it will facilitate the parking of cars and will eliminate street parking, thus aiding traffic; and

WHEREAS, the applicant states that the present owner has held title to the property since February 2, 1939 and that the assessed valuation of land is \$227,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h, for a term of ten years, to permit the premises to be occupied for the parking of motor vehicles, substantially as proposed and indicated on plans filed with this application, marked "Received October 1, 1957" 2 sheets, *on condition* that the plot shall be leveled substantially to the grade of abutting streets; that on the premises where walls of adjoining buildings do not occur there shall be erected a fence of the chain link type on a masonry base to a total height of not less than 5 feet, 6 inches; that curb cuts shall be restricted to two on East 32nd Street, not more than 18 feet in width each; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon, except there may be a building not exceeding 100 square feet in area for use as an attendant's office; that the plot shall be surfaced with steam cinders treated with a suitable binder, or some other asphaltic surfacing; that signs shall be restricted to one on 4th Avenue and one on East 38th Street, not more than ten square feet in area each, containing the information required by the Commissioner of Licenses; that

portable fire-fighting equipment shall be maintained to the satisfaction of the Fire Commissioner; that suitable bumpers shall be installed for protection of fences; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

485-57-A

APPLICANT—Lab Estates Inc., owner (Knott Hotels, Inc. lessee).

SUBJECT—Application June 4, 1957—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sec. 27, subdivision 2b and section 26, subdivisions 2, 6 and 8a re height, bulk, required open spaces, minimum dimensions of yards and courts.

PREMISES AFFECTED—500-506 Madison Avenue and 15-25 East 52nd Street, northwest corner, Block 1288, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Milton Adler and Sidney Segal.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 14, 1957 on amendment to Alt. Applic. 301/57 reads:

A7 "Reconsideration denied. Objection repeated. "Provide a rear yard extending across the entire width of the lot. (Sec. 27, subd. 2b., M.D. Law.)" (See "Note" following objection A-8.) Denied 5/14/57 I. Kunkel.

A8 Reconsideration denied. Objection repeated. "Height of proposed new extension exceeds the maximum permitted height for a multiple dwelling. (Note. Maximum height for a 60 foot street is 108 feet, and 143 feet for an 80 foot street.) (Sec. 26, subds. 2 and 6, M.D. Law.)

(Note Relative to Objections A-7 and A-8, above. Proposed extension may not be erected under the provisions of the Zoning Resolution relative to height, bulk, courts, yards and other unoccupied areas due to fact that, whereas the provisions of Section 26, subdivision 8a of the Multiple Dwelling Law require 6 or more passenger elevators to be maintained and operated, the plans filed with this application show that only 5 passenger elevators are to be maintained and operated.)"

WHEREAS, the applicant states that the building is 19 stories and penthouse, 202 feet 8 inches in height, 95 feet front by 100 feet 10 inches and 100 feet 5 inches in depth of fireproof construction erected 1926, located on a lot 95 feet front by 100 feet 10 inches and 100 feet 5 inches in depth, in a restricted use B area, class 1½ and 2 height district and proposed to be increased in area by the erection of a 15 story extension of class 1 construction; that the lot be increased 170 feet front as indicated on plans filed with application for zoning variance under Cal. No. 484-57-BZ; and the use and occupancy to remain unchanged except that on the first floor there will be six additional stores and restaurants; on the second floor there will be 12 additional rooms; and the third and fifteenth there will be 12 additional rooms on each floor; that the building is equipped with standpipe system and a partial one source sprinkler system, there is an approved interior fire alarm system and regular monthly fire drills are maintained; there are two interior steel stairs, 3 feet and 3 feet 8 inches in width, leading from street to roof bulkhead, enclosed in 6 inch terra cotta partitions equipped with self closing fireproof doors; and

WHEREAS, the applicant contends that there are practical

MINUTES

difficulties and unnecessary hardships which required that the strict letter of the Multiple Dwelling Law should not apply; that a variance should be granted as to each of the objections herein; and

WHEREAS, the applicant contends to objection A-7 issued by the Borough Superintendent; that this is an appropriate case for the Board to exercise its discretion pursuant to the authority invested in it by Section 310 of the Multiple Dwelling Law; that in order to run an efficient hotel the owners require a large ballroom which can be used for meetings and banquets; that this is an important requirement for an efficiently operated hotel; that if a rear yard were to be provided it would eliminate the ballroom; that the reduced area of the extension of the building on the second floor will be approximately 4686 square feet or only 62% of the lot in the extension; that there are at present two buildings on the lot, each with a one story extension which cover the entire area to the rear property line; that these buildings are to be demolished and make room for the new extension; that to permit the first story of the new extension to cover the entire area would not affect the light and air of the adjoining property anymore than they are affecting under the existing conditions; that the situation now before the Board is the same as question passed on by the Board and affirmed by the Court of Appeals in the matter of People Ex Rel Helvetia Realty Co., vs. Leo, 231 N.Y. 619, relating to 31-33 Pine Street; and

WHEREAS, the applicant contends that open areas for light and air will be provided which will be substantially equivalent in area to the required rear yard; that close to 1,000 square feet of inner court will be provided in excess of the requirements of the Zoning Resolution; that the adjoining lots to the west and north, lots 10 and lot 62, respectively have rear yards and both of the structures on these lots are of substantial brick building which may reasonably be expected to stand for many years; that the Multiple Dwelling Law permits the height, bulk and size of the courts, yards and unoccupied space to be lawful in accordance with the provisions of the Zoning Resolution if the building is provided with 6 passenger elevators and is fireproof construction for class B occupancy; that in the instance case there will be 5 passenger elevators; that the five passenger elevators proposed are as efficient for the 19 story and pent-house hotel with the 15 story extension as if there were six elevators; that the Board is requested to grant the variance proposed in that to be required to maintain and operate six passenger elevators in the building of this size would constitute practical difficulty and unnecessary hardship; and

WHEREAS, the applicant contends as to objection A-8 issued by the Borough Superintendent; that there are practical difficulties and unnecessary hardships which prevents strict compliance with the requirements of the Multiple Dwelling Law; that this a proper case for the Board to exercise its discretion to grant relief from the requirements; that the public health and general welfare will be best served by the proposed hotel extension; that there is a recognized need for additional first class hotel accommodations in the area; that the operation of the hotel will not be efficient unless a minimum of 160 additional rooms can be obtained as it will require considerable additional staff to maintain and operate the hotel and the proposed extension; that the story height above the 1st floor in the existing hotel structure is 10 feet 3 inches and it is therefore required that the stories in the proposed extension be the same height, thus the applicant loses two or three stories because of this practical difficulty; that however, there will be open spaces for light and air substantially equivalent in area to those required; that the buildings to the side and rear and the opposite side of the street are mostly no higher than six or seven stories and because of their substantial construction may be reasonably expected to stand for many years; that in this connection it should be noted as to sunlight, during the hours when the occupants should be deprived of sunlight they would not be likely to be in the hotel; that the hotel extension will be entirely air con-

ditioned; that the Multiple Dwelling Law recognize an exception for a Class B fireproof building containing six passenger elevators that although the building will contain only five passenger elevators they are for all intent and purposes as good as six which could be provided in a structure of this size; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions; and

WHEREAS, in the opinion of the Board, compliance with the strict letter of the Multiple Dwelling Law would cause practical difficulties and unnecessary hardship, and the granting of the variance herein sought will preserve the public health, safety and general welfare with substantial justice to the owner.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. App. 301/57, Objection Nos. A7 and A8, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, to permit the height of the proposed new extension as being in substantial compliance with Section 26, subdivisions 2 and 6 of the Multiple Dwelling Law, except as to the number of elevators, *on condition* that the five passenger elevators shown on plans filed with this appeal shall be maintained; that the proposed extension with its yards and courts shall be constructed and maintained in accordance with the requirements of the variance granted by the Board under Calendar Number 484-57-BZ.

Adjourned: 1:05 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 21, 1958, 2 P. M.

Present: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper.

261-54-SM

APPLICANT—Dur-O-Wall Products, Inc., owner. Tomkins Bros., Agent.

SUBJECT—Application April 8, 1954—Dur-O-Wal, Types S and EH, approval of.

APPEARANCES—

For Applicant: M. W. Del Gaudio, Robt. Yenny and L. W. Morrison.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 261-54-SM

Subject: Dur-O-Wal, Type "S" and Type EH.

Tomkins Bros., Jamaica, New York for Dur-O-Wall Products, Inc., Syracuse, New York filed April 8, 1954 an application with the Board of Standards and Appeals for approval of the material known as Dur-O-Wall, Type "S" and "EH" under the provisions of Sub Article 4, Group 3 (C26-430 and C26-431.0) Administrative Building Code.

Purpose

The material is to be installed in horizontal mortar joints in masonry walls.

Description

The type "S" Dur-O-Wall is a trussed design reinforcement, the side rods and cross rods are of No. 9 gauge wire

MINUTES

(0.1483). When the material is to be used for bonding withes in hollow walls the cross rods have a drip section. The type "EH" is constructed is 3/16 inch side rods and No. 9 cross rods. The side rods are deformed for greater bond strength. The trusses are marketed in 10'-0" lengths and when sections are lapped there is a six inch lap at the joint. The surface bond area for the type "S" is 11.18 sq. inches per linear foot and for the "EH" is 14.14 sq. inches per linear foot.

Inspection and Test

The material was inspected by Asst. Engr. J. A. Darts Committee on Test. The applicant has also submitted computations which show that the use of this type of construction bonds a wall equally as well as a course of bonding units. The applicant has also submitted an approved report of the American Standard Association under the sponsorship of the National Bureau of Standards allowing the use of the metal ties for bonding.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Dur-O-Wall Type S and Type EH for use in New York City on the following conditions:

Type S—for use as a metal tie for bonding withes in hollow walls under the provisions of C26-430.0.f Administrative Building Code and that the material be galvanized and formed with a drip section.

Type EH—for use in bonding of walls of hollow block, tile or solid structural units as provided under C26-431.0.b. Administrative Building Code; may be used in lieu of a header course provided that the material, Dur-O-Wall shall be galvanized and shall be placed 0'-8" on centers in a vertical plane.

The committee further recommends that although this material may be used in lieu of a header course, the type of construction known as "stacked coursing" shall not be used and further that all cartons in which the materials Types S and EH are marketed shall be tagged or labeled or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 261-54-SM".

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Tests.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

124-56-SA

APPLICANT—Hunt Heater Corporation, owner.
SUBJECT—Application February 1, 1956—Hunt Vented Gas-Fired Circulators, Models 3554-U, 4254-U, 5554-U, 6554-U and 8054-U, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 124-56-SA

Subject: Hunt Vented Gas Fired Circulators, Models 3554-U, 4254-U, 5554-U, 6554-U and 8054-U.

J. Albin Johnson for Hunt Heater Corporation, Nashville, Tennessee, filed February 1, 1956 an application with the

Board of Standards and Appeals for approval of the Hunt Vented Circulators, Models 3554-U, 4254-U, 5554-U, 6554-U and 8054-U under the provisions of Article 12 Administrative Building Code.

Purpose

Gas fired room heaters designed for flue connection.

Description

The Hunt vented circulators are room heaters made in five different Btu. capacities. The cabinets are constructed of 20 gauge steel finished in a baked on enamel. Within the cabinet are installed a 20 gauge steel heat exchanger, silicone coated for corrosion resistance, a cast iron drilled raised port type gas burner and a pilot light and thermocouple for automatic shut off in case of pilot flame failure.

The unit is made with a built-in draft diverter and flue connection.

Available as optional equipment is a blower fan with electric motor drive and a thermostat for automatic operation.

The capacities of the various models is

Model	Btu Per Hour Input
3554-U	35,000
4254-U	42,500
5554-U	55,000
6554-U	65,000
8054-U	80,000

Inspection and Test

All details of construction were examined by Assistant Engineer G. F. Sklenarik, Committee on Test.

All models have been tested and approved by the American Gas Association Laboratories for natural, manufactured and mixed gas under Certificates 2-(1097-1.4 and -2.4) .001, 2-(1097-1.5, -2.5 and -4.5) .001 and 2-(1396.0, -1.0 and .1) .001.

Recommendation

On the basis of the data submitted by the applicant, the Committee on Test recommends the approval of the Hunt Vented Gas Fired Circulators, Models 3554-U, 4254-U, 5554-U, 6554-U and 8054-U for use in New York City when installed in accordance with this report and the provisions of Article 12 Administrative Building Code. The Committee further recommends that the appliance bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 124-56-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

689-56-SM

APPLICANT—Pittsburgh Screw and Bolt Corp., owner, J. B. Diamond, agent.

SUBJECT—Application reopened November 13, 1957 for amendment of resolution as to marking—re Pittsburgh Screw and Bolt Corp., High Strength Bolt for Structural Joints (used instead of rivets); previously approved.

APPEARANCES—

For Applicant: Jas. B. Diamond.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

MINUTES

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 689-56-SM

Subject: Amendment to resolution as to marking.

Pittsburgh Screw and Bolt Corp., Pittsburgh, Pa., requested by letter dated October 16, 1957, that the resolution adopted March 5, 1957, under Cal. No. 689-56-SM be amended so as to permit additional markings on the approved bolts. The application was reopened by a note of the Board November 13, 1957.

Description

The bolts approved by the Board March 5, 1957, under Cal. No. 689-56-SM were identified by marking the top of the head with three radial lines with the letter "P" between the radial lines which distinguished the bolts as being produced at the applicant's plant located in Pittsburgh, Pennsylvania. The requested marking is the letter "G" between radial lines which distinguishes the bolts as being produced at the applicant's plant located in Gary, Indiana.

Recommendation

The Committee on Test recommends that the resolution adopted March 5, 1957, under Cal. No. 689-56-SM be amended so as to permit the additional marking as herein described on condition that the requirements of the resolution adopted March 5, 1957, under Cal. No. 689-56-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 5, 1957 in accordance with the above report.

83-57-SA

APPLICANT—Sundstrand Engineering Co., owner.

SUBJECT—Application January 14, 1957—Sundstrand Oil Burner, Models SS, XA2, XB4, XB5 and XC6, *to be also marketed* as Atlantic, Bard, Hess, Ingersoll, Jackson and Church, Inland, Sure Comfort, Waterbury, Mordernaire, Meridian, Gyroscopic, Premier, Radiation, Fitzgibbons, Thatcher, Burnham, Weil-McLain, Patten, Spi-rol-fin and Bendix Oil Burners, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 83-57-SA

Subject: Sundstrand Oil Burner Models SS, XA2, XB4, XB5 and XC6 and permission to be marketed under additional trade names.

Charles B. Bendix for Sundstrand Engineering Co., Chicago, Illinois, filed January 14, 1957 an application with the Board of Standards and Appeals for approval of the appliance known as the Sundstrand Oil Burner Models SS, XA2, XB4, XB5 and XB6 and permission to market the burners under additional trade names.

Purpose

The appliance is a pressure atomizing gun-type oil burner.

Description

The Model SS Oil Burner is a mechanical draft conver-

sion burner suitable for installation in hot water, warm air or steam boilers and consists of an aluminum housing, standard motor, 10,000 volt heavy duty transformer, fan, standard fuel unit with built-in strainers and regulating valve. The Model SS may be either flange or pedestal mounted and the capacity is 0.65 to 2.25 gallons per hour.

The Models XA2 and XB4 are also mechanical draft conversion burners having the same basic component parts as the Model SS except that the ignition system is based on a maximum voltage of 20,000 volts and the fuel unit is known as the Sundstrand Roto-Roll Fuel Unit which includes the pump, strainer and pressure regulation in a single unit and it operates on a continuous rotary principle. The capacity of the XA2 is 0.7 to 2.0 gallons per hour and the XB4 is 1.35 to 3.0. These models are also known as XYA2 and XYB4 when flange mounted.

The Models XB5 and XC6 are also mechanical draft conversion burners similar to the XB4 except the transformer is rated for 15,000 volts and the pump unit is a Sundstrand two stage pump unit. The capacity of the XB5 is 3.0 to 7.0 gallons per hour and the XC6 is 7.0 to 15 gallons per hour. All burners are equipped with standard controls.

Inspection and Test

A burner was inspected by Asst. Engr. J. A. Darts, Committee on Test. The burner operated without flare backs or unusual carbon deposits, and all controls functioned as required. The burners have been approved by the Underwriters' Laboratory under MP177.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Sundstrand Oil Burner, Models SS, XA2, XB4, XYA2, XYB4, XB5 and XC6 for domestic and commercial installation in New York City with fuel oil not heavier than No. 2 U. S. Department of Commerce Standards when installed in accordance with the requirements of the Oil Burner Rules of the Board and further that each appliance bears a label, permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 83-57-SA".

The Committee further recommends that these oil burners may be marketed by the following companies under the following trade names: Atlantic, Bard, Hess, Ingersoll, Jackson & Church, Inland, Sure Comfort, Waterbury, Mordernaire, Meridian, Gyroscopic, Premier, Radiation, Fitzgibbons, Thatcher, Burnham, Weil-McLain, Patten, Spi-Rol-Fin, and Bendix and further that these burners marketed by these companies shall also have the model designations SS, XA2, XB4, XYA2, XYB4, XB5 and XC6.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Tests.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

235-57-SA

APPLICANT—Armstrong Products Corp., owner.

SUBJECT—Application February 15, 1957—Kenmore Gas-fired Vented Circulating Type, Room Heater, Models 113.509015, 113.509020, 113.519015 and 113.519020, approval of.

APPEARANCES—

For Applicant: W. W. Chatfield.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 235-57-SA

Subject: Kenmore Gas-fired Vented Circulating Type Room Heater, Models 113.509015, 113.509020, 113.519015 and 113.519020.

Armstrong Products Corporation, Huntington, West Virginia, filed February 15, 1957 an application with the Board of Standards and Appeals for approval of the Kenmore Gas-fired Vented Circulating Type Room Heater, Models 113.509015, 113.509020, 113.519015, and 113.519020 for use in New York City under the provisions of Article 12 Administrative Building Code.

Purpose

Gas-fired vented room heaters.

Description

The Kenmore room heaters are floor type cabinet heaters made with a 22 gauge steel casing finished in a baked on enamel.

The burners are a cast iron, drilled port, atmospheric type arranged to fire into a 20 gauge steel combustion chamber. This chamber is connected by short collars to another heat exchange section which in turn connects into a draft diverter and flue connection. The entire heat exchanger is welded for gas tight construction.

The heaters are equipped with a safety pilot and automatic gas valve and are also available with a thermostatic temperature control.

The Models 113.509015 and 113.519015 have an input rating of 15000 BTU per hour and the Models 113.509020 and 113.519020, 20000 BTU per hour.

Inspection and Test

All details of construction were examined by Assistant Engr. G. F. Sklenarik, Committee on Test.

These Kenmore Heaters have been tested and approved by the American Gas Association for use with natural, manufactured or mixed gas under Certificates 2-1413-4.001 and 2-1413-4.101.

Recommendation

On the basis of the Inspection and the data submitted by the applicant, the Committee on Test recommends the approval of the Kenmore Gas-Fired Vented Circulating Type Room Heater, Models 113.509015, 113.509020, 113.519015 and 113.519020 for use in New York City in accordance with this report and the provisions of Article 12 Administrative Building Code provided that each heater shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 235-57-SA."

(Sgd.) HARRIS H. MURDOCK,

Chairman,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

508-57-SA

APPLICANT—W. M. Cissell Manufacturing Co., Inc., owner.

SUBJECT—Application June 27, 1957—Cissell Gas-fired Open End Drying Tumbler, Model L-3618 (36 x 18), approval of.

APPEARANCES—

For Applicant: W. Whitley Harper.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 508-57-SA

Subject: Cissell Gas Fired Open End Drying Tumbler Model L3618.

F. H. Richterkessing for W. M. Cissell Mfg. Co., Inc. filed June 27, 1957 an application with the Board of Standards and Appeals for approval of the appliance known as the Cissell Gas Fired Open End Drying Tumbler Model L3618 under the provisions of C26-191.0 and Article 12 Chapter 26 Administrative Building Code.

Purpose

The appliance is a gas fired clothes dryer.

Description

The appliance, a gas fired commercial drying tumbler for drying laundered clothing, consists of a perforated metal cylinder rotating within a cabinet. A detachable gas heating unit is mounted on top of the cabinet. The BTU input is 100,000 BTU.

The controls consist of a basoid gas valve in a gas line; a main motor switch; a door interlock switch to shut off the motor and gas while the door is open; a thermostat in the air outlet at the bottom on the cylinder, which controls the basoid valve so as to maintain the temperature within the cylinder and a time switch to cut off the gas at the end of the drying cycle. An additional thermocouple, attached to the basoid valve, shuts off the gas supply in the event that the pilot light is not burning. In the event of power failure, the tumbler ceases to operate and the basoid valve shuts off the gas supply.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts Committee on Test and they were found to comply with the specifications.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval for voluntary use in New York City of the Cissell Gas Fired Open End Drying Tumbler Model L3618 for use in New York City when installed in accordance with this report and the requirements of Article 12 Chapter 26 Administrative Building Code and further that each appliance bears a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 508-57-SA."

(Sgd.) HARRIS H. MURDOCK,

Chairman,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

509-57-SA

APPLICANT—W. M. Cissell Manufacturing Co., Inc., owner.

SUBJECT—Application June 27, 1957—Cissell Gas-fired Open End Drying Tumbler, Model L-3630 (36 x 30), approval of.

APPEARANCES—

For Applicant: W. Whitley Harper.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

MINUTES

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 509-57-SA

Subject: Cissell Gas Fired Open End Drying Tumbler
L3630.

F. H. Richterkessing for W. M. Cissell Mfg. Co., Inc. filed June 27, 1957 an application with the Board of Standards and Appeals for approval of the appliance known as the Cissell Gas Fired Open End Drying Tumbler Model L3630 under the provisions of C26-191.0 and Article 12 Chapter 26 Administrative Building Code.

Purpose

The appliance is a gas fired clothes dryer.

Description

The appliance, a gas fired commercial drying tumbler for drying laundered clothing, consists of a perforated metal cylinder rotating within a cabinet. A detachable gas heating unit is mounted on top of the cabinet. The BTU input is 140,000 BTU.

The controls consist of a basoid gas valve in a gas line; a main motor switch; a door interlock switch to shut off the motor and gas while the door is open; a thermostat in the air outlet at the bottom of the cylinder, which controls the basoid valve so as to maintain the temperature within the cylinder and a time switch to cut off the gas at the end of the drying cycle. An additional thermocouple, attached to the basoid valve, shuts off the gas supply in the event that the pilot light is not burning. In the event of power failure, the tumbler ceases to operate and the basoid valve shuts off the gas supply.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test, and they were found to comply with the specifications.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval for voluntary use in New York City of the Cissell Gas Fired Open End Drying Tumbler Model L3630 for use in New York City when installed in accordance with this report and the requirements of Article 12 Chapter 26 Administrative Building Code and further that each appliance bears a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 509-57-SA".

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Tests.

Resolved that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

510-57-SA

APPLICANT—W. M. Cissell Manufacturing Co. Inc., owner.

SUBJECT—Application June 27, 1957—Cissell Gas-fired Open End Drying Tumbler, Model L-4242 (42 x 42), approval of.

APPEARANCES—

For Applicant: W. Whitley Harper.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 510-57-SA

Subject: Cissell Gas Fired Open End Drying Tumbler
Model L4242.

F. H. Richterkessing for W. M. Cissell Mfg. Co., Inc. filed June 27, 1957 an application with the Board of Standards and Appeals for approval of the appliance known as the Cissell Gas Fired Open End Drying Tumbler Model L4242 under the provisions of C26-191.0 and Article 12 Chapter 26 Administrative Building Code.

Purpose

The appliance is a gas fired clothes dryer.

Description

The appliance, a gas fired commercial drying tumbler for drying laundered clothing, consists of a perforated metal cylinder rotating within a cabinet. A detachable gas heating unit is mounted on top of the cabinet. The BTU input is 300,000 BTU.

The controls consist of a basoid gas valve in a gas line; a main motor switch; a door interlock switch to shut off the motor and gas while the door is open; a thermostat in the air outlet at the bottom of the cylinder, which controls the basoid valve so as to maintain the temperature within the cylinder and a time switch to cut off the gas at the end of the drying cycle. An additional thermocouple, attached to the basoid valve, shutting off the gas supply in the event that the pilot light is not burning. In the event of power failure, the tumbler ceases to operate and the basoid valve shuts off the gas supply.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test, and they were found to comply with the specifications.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval for voluntary use in New York City of the Cissell Gas Fired Open End Drying Tumbler Model L4242 for use in New York City when installed in accordance with this report and the requirements of Article 12 Chapter 26 Administrative Building Code and further that each appliance bears a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 510-57-SA".

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Tests.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

511-57-SA

APPLICANT—W. M. Cissell Manufacturing Co., Inc., owner.

SUBJECT—Application June 27, 1957—Cissell Twin Gas-fired Open End Drying Tumbler, Model L-2624, approval of.

APPEARANCES—

For Applicant: W. Whitley Harper.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

MINUTES

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 511-57-SA

Subject: Cissell Gas Fired Twin Open End Drying Tumbler
Model L2624.

F. H. Richterkessing for W. M. Cissell Mfg. Co., Inc.,
filed June 27, 1957 an application with the Board of Stand-
ards and Appeals for approval of the appliance known as the
Cissell Gas Fired Open End Drying Tumbler Model L2624
under the provisions of C26-191.0 and Article 12 Chapter 26
Administrative Building Code.

Purpose

The appliance is a gas fired clothes dryer.

Description

The appliance is a gas-fired commercial drying tumbler
having two cyclinders (one above the other) each having an
individual heating unit, driving mechanism and control.
The appliance is for drying laundered clothing after extrac-
tion of surplus rinsing water therefrom.

The appliance consists of two perforated metal cylinders
(one above the other) each measuring 26 inches in diameter
and 24 inches inside depth. Each cylinder rotates within a
single rectangular metal cabinet or casing, which cabinet has
an inner wall surrounding each cylinder, except for an air
inlet at the top of each cylinder and an air outlet at the
bottom of each cylinder.

The portion of the inner wall that surrounds the left side
of the upper cylinder has a transverse portion that extends
horizontally between the upper and lower cylinders, and this
connects the portion of the inner wall that surrounds the
right side of the lower cylinder. This curvilinear "S"
shaped portion of the inner wall divides the inside of the
cabinet into two compartments, one for the upper cylinder
and another for the lower cylinder, so that the compartment
for each cylinder can be individually heated.

The cabinet is provided with a single exhaust outlet 8
inches in diameter, which outlet is located beneath the lower
cylinder. A motor operated fan, 11½ inches in diameter, is
associated with the exhaust outlet.

A detachable gas-heating unit having two individual gas
burners (one for each cylinder compartment) is mounted on
top of the cabinet. Each gas burner is located in cooperating
relationship with the air inlet to its respective compartment,
so that the fan draws air through each gas heating unit (to
warm it) and then through its respective rotating cylinder
to dry the damp clothing therein.

A BTU input of approximately 70,000 is required for
each main gas burner, and 1800 BTU's for the gas pilot for
each burner.

The controls consist of a basoid gas valve in each gas
line; a main switch for each rotating cylinder to start and
stop the respective motors; a door inter-lock switch for
each cylinder door to shut-off the corresponding cylinder
motor and gas while the door is open; a thermostat for each
gas burner mounted in the air outlet at the bottom of its
respective cylinder, to control the basoid valve of its burner
and thereby maintain the temperature within the cylinder at
the temperature setting of the thermostat; and a time switch
for each burner to cut-off the gas at the end of its time
setting.

A thermocouple attached to each basoid valve, shuts-off
the gas supply if the gas pilot is not burning for the cor-
responding burner.

In case of power failure, the tumbler ceases to operate,
and the basoid valves shut-off the gas supply.

Recommendation

On the basis of the examination and the data filed by the

applicant, the Committee on Test recommends the approval
for voluntary use in New York City of the Cissell Gas Fired
Twin Open End Drying Tumbler Model L2624 for use in
New York City when installed in accordance with this report
and the requirements of Article 12 Chapter 26 Administra-
tive Building Code and further that each appliance bears a
label, permanently affixed, reading "Approved by the Board
of Standards and Appeals for use in New York City under
Calendar Number 511-57-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does
hereby approve this appliance in accordance with the above
report.

512-57-SA

APPLICANT—W. M. Cissell Manufacturing Co., Inc.,
owner.

SUBJECT—Application June 27, 1957—Cissell Steam-
heated Drycleaning Drying Tumbler, Model L-3618
(36 x 18), approval of.

APPEARANCES—

For Applicant: W. Whitley Harper.

ACTION OF BOARD—Appliance approved in accordance
with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 512-57-SA

Subject: Cissell 36 x 18 Steam Heated Drycleaning Drying
Tumbler Model L3618.

F. H. Richterkessing for W. M. Cissell Mfg. Co., Inc.,
filed June 27, 1957 an application with the Board of Stand-
ards and Appeals for approval of the appliance known as
Cissell 36 x 18 Steam Heated Drycleaning Drying Tumbler
Model L3618 under the provisions of C19-76.0 through
C19-80.0 Administrative Code.

Purpose

The appliance is a steam heated tumbler for dry cleaning
use.

Description

The appliance is a steam heated commercial drying tumb-
ler for drying clothes cleaned in Stoddard Solvent. The
clothing is first placed in a commercial extractor; to remove
the excess solvent, before being placed in the Drying Tumb-
ler.

The appliance consists of a perforated cylinder, 36 inches
in diameter by 18 inches in depth, rotating in a cabinet,
which has an inner circular wall surrounding the cylinder
except for an air inlet and an air outlet at the bottom. The
cabinet is provided with a 12 inch exhaust outlet and a
motor operated fan.

A detachable steam heating unit is mounted on the top of
the cabinet and this unit has an eight stage heat control to
regulate the temperature of the air in the rotating cylinder.

A static steam spray, having a preheated discharge tube,
provides a mist of steam which is discharged directly into
the fins of one of the steam coils of the steam heating unit.
This eliminates condensation which may cause water spotting
of drying clothes. This fine mist is also drawn into the
cylinder which reduces static which may be generated by
the tumbling clothes.

The appliance is also equipped with a two way fire ex-

MINUTES

tinguisher which injects live steam into both the cylinder and lint trap. The extinguisher consists of a tripping mechanism, responsive to the pressure of an explosion within the casing which trips a steam valve, thereby injecting steam into the machine. A secondary tripping mechanism having fusible links within the casing is also employed; these links melt out thereby tripping the steam valve and releasing the steam into the machine.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test, and the details were found to comply with the specifications.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as the Cissell 36 x 18 Steam Heated Drycleaning Drying Tumbler Model L3618 for use in New York City under the provisions of C19-76.0 through C19-80.0 on condition that the appliance be equipped with explosion proof motors, that all electric switches and connecting conduit fitting also be explosion proof; that the appliance be equipped with a fire extinguishing system as herein described and that each appliance bear a label, permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 512-57-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

513-57-SA

APPLICANT—W. M. Cissell Manufacturing Co., Inc., owner.

SUBJECT—Application June 27, 1957—Cissell Steam-heated Dry Cleaning Drying Tumbler, Model L-3630, approval of.

APPEARANCES—

For Applicant: W. Whitley Harper.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 513-57-SA

Subject: Cissell Steam Heated Drycleaning Drying Tumbler Model L3630.

F. H. Richterkessing for W. M. Cissell Mfg. Co., Inc., filed June 27, 1957, an application with the Board of Standards and Appeals for approval of the appliance known as Cissell Steam Heated Drycleaning Drying Tumbler Model L3630 under the provisions of C19-76.0 through C19-80.0 Administrative Code.

Purpose

The appliance is a steam heated tumbler for dry cleaning use.

Description

The appliance is a steam heated commercial drying tumbler for drying clothes cleaned in Stoddard Solvent. The clothing is first placed in a commercial extractor; to remove the excess solvent, before being placed in the Drying Tumbler.

The appliance consists of a perforated cylinder, 36 inches

in diameter by 30 inches in depth, rotating in a cabinet, which has an inner circular wall surrounding the cylinder except for an air inlet and an air outlet at the bottom. The cabinet is provided with a 12 inch exhaust outlet and a motor operated fan.

A detachable steam heating unit is mounted on the top of the cabinet and this unit has an eight stage heat control to regulate the temperature of the air in the rotating cylinder.

A static steam spray, having a preheated discharge tube, provides a mist of steam which is discharged directly into the fins of one of the steam coils of the steam heating unit. This eliminates condensation which may cause water spotting of the drying clothes. This fine mist is also drawn into the cylinder which reduces static which may be generated by the tumbling clothes.

The appliance is also equipped with a two way fire extinguisher which injects live steam into both the cylinder and lint trap. The extinguisher consists of a tripping mechanism, responsive to the pressure of an explosion within the casing which trips a steam valve, thereby injecting steam into the machine. A secondary tripping mechanism having fusible links within the casing is also employed; these links melt out thereby tripping the steam valve and releasing the steam into the machine.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test, and the details were found to comply with the specifications.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as the Cissell 36 x 30 Steam Heated Drycleaning Drying Tumbler Model L3630 for use in New York City under the provisions of C19-76.0 through C19-80.0 on condition that the appliance be equipped with explosion proof motors, that all electric switches and connecting conduit fitting also be explosion proof; that the appliance be equipped with a fire extinguishing system as herein described and that each appliance bear a label, permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 513-57-SA".

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Tests.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

514-57-SA

APPLICANT—W. M. Cissell Manufacturing Co., Inc., owner.

SUBJECT—Application June 27, 1957—Cissell Steam-heated Dry Cleaning Tumbler, Model L-4242 (42 x 42), approval of.

APPEARANCES—

For Applicant: W. Whitley Harper.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 514-57-SA

Subject: Cissell 42 x 42 Steam Heated Drycleaning Drying Tumbler, Model L4242.

MINUTES

F. H. Richter-kessing for W. M. Cissell Mfg. Co., Inc., filed June 27, 1957 an application with the Board of Standards and Appeals for approval of the appliance known as Cissell 42 x 42 Steam Heated Drycleaning Drying Tumbler Model L4242 under the provisions of C19-76.0 through C19-80.0 Administrative Code.

Purpose

The appliance is a steam heated tumbler for dry cleaning use.

Description

The appliance is a steam heated commercial drying tumbler for drying clothes cleaned in Stoddard Solvent. The clothing is first placed in a commercial extractor; to remove the excess solvent, before being placed in the Drying Tumbler.

The appliance consists of a perforated cylinder, 42 inches in diameter by 42 inches in depth, rotating in a cabinet, which has an inner circular wall surrounding the cylinder except for an air inlet and an air outlet at the bottom. The cabinet is provided with a 12 inch exhaust outlet and a motor operated fan.

A detachable steam heating unit is mounted on the top of the cabinet and this unit has an eight stage heat control to regulate the temperature of the air in the rotating cylinder.

A static steam spray, having a preheated discharge tube, provides a mist of steam which is discharged directly into the fins of one of the steam coils of the steam heating unit. This eliminates condensation which may cause water spotting of the drying clothes. This fine mist is also drawn into the cylinder which reduces static which may be generated by the tumbling clothes.

The appliance is also equipped with a two way fire extinguisher which injects live steam into both the cylinder and lint trap. The extinguisher consists of a tripping mechanism, responsive to the pressure of an explosion within the casing which trips a steam valve, thereby injecting steam into the machine. A secondary tripping mechanism having fusible links within the casing is also employed; these links melt out thereby tripping the steam valve and releasing the steam into the machine.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test, and the details were found to comply with the specifications.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as the Cissell 42 x 42 Steam Heated Drycleaning Drying Tumbler Model L4242, for use in New York City under the provisions of C19-76.0 through C19-80.0 on condition that the appliance be equipped with explosion proof motors, that all electric switches and connecting conduit fitting also be explosion proof; that the appliance be equipped with a fire extinguishing system as herein described and that each appliance bear a label, permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 514-57-SA".

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Tests.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

15-57-SA

APPLICANT—W. M. Cissell Manufacturing Co., Inc., owner.

SUBJECT—Application June 27, 1957—Cissell Steam-heated Open End Drying Tumbler, Model L-3618 (36 x 18), approval of.

APPEARANCES—

For Applicant: W. Whitley Harper.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 515-57-SA

Subject: Cissell 36 x 18 Steam Heated Open End Drying Tumbler, Model L-3618.

F. H. Richter-kessing for W. M. Cissell Mfg. Company, Inc., filed June 27, 1957 an application with the Board of Standards and Appeals for approval of the appliance known as the Cissell 36 x 18 Steam Heated Open End Drying Tumbler, Model L-3618 under the provisions of C26-191.0 Administrative Building Code.

Purpose

A steam heated appliance for drying clothes having a capacity of 15 lbs. per basket.

Description

The appliance is a steam heated commercial drying tumbler having a basket, heating unit, drive mechanism and controls.

The cylinder 36 inches in diameter by 18 inches deep is set within a rectangular cabinet having an air inlet at the top and an air outlet at the bottom.

A detachable steam heating unit is mounted on the top of the cabinet and is provided with an 8 stage heat control so as to regulate the temperature in the cylinder. A high pressure steam boiler is required to supply steam to the coils; this boiler is not part of the application but is necessary for the operation.

In operation; the damp clothes are placed in the basket, the door is closed and the motor is started. The controls consist of an 8 stage heat control, a main switch to start the motor, a door interlock switch to shut-off the motor while the door is open.

The cabinet is connected to a duct which leads to the outer air.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test and were found to comply with the drawings and specifications.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as the Cissell 36 x 18 Steam Heated Open End Drying Tumbler, Model L-3618 for voluntary use in New York City under the provisions of C26-191.0 Administrative Building Code on condition that each appliance bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 515-57-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

516-57-SA

APPLICANT—W. M. Cissell Manufacturing Co., Inc., owner.

SUBJECT—Application June 27, 1957—Cissell Steam-heater

MINUTES

Open End Drying Tumbler, Model L-3630 (36 x 30), approval of.

APPEARANCES—

For Applicant: W. Whitley Harper.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 516-57-SA

Subject: Cissell Steam Heated Open End Drying Tumbler, Model 3630.

F. H. Richterkessing for W. M. Cissell Mfg. Company, Inc., filed June 27, 1957 an application with the Board of Standards and Appeals for approval of the appliance known as the Cissell Steam Heated Open End Drying Tumbler, Model 3630 under the provisions of C26-191.0 Administrative Building Code.

Purpose

A steam heated appliance for drying clothes having a capacity of 15 lbs. per basket.

Description

The appliance is a steam heated commercial drying tumbler having a basket, heating unit, drive mechanism and controls.

The cylinder 36 inches in diameter by 30 inches deep is set within a rectangular cabinet having an air inlet at the top and an air outlet at the bottom.

A detachable steam heating unit is mounted on the top of the cabinet and is provided with an 8 stage heat control so as to regulate the temperature in the cylinder. A high pressure steam boiler is required to supply steam to the coils; this boiler is not part of the application but is necessary for the operation.

In operation; the damp clothes are placed in the basket, the door is closed and the motor is started. The controls consist of an 8 stage heat control, a main switch to start the motor, a door interlock switch to shut-off the motor while the door is open.

The cabinet is connected to a duct which leads to the outer air.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test and were found to comply with the drawings and specifications.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as the Cissell Steam Heated Open End Drying Tumbler, Model 3630 for voluntary use in New York City under the provisions of C26-191.0 Administrative Building Code on condition that each appliance bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 516-57-SA."

(Sgd.) HARRIS H. MURDOCK,

Chairman,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

517-57-SA

APPLICANT—W. M. Cissell Manufacturing Co., Inc., owner.

SUBJECT—Application June 27, 1957—Cissell Steam-heated Open End Drying Tumbler, Model L-4242 (42 x 42), approval of.

APPEARANCES—

For Applicant: W. Whitley Harper.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 517-57-SA

Subject: Cissell Steam Heated Open End Drying Tumbler, Model 4242.

F. H. Richterkessing for W. M. Cissell Mfg. Company, Inc., filed June 27, 1957 an application with the Board of Standards and Appeals for approval of the appliance known as the Cissell Steam Heated Open End Drying Tumbler, Model 4242 under the provisions of C26-191.0 Administrative Building Code.

Purpose

A steam heated appliance for drying clothes having a capacity of 15 lbs. per basket.

Description

The appliance is a steam heated commercial drying tumbler having a basket, heating unit, drive mechanism and controls.

The cylinder 42 inches in diameter by 42 inches deep is set within a rectangular cabinet having an air inlet at the top and an air outlet at the bottom.

A detachable steam heating unit is mounted on the top of the cabinet and is provided with an 8 stage heat control so as to regulate the temperature in the cylinder. A high pressure steam boiler is required to supply steam to the coils; this boiler is not part of the application but is necessary for the operation.

In operation; the damp clothes are placed in the basket, the door is closed and the motor is started. The controls consist of an 8 stage heat control, a main switch to start the motor, a door interlock switch to shut-off the motor while the door is open.

The cabinet is connected to a duct which leads to the outer air.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test and were found to comply with the drawings and specifications.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as the Cissell Steam Heated Open End Drying Tumbler, Model 4242, for voluntary use in New York City under the provisions of C26-191.0 Administrative Building Code on condition that each appliance bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 517-57-SA."

(Sgd.) HARRIS H. MURDOCK,

Chairman,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

MINUTES

518-57-SA

APPLICANT—W. M. Cissell Manufacturing Co., Inc., owner.

SUBJECT—Application June 27, 1957—Cissell Twin Steam-heated Open End Drying Tumbler, Model L-2624, approval of.

APPEARANCES—

For Applicant: W. Whitley Harper.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 518-57-SA

Subject: Cisse'l Twin Steam Heated Open End Drying Tumbler, Model 2624.

F. H. Richter-kessing for W. M. Cissell Mfg. Company, Inc., filed June 27, 1957 an application with the Board of Standards and Appeals for approval of the appliance known as the Cissell Twin Steam Heated Open End Drying Tumbler, Model 2624 under the provisions of C26-191.0 Administrative Building Code.

Purpose

A steam heated appliance for drying clothes having a capacity of 15 lbs. per basket.

Description

The appliance is a steam heated commercial drying tumbler having two cylinders or baskets, one above the other, each basket having its own heating unit, drive mechanism and controls.

Each cylinder is 26 inches in diameter and 24 inches in depth and each cylinder rotates within a single rectangular cabinet, which cabinet has an inner wall surrounding each cylinder, except for an air inlet at the top of each cylinder and an air outlet at the bottom of each cylinder.

The cabinet has a single 8 inch diameter exhaust and exhaust fan.

A detachable steam heating unit, having two individual steam coils, one for each cylinder, is mounted on top of the cabinet. The steam heating unit is provided with two 8 stage heat controls so as to regulate the temperature in each cylinder. A high pressure steam boiler is required to supply steam to the coils; this boiler is not part of the application and it is necessary for the operation.

In operation, the damp clothes are placed in either or both baskets, the doors are closed and the respective motors are switched on.

The controls consist of the 8 stage heat control for each steam coil, a main switch for each cylinder to start and stop the respective motors, a door interlock switch for each cylinder door to shut-off the corresponding cylinder motor while the door is open.

The cabinet is connected to a duct which leads to the outer air.

Inspection and Test

Details of construction were examined by Asst. Engr. J. Darts, Committee on Test and were found to comply with the drawings and specifications.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as the Cissell Twin Steam Heated Open End Drying Tumbler, Model 2624 for voluntary use in New York City under the provisions of C26-191.0 Administrative Building Code on condition that each appliance bear a label, permanently affixed reading as follows: "Approved

by the Board of Standards and Appeals for use in New York City under Cal. No. 518-57-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

535-57-SM

APPLICANT—H. D. Conkey and Co., Field Control Division, owner.

SUBJECT—Application June 26, 1957—Field Type M-G Barometric Draft Control, for Gas-fired Equipment, approval of.

APPEARANCES—

For Applicant: Edward Lepowsky.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 535-57-SM

Subject: Field Type M-G Barometric Draft Control, for Gas-fired Equipment.

Field Control Division of H. D. Conkey & Company, Mendota, Illinois, filed June 26, 1957 an application with the Board of Standards and Appeals for approval of their Field Type M-G Barometric Draft Control, for gas-fired equipment under the provisions of C26-191.0 Administrative Building Code.

Purpose

A device for regulating combustion draft and for relieving down draft.

Description

The M-G Barometric Draft Control is designed for use with gas-fired heating equipment with an input rating of 400,000 BTU per hour or greater. It incorporates a double acting gate that is balanced on stainless steel knife edge and bearings. The lower segment of the gate is provided with an adjustable weight, factory set, for proper balance. For up draft control purposes, an adjustment weight linkage and adjustment weights are provided for final adjustment of up draft conditions at the time of installation. The upper segment of the gate swings inwardly for up draft control and acts against the adjustment weight and linkage. In down draft conditions the gate swings outwardly to relieve the pressure and in that case the adjustment weight and linkage are inoperative.

The gate assembly is secured to a sheet metal collar which is attached to the breaching or flue. The collar is of sufficient length so that the gate will not extend into the flue passage.

The M-G Barometric Draft Control is available with a mercury switch mounted on the regulator and a time delay relay. If for any reason, such as excessive down draft or a blocked flue causing the movement of the regulator gate, the switch will shut-off the gas burner after a suitable time delay. Momentary puffs will not cause shut-off of the burner because of the time delay relay.

The M-G Barometric Draft Controls are made in sizes varying from 8 inches to 32 inches. They are to be installed into the side of a flue pipe or breeching or in such a manner that the flue gases will not flow directly into the draft control collar against the gate.

MINUTES

Inspection and Test

All details of construction were examined by Asst. Engr. G. F. Sklenarik, Committee on Test.

Recommendation

On the basis of the data submitted by the applicant, the Committee on Test recommends the approval of the Field Type M-G Barometric Draft Control for use with gas-fired heating equipment having an input rating of 400,000 BTU per hr. or greater when such draft control is installed in accordance with this report and the manufacturer's recommendations and provided that each such draft control shall bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 535-57-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Tests.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

559-57-SA

APPLICANT—Thermo Products, Inc., owner.

SUBJECT—Application July 16, 1957—Thermo Annealing Retort and Carrier (for heat-treating metals), approval of.

APPEARANCES—

For Applicant: H. F. Brennan.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 559-57-SA

Subject: Thermo Annealing Retort and Carrier—for heat treating metals.

Thermo Products Inc., Jersey City, New Jersey, filed July 16, 1957 an application with the Board of Standards and Appeals for approval of the Thermo Annealing Retort and Carrier for use in New York City under the provisions of C26-191.0 Administrative Building Code and sections C19-11.0 and C19.90.0 Administrative Code.

Purpose

A retort for use with an electric furnace for the heat treating of metals.

Description

The Thermo Annealing Retort and Carrier is made in numerous sizes to fit into the heating chamber of electrically heated furnaces. The annealing retort is made of Inconel alloy throughout except for the steel flange and steel cover. The retort is reinforced with 1 inch by 5/16 inch Inconel bars on the outside of the retort. All seams are welded. The retort cover is made of a steel face and steel flange and the remainder of the cover is made of Inconel and filled with 2500°F insulating material.

Two Inconel tubes pass through the retort cover to enter and exit the gases being used for atmosphere. On the outside of the steel cover the exit pipe is used for burnoff of the hydrogen or other atmosphere gas. An asbestos gasket is provided to seal the retort cover, which is bolted to the flange.

The carrier is designed to adequately support the retort and its working load. It is made of structural steel mem-

bers and an hydraulic operated jack for lifting the retort above the furnace hearth for loading into and out of the furnace. The carrier is mounted on two stationary and two swivel casters for ease in moving and is provided with steel locking arms at the front to properly position the retort on the carrier.

In operation, the retort, after insertion of the work load, is closed and checked for leaks with low air pressure and a manometer. After proving the closure gas tight, the retort is purged with low pressure nitrogen for at least 10 minutes, then hydrogen or other combustible atmosphere gas is admitted at low pressure and burned off at the retort outlet. After 5 minutes of burnoff, the retort with the aid of the carrier is placed into the furnace. When the furnace cycle is complete, the retort is removed from the furnace allowing the atmosphere gas to continue to burn. When the annealing cycle is completed, the supply of atmosphere gas is turned off and nitrogen gas is again admitted to purge the retort after which the cover may be opened.

The furnace used with the retort must be approved type, electrically heated and atmosphere tight. Provision must be made in the furnace for admitting atmosphere such as hydrogen and nitrogen. The furnace must be equipped with an explosion relief type door. Nitrogen gas is used to purge the furnace after the retort is placed in position for firing. After 10 minutes, atmosphere gas is admitted to the furnace and is ignited at the furnace burnoff; its flow is maintained throughout the heating cycle. The furnace is purged with nitrogen for at least 10 minutes prior to removing the retort from the heating chamber.

Inspection and Test

A typical annealing retort and a carrier were inspected at the Bendix Aviation Corporation, Teterboro, New Jersey, by Assistant Engineers J. A. Darts and G. F. Sklenarik, Committee on Test. Also present were Mr. H. F. Brennan, representing the applicant, and Mr. Pfeiffer of the Bendix Corporation.

The equipment operated satisfactorily as designed.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Thermo Annealing Retort and Carrier for use in New York City under the provisions of Sections C26-191.0 C19-11.0 and C19-90.0 Administrative Code provided it will be operated by adequately trained personnel in accordance with this report and provided further that each such retort and carrier shall bear a label, permanently affixed, reading: "Approved by the Board of Standards and Appeals for use in New York City under Calendar No. 559-57-SA".

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

804-57-SM

APPLICANT—Scully Signal Co., owner.

SUBJECT—Application September 16, 1957—Scully Vee Cap, Model D-547, approval of.

APPEARANCES—

For Applicant: John M. Sibarium.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper
Negative:
Absent: Chairman Murdock and Commissioner Kleinert

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 804-57-SM

Subject: Scully Vent Cap, Model D-547.

John M. Sibarium for Scully Signal Company, Melrose, Mass., filed September 16, 1957 an application with the Board of Standards and Appeals for approval of the Scully Vent Cap, Model D-547 for use in New York City under the Oil Burner Rules of The Board.

Purpose

A cap for use on fuel oil storage tank vent pipes.

Description

The Scully Vent Cap, Model D-547 is a die-cast cap made of Zamak Alloy and is sized to fit a 1¼ inch vent pipe. The alloy is corrosion resistant.

Inspection and Test

A sample cap was inspected at the offices of the Board by Assistant Engineer G. F. Sklenarik, Committee on Test.

The cap has a venting area approximately 50% greater than the area of a 1¼ inch pipe.

Recommendation

On the basis of the inspection and the data submitted by the applicant, the Committee on Test recommends the approval of the Scully Vent Cap, Model D-547 for use in New York City in accordance with this report and the provisions of the Oil Burner Rules of the Board and provided each cap shall bear a label, permanently attached reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 804-57-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

55-57-SA

APPLICANT—J. O. Ross Engineering Corp., owner.

SUBJECT—Application June 28, 1957—Short Bake Beer Can Oven, gas-fired, drying inside lacquer finish on beer can body), approval of.

APPEARANCES—

For Applicant: Tyler Janney.

ACTION OF BOARD—Laid over to February 11, 1958, at 2 P.M. for consideration and decision by the full Board.

37-55-A

APPLICANT—Minnie Trachtenberg, owner.

SUBJECT—Application July 28, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent's decision—new law tenement.

REMISES AFFECTED—2939-2410 Ocean Parkway, east side, 238 feet, 6 inches south of Neptune Avenue, Block 7284, Lot 85, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ethel Trachtenberg and Joseph Nirenberg.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Absent: Chairman Murdock and Commissioner Kleimert. 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 22, 1955, on Alt. App. 248/55 reads:

"1. Dept. records show building erected as a 2 story and cellar, the increase in number of stories is contrary to Sect. 56, Sub. 2.

2. The increase in occupancy in a frame building contrary to Sec. 56 sub. 5.

3. Single room occupancy in a frame multiple dwelling is contrary to Sect. 248 Sub. 1.

4. Single room occupancy is contrary to C26-145.0 Adm. Code."

and

WHEREAS, the decision of the Commissioner of Buildings, dated February 8, 1956, reads:

"This will acknowledge receipt of your communication of February 2, 1956 requesting this Department to reclassify the above premises as a "Class B Multiple Dwelling".

The records in this Department affecting the premises indicate it to be a New Law Tenement of frame construction, erected under New Building Application #729/23 in conformity with the provisions of the Tenement House Law existing at the time of the erection of the building.

Section 31 of the Tenement House Law permitted the erection of a frame New Law Tenement outside the fire limits provided it did not exceed more than two stories in height and was occupied by not more than two families on any floor, or if three stories in height, not more than one family on any floor.

Inasmuch as this Department is not authorized under existing law to change the classification of a new law Tenement, your request of necessity must be and it hereby is denied."

and

WHEREAS, the applicant states the building is two stories and basement, 24 ft. in height, 31 ft. 3 in. front by 97 ft. 7 in. deep, of Class 4 construction, erected in 1923 on a lot 48 ft. 5¾ in. front by 144 ft. deep in a residence use, C area, Class 1 height district, used and occupied since erection: Basement—apartments, boiler room and storage; 1st floor—single room occupancy; 2nd floor—single room occupancy. Proposed to be used and occupied: Basement—apartments (3 units), boiler-room and storage; 1st floor—apartments (6 units); 2nd floor—apartments (6 units). The building is provided with two 3 ft. 2 in. wide interior wood stairs, unenclosed; and

WHEREAS, the applicant has filed a copy of an order issued May 26, 1955, directing vacation of the building; and

WHEREAS, the Board has received a certificate dated August 8, 1955, issued by the Borough Superintendent, pursuant to Section 668, Subdiv. C of the New York Charter that a stay in this proceeding would in his opinion cause peril to life and stating the building is of wood frame construction and has a legal occupancy of four families and was altered without permit to accommodate 21 families by the installation of kitchen facilities in individual rooms; that the absence of fire-retarding and the inadequacy of exits also add to the danger to life; and

WHEREAS, the applicant contends it is sought to review the decision of the Borough Superintendent on the grounds the building is not being increased in height; that the occupancy is not being increased; that the existing occupancy has existed since the erection of the building and that Sec. C26-145.0 of the Administrative Code does not apply to a building erected prior to 1938; and

WHEREAS, the applicant contends the building was erected as a 4-family new law tenement and used almost from the time of its erection as a rooming house; that the present owner purchased it as a single room occupancy building and the question of the legality of the structure had not been raised until 1953; that although minor changes have been made from time to time, such changes were made under approved plans and inspectors signed the work off; that

MINUTES

periodical inspections were made and minor violations placed against the building, at no time did inspectors place a violation for illegal occupancy; that a survey filed with Alt. App. 248/55 shows the premises to contain a legal basement; and

WHEREAS, the applicant states that should this appeal be granted it is with the definite understanding the owner will make all changes necessary to conform with all department rules and regulations, even the making of a 9 ft. high basement; and

WHEREAS, a public hearing was held on this appeal by the Board of Standards and Appeals, February 28, 1956, and adjourned without date to permit the Board to inspect the premises and for decision after all records were received from the Department of Buildings; and

WHEREAS, this appeal was filed to review a decision of the Borough Superintendent refusing to permit the change of a recorded new law tenement of frame construction to single room occupancy, and also to review a decision of the Commissioner of Buildings, refusing to change the classification of the building from a new law tenement to a class B multiple dwelling; and

WHEREAS, in support of his contention that the building was operated as a rooming house prior to the enactment of the Multiple Dwelling Law, the applicant has filed copies of affidavits of persons familiar with the building, a letter from the Department of Water Supply, Gas and Electricity stating that the building was charged on the basis of 9 "families" from January 1, 1928 to June 9, 1937, and on the basis of 4 "families" since that date; and the applicant has filed a transcript of the records of the County Clerk, showing the 1925 census records, indicating the occupancy of the building by 6 "families" and 1 lodger; and

WHEREAS, the Board finds that the building was legally erected in 1923, pursuant to Section 31 of the Tenement House Law, which permitted a 2 story frame tenement house outside of the fire limits, provided the sidewalls were brick filled and the building was not occupied by more than 2 families per floor, nor more than 4 families in all; that Section 34 of the Tenement House Law precluded any increase in occupancy; that Section 95 of the Tenement House Law prohibited cellar occupancy except under conditions which do not exist in this building; and

WHEREAS, the Board finds that the waiving of Objection 7 issued by the Tenement House Examiner, February 23, 1924, although it implied permission to occupy the building by more than 4 families, no such permission could have been granted under Section 31 or 34, thus the waiving of this objection could only have occurred if the statement made by the architect that the occupancy would not be increased beyond what the law permitted; and

WHEREAS, the Board finds that even if the occupancy was rooming house (the records of the Department of Buildings, the census records and the records of the Department of Water Supply, Gas and Electricity show occupancy by "families", not "roomers"), such occupancy was contrary to Certificate of Occupancy and a Certificate of Occupancy for the change of use to "rooming house" or "furnished rooms" could not have been obtained as a matter of right since any inspection made in connection with such application would disclose the "family" occupancy including the gas ranges and cooking facilities as referred to in the Multiple Dwelling Violations; and

WHEREAS, in the opinion of the Board, the decision of the Borough Superintendent, dated July 22, 1955, Objections 1, 2 and 3 should be sustained; and

WHEREAS, in the opinion of the Board, the decision of the Commissioner of Buildings, dated February 8, 1956, refusing to reclassify the building as a class B multiple dwelling should be sustained on the facts in this specific case; it is not now necessary to determine whether the Commissioner is without any authority to reclassify any buildings recorded as New Law Tenements; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved that the decision of the Borough Superintendent, dated July 22, 1955 acting on Alt. Applic. 248/55, Objections 1, 2 and 3, be and hereby is sustained the decision of the Commissioner of Buildings, dated February 8, 1956, be and hereby is sustained and the appeal be and hereby is denied.

514-56-A

APPLICANT—Arnold A. Arbeit, for Spring Crosby Properties, owner.

SUBJECT—Application July 10, 1956—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—79-85 Crosby Street, east side 112 feet north of Spring Street, Block 496, Lots 1, 3 and 4, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative:

Negative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper

Absent: Chairman Murdock and Commissioner Kleinert

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated July 10, 1956, on Alt. Applic. 310/56 reads:

"1. Provide two legal means of egress from all floor (or subdivisions thereof) including cellar and 1st floor

"A fire escape is not acceptable as a means of egress in a factory bldg. over 5 stories high."

and

WHEREAS, the applicant states that the building is 6 stories, 64 feet and 7 stories, 74 feet in height, 100 feet by 90 feet in depth, of class 3 construction, erected in 1889, located in an unrestricted B area, class 2 height district, and used and occupied since erection as follows: sub-cellar—boiler room, no persons; cellar—storage of merchandise boxes, etc., 5 persons; 1st floor—stores, 10 persons; 2nd floor—vacant and crayon manufacturing, 15 persons; 3rd floor—vacant factory, previous occupancy, 15 persons; 4th floor—manufacturing mirrors and wire products, 15 persons; 5th floor—material dyeing and embroidery, 15 persons; 6th floor—hat manufacturing, 15 persons; 7th floor—vacant and plastic manufacturing, 15 persons; that no change in use or occupancy is now proposed; that the building is provided with a one source sprinkler system and an improved interior fire alarm system; that there are two interior 3 feet 6 inches wide wood stairs, enclosed in fire retarded partition equipped with wood doors which are self closing, stairhalls lead to roof bulkhead and to street, in addition there are three fire escapes on the rear, leading to roof by ladder and to yard by drop ladder, with egress from the lower termination through adjoining building to Spring Street; and

WHEREAS, Violation No. 2942 was issued April 30, 1956 for failing to provide 2 legal means of egress from the cellar floor and for both tenants on 2nd and 5th floors; that fire escapes are not considered legal means of egress for a factory building more than 5 stories in height; that exit doors from the factory on the 1st floor south portion could not swing out as required by law; and

WHEREAS, the applicant contends as the building was constructed in 1889 and used in its present classification since erection, the Board is requested to grant relief from the decision of the Borough Superintendent which precludes the use of an existing fire escape in a building over 5 stories (6 stories by amendment to Labor Law effective January 1, 1957) in height; that the building is of class 3 construction joined by means of openings in the brick wall which are protected by fireproof sliding doors and contain two interior stairways protected by fire retarded partition running from the 1st floor to the roof, equipped with self closing doors at each story, with exit signs and lights for each door; that the stairs are sprinklered throughout; that on the rear of the building a fire escape leads from roof to the back yard and joins the buildings; that the entire building is sprinklered; that no part of this building

MINUTES

more than 50 feet from the nearest means of egress; that the owners will keep the present means of egress in good repair and purpose to construct a connecting passageway from this property to No. 67-73 Spring Street to provide access directly to the street from the lower termination of the rear fire escapes; and

WHEREAS, the applicant states that under terms of a resolution adopted by the Board under Cal. No. 106-21-S, a horizontal platform 9 feet wide and a fireproof passage 4 feet by 6 feet was constructed and met the Fire Department requirements; that under the terms of the retroactive amendment to the Labor Law, it is now necessary to make an appeal to the Board for acceptance of the existing conditions, which have existed for a number of years; and

WHEREAS, the applicant contends that to be required to provide any additional egress except that now proposed would be unwarranted and constitute an extreme hardship on the owners; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 310/56, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

76-56-A

APPLICANT—Patrick D. Concagh, for Henrietta Poses, owner.

SUBJECT—Application October 4, 1956—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—42 East 12th Street, south side, 202 feet west of Broadway, Block 563, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: Patrick D. Concagh.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, a decision of the Borough Superintendent dated August 1st, 1956 on Alt. Applic. 990/56 and redetermined by the Borough Superintendent, October 3, 1956 reads:

"1. Means of egress from street to roof including cellar should comply with section 271 of the Labor Law."

WHEREAS, the applicant states that the building has 7 stories, 85 feet in height, 25 feet front by 103 feet in depth on 1st floor, 25 feet front by 96.5 feet in depth at typical floor of class 3 construction, erected 1894, located in a business use B area, class 2 height district and used and occupied since 1894 as follows: Cellar—boiler room and storage, no persons; 1st floor—store for sale of cotton goods, no persons; 2nd floor—manufacturing clothing, 10 persons; 3rd floor—storage of bed spreads and drapes, no persons; 4th floor—manufacturing zippers, 12 persons; 5th floor—manufacturing bed spreads and drapes, 15 persons; 6th floor—manufacturing novelties and fur muffs, 10 persons; 7th floor—manufacturing undergarments, 20 persons; that no change in use or occupancy is now proposed; that the building is equipped with an approved interior fire alarm system and regular monthly fire drills are maintained, there is one interior fireproof 44 inch wide stairs enclosed in terra-cotta block partitions equipped with fireproof self-closing doors and leading from roof to bulkhead direct to street; and in addition one fire escape located on the rear of the building extending to roof by stairs and to yard by stairs with egress to street through open parking lot and through adjoining buildings, window and door openings along the course of the fire escape are fireproof self-closing;

WHEREAS, the applicant states that the building was erected under N.B. Applic. 234-1894 for use as a warehouse; that undoubtedly upon completion or shortly thereafter it was used for manufacturing purposes; that the next record in the Department was Alt. Applic. 3572/14 which describes the building as manufacturing and displaying of merchandise; that in application before the Board under Cal. No. 873-23-S, the building was treated as a factory building; and

WHEREAS, the applicant states that the building is provided with 1 interior 3 feet 8 inch wide fireproof stairs enclosed in fireproof partitions of terra-cotta blocks equipped with fireproof self-closing doors at openings and extending from entrance story to and through the roof by means of a bulkhead and stair; that the second means of egress is a 45 degree fire escape on the rear with fireproof windows along its course, and extending from the 2nd story balcony to the roof by means of a stair; that egress from the 2nd story balcony to the yard and street is by means of stairs to open yards of adjoining properties and by means of connecting balconies to the adjoining buildings to the west and south, which latter face on East 11th Street; that this egress is subject to an application to the Board under Cal. No. 873-23-S; that mutual consent of the adjoining properties for the use of this common balcony was filed with the Board under Cal. No. 376-30-S, relating to premises, 40 East 12th Street; that the building was provided with an approved fire alarm system and regular monthly fire drills are conducted; that the various uses have existed for a number of years and may be reasonably assumed that they will continue for sometime to come, by reason of the impact of the State Emergency Rent Laws; that the number of occupants per floor is below the number permitted by the Labor Law and due to physical limitations because of the narrowness of the building, it is unlikely that the occupancy will be increased in foreseeable future; that the uses in the building are non hazardous; that there is no manufacturing of any kind on either the 1st floor or cellar; that the front portion of the cellar is used as a boiler room and coal bin and for utilities; that a 75 degree iron rung ladder, 18 inches in width leads from the vault at cellar level to sidewalk; and

WHEREAS, the applicant therefore requests that the Board modify the decision of the Borough Superintendent, so as to permit the existing fire escapes on the rear of the building to remain as purposed in lieu of strict compliance with the provisions of the Labor Law; and

WHEREAS, by amendment to Sec. 271 of the Labor Law, effective January 1st, 1957, the means of egress from the cellar as required by the decision of the Borough Superintendent is no longer required, since there is no manufacturing in the cellar; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 990/56, Objection No. 1, and that the appeal be and it hereby is *granted*, permitting the present means of egress to be continued, *on condition* that the occupancy shall be limited to that permitted for the primary means of egress; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

848-56-A

APPLICANT—Samuel Rosenblum, for 99 Beekman Street Corp., owner.

SUBJECT—Application December 5, 1956—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—99-103 Beekman Street, southwest corner of Pearl Street, Block 95, Lot 27, Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Samuel Rosenblum and Seymour Cohn.
ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert. 2

THE RESOLUTION—

WHEREAS, the revised decision of the Borough Superintendent, dated January 10, 1958, on Alt. Applic. 1429/56 reads:

"1. Provide two means of egress for all tenants all floors including the cellar, enclosed as required by law and leading directly to the street and in full compliance with Sect. 271 of the Labor Law and the exit rules of the B'd of Stds. and Appeals.

A fire escape is not acceptable as a means of egress in a factory bldg. over six (6) stories high."

and

WHEREAS, Violation No. 5046-56 was issued by the Borough Superintendent August 8, 1956, requiring the owner to provide 2 legal means of egress from every floor, to repair cellar ceiling fire retarding, to enclose elevator machinery in cellar and to close open mesh fronts of elevator shafts as required by law; and

WHEREAS, the applicant states that the building is 7 stories, 76 feet in height, 99 feet 10 inches front by 33 feet 2 inches in depth, of class 3 construction, erected 1895, located on a lot 99 feet 10 inches front by 33 feet 2 inches in depth, now in an unrestricted use B area, class 2 height district, and used and occupied since prior to 1910 as follows: cellar—storage and tinsmith, 1 person; 1st floor—storage, printing and electric laundry, 9 persons; 2nd floor—drugs, plumbing supplies, 4 persons and part vacant; 3rd floor—printing, 12 persons; 4th floor—textile jobbing and gold stamping, 4 persons and part vacant; 5th floor—manufacturing leather goods, 3 persons and part vacant; 6th floor—engraving, manufacturing stationery, 5 persons and part vacant; 7th floor—manufacturing athletic wear, 6 persons and part vacant; and

WHEREAS, the applicant states that no change or use in occupancy is proposed, except that the vacant portions of the floor areas will have the same general occupancy of minor factory work and repairs with a total of 15 persons per floor; and

WHEREAS, no certificate of occupancy has been issued for this building; and

WHEREAS, the applicant states that the building is equipped with an approved interior fire alarm system, but regular monthly fire drills are not maintained; that there is 1 interior 3 feet wide wood stairs enclosed in fire retarded partitions equipped with metal and glass self closing doors; that stairhall leads to roof bulkhead and direct to street; that there is 3 fire escapes, two on Beekman Street and one on Pearl Street, none of the fire escapes leads to the roof; that the front fire escape is provided with access to street by counterbalance stair and ladder, window and door open on the course of the Beekman Street fire escapes and are fire-proof self closing; that there is no safe egress from the roof; and

WHEREAS, the applicant states that revised plans filed with this appeal indicate proposed extensions to fire escapes so that egress will be available for all tenants to one of the sets of fire escapes; and

WHEREAS, the applicant states that all of the work called for by Viol. No. 5046-56 not subject to this appeal has been completed to the satisfaction of the department under B.N. 1520-57, except the work relating to the elevator shaft which work will be complied with to the satisfaction of the Borough Superintendent; and

WHEREAS, the applicant states that the building is occupied by small tenant factories and the actual occupancy will not exceed 15 persons to a floor; that this building was subject of a previous application to the Board under Cal. No. 1166-17-S at which time certain changes proposed by the

State Industrial Commission was carried out; that under Alt. Applic. 2054-16 plans were approved to fire retard the stair enclosure with ½ inch plaster boards and 26 gauge metal; that a new fire escape was erected on the Beekman Street front with fireproof openings on its course, except on the 7th or top story; that this fire escape has 45° connecting stairs and is provided with a counterbalance stairway to street; that in addition there is a fire escape at the westerly end of Beekman Street front connected by 70° stairs and this fire escape is connected by 2nd story balcony to easterly fire escape; that changes for these fire escapes were made pursuant to the resolution adopted by the Board under Calendar Number 1166-17-S and the conditions are now the same as previously accepted by the Board, except that the occupancy is now less than the 125 permitted by the Board; that the stairway is enclosed in fire retarded partitions as previously accepted; that the elevator shaft is located on the inside of this stair enclosure and the partitions completely surrounding the stairs are protected by ½ inch plaster boards and 26 gauge metal, all as approved by the Building Department and

WHEREAS, the applicant contends that the building has fire escapes and as the occupancy is small and all the work has been carried out as required by the Board under Calendar Number 1166-17-S, it is requested that a variance be granted to permit the acceptance of the existing exits with the proposed extension of the easterly fire escape balcony on the Beekman Street front at the 7th floor level as indicated on plans filed with this appeal; and

WHEREAS, the Board on October 4 1917, ratified a decision of the State Labor Department, requiring installation of a new fire escape on the Pearl Street front, as a second means of egress, provided the interior stairway is enclosed in fire resisting material, and the Board apparently also permitted the omission of fireproof self closing windows along the course of the fire escape balcony on the 7th story; and

WHEREAS, under Calendar Number 528-22-A the Board modified an order of the Fire Commissioner requiring the installation of a standpipe system; and

WHEREAS, the Board under Calendar Number 526-22-modified Order No. 22705-LD, Item 1, requiring the reduction of the area wire glass in doors leading to the interior stairway and Order No. 22706-L, Item 1, requiring a rearrangement of the fire escape by the north side of the building and the openings leading thereto; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals do hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent acting on Alt. Applic. 1429/56, Objection No. 1 and that the appeal be and it hereby is granted, on condition that the existing fire ladder on Pearl Street shall be replaced with a 60° fire escape; that the counterbalanced ladder on the Beekman Street side shall be put in good condition; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

386-57-A

APPLICANT—Max Siegel Associates, for Chermor Real Corp., owner.

SUBJECT—Application May 9, 1957—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—368 East 148th Street, south side, 121.40 feet west of 3rd Avenue, Block 2327, Lot 2 Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner
Foley and Commissioner Sleeper
Negative:
Absent: Chairman Murdock and Commissioner Kleinert

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 1, 1957 on Alt. Applic. 382/57 reads:

"1. Use of outside fire escape as a second means of egress in a factory building over six stories in height is contrary to Sect. 271 of the Labor Law."

WHEREAS, the applicant states that the building is 7 stories, 72 feet in height, 25 feet front 108 feet in depth, of reproof construction, erected in 1911, located on a lot 25 feet front by 112.97 feet in depth, located in a retail use area, class 1½ height district, and used and occupied since erection as follows: Cellar—storage and boiler room, 10 persons; 1st floor—office and storage, 30 persons; 2nd floor—printing, 30 persons; 3rd floor—manufacturing of fabrics, 30 persons; 4th floor—manufacturing dresses, 30 persons; 5th floor—manufacturing jewelry, 30 persons; 6th floor—manufacturing fabrics, 30 persons; 7th floor—printing, 30 persons; that no change in use or occupancy is now proposed; that the building is equipped with an approved interior fire alarm system and regular monthly fire drills are maintained; that there is one 3 foot 3 inch wide interior iron stairs with slate treads enclosed in fireproof partitions equipped with fireproof doors which are of self-closing, stairhall leads direct to street but not to roof, ladder and scuttle to roof is provided within the factory area, in addition there is one fire escape on the front of the building, extending to street by counterbalance stairs, window and door openings on the course of the fire escape are fireproof self-closing; that there is no safe egress from the roof; and

WHEREAS, Violation No. C-1086-56 was issued for not having two required means of egress; and

WHEREAS, a rear fire escape of sub-standard construction was removed under B.N. 328-56; and

WHEREAS, the applicant states that the building was erected under N.B. Applic 550/11 as a factory building and has been continuously used as such up to the present time; that the building is arranged for tenant-factories on all floors engaged in manufacturing non-hazardous items; that the building has one interior fireproof enclosed iron stairway and exterior fire escape on the front of the building installed under Alt. Applic. 372/36 to remove violation issued by the Fire Department; that this front fire escape was constructed to comply with Section 273 of the Labor Law and has a 45 degree connecting stairs equipped with fireproof self-closing doors and windows opening thereon and counterbalance stairway into the street; that Violation C-1086/56 was issued in 1956 for failure to provide a second legal means of egress; that the Alt. Applic. 382/57 was issued to remove this violation; and

WHEREAS, the applicant contends that to be required to comply with the strict letter of the amended Labor Law would undoubtedly cause undue hardship, practical difficulties and serve no useful purpose; that the building which is fireproof and comparately small in floor area is more than adequately served by the existing exits; that the occupancy of each floor is less than the permitted capacity of the interior stairway, exclusive of any allowance for the fire escape; that the building is only 1 story higher than the building in which the existing exits would be lawful; that the additional story is more than offset by the fact that the building is fireproof constructed; and

WHEREAS, the Board on November 22, 1927, under Calendar No. 535-27-8 modified Item 1 of Order No. 16523-Ld issued by the Fire Commissioner April 12, 1927 as to egress from termination of the rear fire escape on condition that on balcony not less than 3 feet wide be provided extending to the parapet of the rear wall at the rear of these premises opening into the rear yard, connecting with the rear yard of the premises abutting to the west, with access from said adjoining yards through two open, unobstructed passageways direct to East 148th Street.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor

Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 382/57, Objection No. 1 and that the appeal be and it hereby is *granted*, to permit the continued use of the existing 45 degree fire escape in this fireproof building as a second means of egress, *on condition* that the occupancy shall be limited in capacity to the primary means of egress; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

431-57-A

APPLICANT—Carson & Lundin, for Redlyn Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—re escalators, 1st to 3rd floors, previously granted on condition.

PREMISES AFFECTED—1041-1053 Avenue of The Americas, west side, from West 39th to West 40th Streets, 101-105 West 39th Street and 100-102 West 40th Street, Block 815, Lots 26 to 32 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Earl H. Lundin, J. D. Stephen and H. M. Cole.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 25, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 25, 1957, only as it refers to the construction of baffles on the escalators, so that as amended the resolution shall read:

"that in the event the applicant desires to substitute wire glass for the incombustible material required by the resolution such substitution may be permitted as shown on plans filed with this request for amendment marked 'Received December 13, 1957,' 4 sheets; and that in lieu of the requirement of the Board to install an interior fire alarm system throughout the building, the owner may substitute an interior fire alarm system with gong, adjacent to the escalator, on the first, second and third floors. Amdt. to N.B. App. 38/56."

696-57-A

APPLICANT—Louis Kurtz, for Bal Enterprises, Inc., owner.

SUBJECT—Application September 20, 1957—Appeal from a decision of the Borough Superintendent, re new stair from basement to 1st floor.

PREMISES AFFECTED—12-14 East 46th Street south side, 145 feet west of Madison Avenue, Block 1281, Lot 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Louis Kurtz.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 12, 1957 on amendment to Alt. Applic. 442 56 reads:

MINUTES

"1. Objection #3 repeated the building must be made to comply with Section 270 of the Labor Law."

and
WHEREAS, the applicant states that the building is 8 stories, 95 feet 2 inches in height, 50 feet front by 90 feet 5 inches in depth, of fireproof construction, erected 1915, located on a lot 50 feet front by 100 feet 5 inches in depth, in a restricted retail use B area, class 2 height district, and used and occupied since 1955: cellar—storage and boiler room, no persons; 1st floor—retail store—25 persons; 2nd floor—show room and retail store, 23 persons; 3rd floor—offices, 40 persons; 4th floor—office and factory, 23 persons; 5th floor—offices, 37 persons; 6th floor—offices, 16 persons; 7th floor—offices and factory, 8 persons; 8th floor—factory, 22 persons; that no change or use in occupancy is now proposed; that the building is provided with an approved standpipe system, and an approved interior fire alarm system, there are two 3 feet 8 inches wide steel stairs with marble treads, brick enclosed equipped with kalamein self closing doors and extending from roof bulkhead direct to street; and

WHEREAS, Viola. 2709-57 was issued by the Borough Superintendent May 3, 1957 for failing to maintain exit to street from rear yard through building of 18 East 46th Street as required by resolution of the Board of Standards and Appeals under Calendar Number 696-40-S; and

WHEREAS, Violation No. 1630-56 was issued by the Borough Superintendent, March 7, 1956, for changing the use of the 2nd floor from manufacturing to store and retail sales rooms, contrary to Certificate of Occupancy No. 30238; and

WHEREAS, Certificate of Occupancy #30238 issued August 6, 1944 against Alt. Application 2456/40 and resolution adopted by the Board under Calendar Number 690-40-S, permits the following use and occupancy: cellar—storage; 1st floor—stores, 15 persons; 2nd to 8th floors, manufacturing, 45 persons per floor; and

WHEREAS, the applicant has filed a communication, dated October 10, 1957, from the Borough Superintendent of Manhattan, reading as follows:

"In reply to your letter of October 1, 1957, requesting a stay of prosecution on violation #2709-57, this department must require that the violation be removed without delay, or that the use of the premises be discontinued until such time as the violation has been removed. Action cannot be withheld pending appeal to the Board of Standards and Appeals.

"Since egress through the rear yard to the building at 18 East 46th Street has been eliminated, the exits from the building are not in conformance with law."

and

WHEREAS, the applicant states that in the resolution adopted by the Board under Calendar Number 640-40-S, permission was granted for access from the rear stairs over the rear yard of 16 East 46th Street to the roof of the extension of 18 East 46th Street, thence through 18 East 46th Street to the street; that permission for this egress was filed and approved by the Borough Superintendent at that time; that subsequently the owner of 18 East 46th Street notified the Department of Buildings that it had demolished 18 East 46th Street and terminated the agreement to use the premises as a fire passage to the street, in view of the fact that a new 11 story building is being constructed on that site under N.B. Application 70-56; and

WHEREAS, the applicant states that the owner of the premises in question 12-14 East 46th Street, is now confronted with an extreme hardship and the only remedy that can be found for egress to the street from the rear stair is to the roof of the extension at the rear or premises in question at approximately at second floor level, up the existing 45 degrees stairs to the runway of 10 East 46th Street and through 10 East 46th Street to the street, as indicated on plans filed with this appeal, and as provided for in an agreement between the owner of the premises in question and the owner of 10 East 46th Street, permitting each other to have reciprocal egress through the respective properties of each as a fire passage; and

WHEREAS, the applicant states that Violation 1630-56 has been issued for changing the 2nd floor use from manufacturing to retail sales but will not be acted upon by the Borough Superintendent until the egress question is resolved by the Board; and

WHEREAS, a summons was served on the owner, returnable in the Municipal Term Magistrate's Court for failure to comply with Violation 1630-56, and the matter was adjourned by the Court to permit the filing of this appeal; and

WHEREAS, the applicant states that floor plans filed with this appeal shows stairway installed from cellar to first floor as completed under B.N. Applic. 2642-57; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved that the Board of Standards and Appeals do hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent acting on Alt. Applic. 442/56, Objection No. 1 and that the appeal be and it hereby is granted on condition that the proposed means of egress shall be maintained and that the occupancy shall be restricted to the capacity for the primary means of egress; and that in all other respects the building shall comply with all laws, rules and regulations applicable thereto.

427-47-A—Vol. IV

APPLICANT—Fred C. Dahlem & Victor E. Block, for Joseph Pacelli, owner Max Rosenblatt, lessee.

SUBJECT—Application for consideration—reopening a Vol. IV to consider a new proposal, subject to regular procedure—re Appeal from a decision of the Borough Superintendent—re construction and egress, previously withdrawn.

PREMISES AFFECTED—11-17 Second Avenue, east side, southwest corner of 1st Street, Block 456, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem.

ACTION OF BOARD—Application reopened as Vol. IV subject to the regular procedure to consider a new proposal.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper

Negative:

Absent: Chairman Murdock and Commissioner Kleinert

270-40-A—Vol. II

APPLICANT—Maxfield Blaufeux, for Regent Nursing Home, owner.

SUBJECT—Application reopened November 13, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—84-24 116th Street, west side, 180 feet south of 84th Avenue, Block 9215, Lot 19, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Vincent J. Rice, Dept. of Hospital ACTION OF BOARD—Laid over to February 4, 1958, 2 P. M. for inspection and decision at request of the Board.

533-53-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Bais Yaakov of Williamsburg, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. I—Appeal from a decision of the borough superintendent—re Sprinkler System.

PREMISES AFFECTED—107-119 Heyward Street (12 displayed), north side, 120 ft. 7½ in. west of Lee Avenue, Block 2225, Lot 42, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Leonard F. Rothkrug and A. I. Newhouse.

ACTION OF BOARD—Laid over to February 18, 1958, at 2 P. M. for inspection and decision; hearing closed.

2-39-BZ

APPLICANT—Ribelle V. Perotto, for Josephine Diethelm, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to additional (2) tanks, new owner—re Application, decision of the Borough Superintendent, previously granted on condition, under section 21 of the Zoning Resolution, permitting in a business use district, the re-arrangement and also the erection of an accessory building on an existing gasoline service station.

REMISES AFFECTED—156-33 Woodhaven Boulevard, east side, 100 feet north of 157th (Vanda'ia) Avenue, Block 3867, Lot 45, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: R. V. Perotto.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert. 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 4, 1939, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 4, 1939, as to permit the installation of two additional 550 gallon approved storage tanks and the installation of two additional pumps as shown on plan filed with this request for amendment marked "Received October 14, 1957". (Misc. App. 698-57).

1-39-BZ—Vol. II

APPLICANT—Ivan Pinsker, for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to additional tanks—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the extension of an existing gasoline service station.

REMISES AFFECTED—96-23 to 96-29 Queens Boulevard, and 95-02 to 95-14 63rd Road, northeast corner, Block 2088, Lot 22, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Ivan Pinsker.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 7, 1941, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 18, 1945; and

WHEREAS, the resolution was amended on September 18, 1945; and February 24, 1954; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 7, 1941, only insofar as it refers to the gasoline storage tanks so that the applicant may be permitted to install four additional 550 gallon approved storage tanks substantially as shown on revised plans marked "Received December 16, 1957," one sheet, as acted on by the Borough Superintendent under Misc. App. 917/57.

654-41-BZ

APPLICANT—Zaroorhi Nahikian, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—106-116 Beach 87th Street, northeast corner of Ocean Drive (Shore Front Parkway) Block 622, Lot 5, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Zaroorhi Nahikian.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on August 6, 1941, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 24, 1956; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 24, 1956 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of the *amended* resolution." (Alt. App. 5614/41)

162-52-BZ

APPLICANT—Reginald S. Hardy, for Eugene A. Gallagher, Arthur A. Gallagher and Francis M. McGoldrick, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired September 19, 1957—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the change in occupancy from public garage for more than five motor vehicles to truck transfer terminal.

PREMISES AFFECTED—190-202 Highland Place, west side, 162 feet south of Fulton Street, Block 3958, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

ACTION OF BOARD—Application reopened and time to complete work extended.

MINUTES

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert. 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 9, 1953, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended on October 11, 1955; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on March 19, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 9, 1953 as thereafter *amended* by resolutions adopted through March 19, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 214/52).

583-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Diane Manhattan Land Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 13, 1958—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—347 East 33rd Street, north side, 100 feet west of 1st Avenue, Block 939, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE:

Affirmative: Acting Chairman Keating, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION:

WHEREAS, this application was granted by the Board on January 13, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 15, 1953; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 13, 1953, as *amended* by resolution adopted September 15, 1953 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit ...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1055/52.)

663-54-BZ

APPLICANT—George H. Colin, for Cities Diverse Assets Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 8, 1958—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a retail use district, the reconstruction of existing gasoline service station to include lubricatorium, washing of cars, storage and sale of accessories and office and permitting the parking of cars waiting to be serviced.

PREMISES AFFECTED—24-32 Lafayette Street, 530-53 Pearl Street, northwest corner and 41 Elk Street, Block 168, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Benjamin Masher.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner
Foley and Commissioner Sleeper
Negative:
Absent: Chairman Murdock and Commissioner Kleinert

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 7, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on January 8, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards of Appeals does hereby *amend* the resolution adopted on December 7, 1954 as thereafter *amended* through January 8, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution (N.B. App. 103/54.)

95-56-BZ

APPLICANT—Ervin Palmer, for 85 Lewis Street Realty Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition under sections 7c and 21 of the Zoning Resolution, permitting in a retail and residence use district, a proposed garage for five motor vehicles (trucks) on a lot partly in a residence use district by Art. II, Sec. 3 of the Zoning Resolution. Proposed 100% coverage of an interior lot by a garage partly within a residence use district and wholly in a C area district is not permitted by Art. IV Sec. 13b of the Zoning Resolution.

PREMISES AFFECTED—111 Madison Street, north side, 85 feet west of Market Street, Block 277, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner
Foley and Commissioner Sleeper.....
Negative:
Absent: Chairman Murdock and Commissioner Kleinert

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 23, 1956, on certain conditions; and

MINUTES

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on October 23, 1956 so that the resolution shall read:

"that in the event the applicant desires to install a gasoline storage tank and pump within the premises solely for the use of his own trucks he may be permitted to do so *on condition* that in all other respects the resolution above cited shall be complied with." (N.B. App. 144/55.)

497-20-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Negri, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to additional pumps—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7f, 7h and 7i of Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto repairs with hand tools only, car washing (non-automatic), sales of auto accessories and parking for more than five cars for a term of 15 years.

PREMISES AFFECTED—138-50 Queens Boulevard, southwest corner of 86th Avenue, Block 9644, Lot 6, Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 29, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 29, 1957, by doing thereto:

"that in the event the owner desires, the partition may be rearranged within the accessory building; and that there may be substituted three two-pump islands in place of two three-pump islands, as indicated on plans filed with this request for amendment dated 'December 27, 1957,' one sheet *on condition* that in all other respects the requirements of the resolution above cited shall be complied with. N. B. App. 3144/55, as passed on by the Borough Superintendent December 17, 1957."

1306-22-BZ

APPLICANT—Charles M. Spindler, for Assets Control Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office accessory sales and minor auto repairs with hand tools only with a ground sign within the local retail district for a stated term of 5 years.

PREMISES AFFECTED—218-28 to 218-36 (218-30 official) Hillside Avenue and 88-01 to 88-11 218th Place, southeast corner, Block 10678, Lot 14, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Herbert Kain.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 13, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 13, 1957, so that as *amended* the resolution shall read:

"that the rearrangement of the pump islands may be permitted as shown on plans filed with this request for amendment dated December 27, 1957, 2 sheets; that the adjustment in the size of the building may be permitted; and that the length of the masonry wall may also be reduced as shown."

497-20-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Degraw-Hamilton Corp., owner, Jacob Morgethaler's Sons, lessee.

SUBJECT—Application for consideration—reopening as Vol. II to consider change in use, subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, permitting the extension from an unrestricted into a business district of a proposed garage for more than five motor vehicles.

PREMISES AFFECTED—638-644 Degraw Street running through to 637-641 Sacket Street, south of Degraw Street 90 feet west of 4th Avenue, Block 427, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herbert Kain.

ACTION OF BOARD—Application reopened as Vol. II, subject to regular procedure, to consider change of use.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

1306-22-BZ—Vol. II—

APPLICANT—Standard Brands Incorporated, for Craft Realty Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 25, 1956—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business use district, the change of use for a temporary period to office, storage of packaged food products and garage space.

PREMISES AFFECTED—113-129 Empire Boulevard, north side, 140 feet west of Bedford Avenue, Block 1306, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: J. Daniel Daugherty.

ACTION OF BOARD—Application reopened and set for hearing February 25, 1958, at 10 A. M., waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

MINUTES

395-46-BZ

APPLICANT—Leonard F. Rothkrug, for Tri-Line Motors Inc. and Eckoff Holding Corp., owners, Tri-Line Motors Inc., lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 27, 1957 re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the change of occupancy from public garage to repairing and servicing of cars, parts department, auto showroom, office, wheel alignment, brake testing, gasoline service station, storage of more than five motor vehicles, auto laundry and sale and display of used cars.

PREMISES AFFECTED—155-157 Empire Boulevard, 1727-1749 Bedford Avenue, northeast corner and 112-122 Sullivan Place, Block 1307, Lots 1 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and set for hearing, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper..... 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

510-47-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Jerome D. Dawson, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III—re (decision of the Borough Superintendent) under section of the Zoning Resolution, to permit

PREMISES AFFECTED—519-529 Avenue P and 1604-1610 Ocean Parkway, northwest corner, Block 6612, Lot 52, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

623-49-BZ—Vol. II

APPLICANT—Consolidated Edison Company of New York, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider additional variance to permit construction of transmission line towers, subject to regular procedure—re Application, decision of the Commissioner of Marine and Aviation, previously granted on condition, under section 9A of the Zoning Resolution, permitting in an unrestricted use, A area, Class 1½ height district, the erection of stacks (3) higher than permitted, within two miles of boundaries of La Guardia Airport.

PREMISES AFFECTED—East side of East River, 350 feet north of 20th Avenue at Lawrence Point, Block 850, part of Lot 1, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: T. R. Galloway and J. R. Foppiani.

ACTION OF BOARD—Application reopened as Vol. II, subject to regular procedure.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper.....
Negative:
Absent: Chairman Murdock and Commissioner Kleinert

674-49-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Saverio & Peter Boffoli, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider new proposal, subject to regular procedure—re Application, decision of the Borough Superintendent, previously denied, under section 7f of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, office and sale of auto parts for a term of years.

PREMISES AFFECTED—4391-4399 Baychester Avenue and 1960-1968 Nereid Avenue, southwest corner, Block 5056, Lot 38, Borough of The Bronx.

APPEARANCES—

For Applicant: Patrick D. Concagh.

ACTION OF BOARD—Application reopened as Vol. II, subject to regular procedure, to consider a new proposal.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper.....
Negative:
Absent: Chairman Murdock and Commissioner Kleinert

215-50-BZ—Vol. II

APPLICANT—Elliot Saltzman, for Hannah Schwartz, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e and 21 of the Zoning Resolution, permitting in residence use D area district, the erection and maintenance of a structure to be used as bowling alleys, stores and offices, using more than the area permitted.

PREMISES AFFECTED—2228-2250 Linden Boulevard, block front from 797-805 Ashford Street to Cleveland Street, Block 4359, Lots 1 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Elliot Saltzman.

ACTION OF BOARD—Application reopened as Vol. II, subject to regular procedure, to consider a new proposal.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper
Negative:
Absent: Chairman Murdock and Commissioner Kleinert

171-53-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Pacwest Real Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider gasoline station, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e and 21 of the Zoning Resolution, permitting in residence and business use B area district, the erection and maintenance of a business building without the required rear yard and using more than the area permitted in the residence use B area portion of plot and permitting

MINUTES

the connection of first floors with adjoining building (Hotel Pierre).

PREMISES AFFECTED—662-666 Madison Avenue, 8-28 East 61st Street, southwest corner and 13-19 East 60th Street, Block 1375, Lot 56 (formerly 10 to 13 incl. and 17, 156, 56, 58 to 61 incl.), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened as Vol. II, subject to regular procedure, to consider gasoline system.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

2-54-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, Herbst & Rusciano, for Fannie Di Lello and Steven Letizia, owners.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7a, 7c and 7e of the Zoning Resolution, permitting in a residence use district, the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office to be used for lubritorium and car wash, non-automatic.

PREMISES AFFECTED—3020 Eastchester Road, east side, 100.06 feet north of Adee Avenue, Block 4766, Lots 11, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper..... 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

3-55-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Louis Jablowsky, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider additional use, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, motor vehicle safety inspection station, storage and sale of accessories and office for a term of 15 years.

PREMISES AFFECTED—152-174 Hegeman Avenue, southwest corner of 622-626 Osborn Street and 541-555 Hatford Avenue, Block 3637, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herbert Kain.

ACTION OF BOARD—Application reopened as Vol. II, subject to regular procedure, to consider additional use.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper..... 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

5-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Shelbee Corporation, owner.

SUBJECT—Application for consideration—reopening as

Vol. II as to additional use, subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7i and 7A of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles with show windows, curb cuts and signs within 75 feet of the residence use district.

PREMISES AFFECTED—1920-1924 Amsterdam Avenue and 501-503 West 155th Street, northwest corner, Block 2114, Lots 40 and 47, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. II, subject to regular procedure, to consider additional use.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

136-56-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Florence Meyer, owner.

SUBJECT—Application for consideration—reopening as Vol. II for rehearing—re Application, decision of the Borough Superintendent, previously denied, under section 7e of the Zoning Resolution, to permit in a residence use district, D area, Class 1 height district, the erection of a one story bldg. 43 feet front on Woodhaven Boulevard by 31 feet and 27 feet in depth irregular 12 feet and 13 feet in height of Class 3 construction proposed to be occupied by 3 retail sales stores.

PREMISES AFFECTED—83-87 to 83-89 Woodhaven Boulevard, east side, 157.18 feet, north of Park Lane South, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

788-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Speranza and Joseph Lundy, owners.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the Borough Superintendent) under sections 7e and 7A of the Zoning Resolution, to permit in a business and residence use district the erection and maintenance of a Hi-speed auto laundry, simonizing, office, cashier, locker room, toilets, boiler room and storage and with business entrances and show windows within 75% of a residence district.

PREMISES AFFECTED—137-149 Kings Highway and 1640-1652 West 13th Street, northwest corner, Block 6618, Lots 22, 24 and 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper..... 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

MINUTES

404-56-BZ

APPLICANT—Sidney H. Kitzler, for Gertrude and Helen Einhorn, William and David Hausner, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 9, 1958—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles of the pleasure type only.

PREMISES AFFECTED—2813-2817 West 36th Street, east side 100 feet south of Neptune Avenue, Block 7005, Lot 81, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper..... 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

Adjourned: 4:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 10, 1957, as they appeared in Bulletin No. 51, Vol. 42, hereby corrected to read as follows:

1103-21-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Victory Development Corp., owner (Acey Auto Sales, Inc., lessee).

SUBJECT—Application reopened January 22, 1957, as Vol. II—decision of the Borough Superintendent, under section 7i-7e of the Zoning Resolution, to permit in a manufacturing and residence use district, the change of occupancy of the one story portion of the existing building from garage, to auto repairs and body work with hand tools only, car washing and painting and the two story portion from lubricating, sales of gas and oil and garage on both floors, to minor mechanical and body repairs and minor welding on the first floor and garage and sale of new and used cars on the second floor.

PREMISES AFFECTED—553 West 133rd Street, north side, 90 feet east of Broadway and 526 West 134th Street, Block 1987, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard Joseph.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 22, 1957, subject to regular procedure; and

WHEREAS, a public hearing was held on this application on November 19, 1957 after due notice by publication in the Bulletin; laid over to December 10, 1957, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in manufacturing and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the Borough Superintendent dated January 4, 1957 acting on Alt. Applic. 1651-56, reads

"1. Proposed change from garage building use, located partly in a residence use district, to new and used auto sales, gas and oil selling station, motor vehicle repair shop and service station, auto laundry, auto parking and storage for more than 5 cars, lubricatorium"; and accompanying note:

"Note: The use for auto repairs as shown above include body repairs, lubrication and other work customarily associated with the repairing of autos" is contrary to Art II, Sec. 3 of Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot 85 feet and 117 feet frontage by 199 feet 10 inches in depth, occupied by a one and two story structure extending from West 133rd Street through to West 134th Street that it is proposed to put the various portions of the subject building to the following uses: two story portion facing West 133rd Street—first floor, minor mechanical and body repairs and minor welding; second floor—garage and sale of new and used cars; one story portion facing West 134th Street—general auto repairs including motor and body work with hand tools only, car washing, car painting lubricating and sale of gas and oil; and

WHEREAS, the applicant states that at the time the Board granted the variance the use zoning of this property was as follows: West 134th Street was business for 100 feet east from Broadway and residence from that point; West 133rd Street was residence; that at the present time the use zoning of the property is as follows: West 134th Street is manufacturing for 100 feet from the corner of Broadway and residence for nearly the balance of the block; West 133rd Street is manufacturing for 200 feet from the corner of Broadway and residence for nearly the balance of the block that this change in the use zoning was passed on March 2, 1955; that the building thus is partly in a manufacturing use zone and partly in a residence use zone; that on the 133rd Street side the entire building lies within a manufacturing use zone and on the 134th Street side the building lies 10 feet in a manufacturing use zone and 107 feet in a residence zone; that the entrances to the building on 134th Street are located at the west end of the building and one is entirely within the manufacturing use zone; that the balance of the front which lies within the residence use zone does not have any entrances or doors; and

WHEREAS, the applicant states that some time subsequent to the granting of the variance and prior to the date when the present owner acquired the building, the building was used as an auto repair shop in addition to its garage use and that this use has continued until today and in fact, since 1932, the Fire Department has continued to issue permits for this use; that the Department of Buildings, after permitting the building to be so used for over 23 years, has now decided that such use is illegal and has placed a violation against the premises requiring that the repairing of autos in the building be discontinued; and

WHEREAS, the applicant contends that when the present owners bought the building they were fully of the opinion that the garage designation of the building carried with it permission to do the repairing and such other work as has been done in the building since permits for this type of work had been issued to them by the Fire Department; that under the use zoning of the property, as of the date of the certificate of occupancy and as of today, the illegal use of the building is restricted to that portion which faces West 134th Street, extending back 99 feet 11 inches to the middle of the block; that adjoining this building to the east on West 133rd Street is a building which is used as an auto repair shop although it lies largely in the residence use zone; that in view of the above facts it is requested that the Board grant the owner permission to continue to use this building as a garage for more than five motor vehicles and for the repairing and lubricating of cars and for such other work as is customarily associated with the repairing of autos, for

MINUTES

high the building has been used for over 23 years; and
WHEREAS, the applicant states that the present owners have held title to the property since February 8, 1945; that the assessed valuation of land is \$75,000 and of the building \$5,000 making a total of \$120,000; that the building was erected in 1921; and
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and,
WHEREAS, the Board found that this was an appropriate use in which to exercise discretion to grant under Section 7i of the Zoning Resolution.
Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application and it is hereby *granted* under Section 7i, to permit *here shown as proposed* to be occupied substantially as proposed and as indicated on plans filed with this application, marked "Received January 4, 1957", 1 sheet and October 17, 1957", 2 sheets, for the repairs, including body repairs but not collision work, and minor welding, painting and spraying, *on condition* that such fire-fighting equipment is maintained as the Fire Commissioner shall direct; and to permit under section 7e for a term of ten years gasoline storage pumps within the building, where shown, and two gasoline tanks of the approved type not exceeding 550 gallons each, and to permit under 7e on the second story, which is the first floor of building on 134th Street in addition to said gasoline service use for a term of ten years the sale of new and used motor vehicles; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the resolution previously adopted by the Board under Vol. I shall be maintained here not inconsistent with the terms of this resolution; and that all permits required shall be obtained and all work completed and a new certificate of occupancy obtained within six months from the date of this resolution.

* Correction—The resolution corrected where indicated in italics.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 17, 1957, as they appeared in Bulletin No. 52, Vol. 42, hereby corrected to read as follows:

7-46-BZ

APPLICANT—Lama, Proskauer and Prober, for Theodore Imbiow, owner.

SUBJECT—Application for consideration—reopened for extension of term of variance which expired February 25, 1957—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7i of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a building to be used as an automobile repair shop to include paint shop.

PREMISES AFFECTED—169-189 East 98th Street, east side, 50 feet north of Dumont Avenue, Block 3549, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 25, 1947, on certain conditions; and

WHEREAS, the resolution was amended on May 20, 1947; and

WHEREAS, time to obtain permits and complete the work was extended on February 25, 1948; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1948 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision i for a term of ten years from the date of this *amended* resolution, to permit, that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." N.B. App. 887/46

* Correction—The calendar number 527-56-BZ corrected to read 527-46-BZ.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 3, 1957, as they appeared in Bulletin No. 50, Vol. 42, hereby corrected to read as follows:

18-57-BZ

APPLICANT—Burke, Green and Groh, for Geneva Precision Corp., owner.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7h and 21 of the Zoning Resolution, to permit in a residence use, D area district, an extension to the existing one story and cellar structure for the manufacture of small parts and instruments and the use of the unbuilt portion for the parking of more than five (5) cars and the building occupying more than the permitted area.

PREMISES AFFECTED—201-10 Northern Boulevard, south side, 109.59 feet east of 44th Avenue, Block 5523, Lot 22, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Joseph Lonnie.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 29, 1957 after due notice by publication in the Bulletin; laid over to December 3, 1957, for inspection and decision; and for applicant to advise the Board as to the correct date of the erection of the present building; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Francis Lewis Boulevard and 202nd Street are in business and residence use, D area, class 1 height districts; Northern Boulevard is in a business use, D area, class 1 height district; 45th Avenue is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 17, 1956 acting on Alt. Applic. 2490-56, reads:

"1. The occupancy of more than 55% of the area of a lot in a D zone is contrary to Art. IV Sec. 14(c) of the Zoning Resolution.

2. The use of the open spaces in a Residence zone for accessory parking to a factory use is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist

MINUTES

of a plot, 44 foot frontage by 152.29 feet in depth, presently occupied by a one story and cellar structure used for the manufacture of small parts and instruments; that it is proposed to extend the existing premises by adding thereto a new section of the building 35.2 feet in length and 44 feet in width, which section shall have a full cellar and the first floor of which shall be used for the secondary procedure of the manufacturing business, that is to say that the wrapping and shipping department shall be located in the new building, together with inspection room, lockers, rest rooms, etc.; and

WHEREAS, the applicant states that all the manufacturing machines themselves will stay in the present location and will not be extended back into the new section of the building; that the new building will have a secondary exit out to 44th Avenue and this, coupled with the entrance on Northern Boulevard, will provide the necessary number of exits to satisfy the Labor Law; that the building itself will be constructed of wood rafters and joists with an ACC. tile ceiling and the said walls will consist of one inch vermiculite plaster; that the building will be soundproofed to drown out any noise that would otherwise be present in such a business; that the roof will be constructed of new tar and gravel and the floor will match the floor in the present building; that the rear of the building will be constructed of face brick; that the cellar portion of the new building will be constructed of concrete foundation walls, concrete floor, lally columns, wood joists and a cement plaster ceiling; that the first floor will contain a men's and women's wash room, a rest room, as well as the necessary lockers for men and women; that the balance of the property, namely an area 46.26 feet by 44 feet will be for the parking of employees' and patrons' cars; that there will be a 4 foot woven wire fence surrounding the property except at the entrance to the same; that at this location there will be two 5 foot gates which will be kept closed at all times, except when the property is actually in use; that there will be one 11 foot curb cut on 45th Avenue; that the interior of the parking area will be covered with bituminous surface; and

WHEREAS, the applicant contends that the total square feet of the entire parcel is 5,741 square feet; that the permissible coverage permitted in a D area zone is 55% or 3,157.5 square feet; that the combined area of the extension and the exist-

ing building is 3,859 square feet and the amount of excess coverage, therefore, is 702 square feet; that the property surrounded on the east by a Mobile gas station and the property immediately west thereof is vacant; that Northern Boulevard, of course, is lined with businesses of all type and

WHEREAS, the applicant states that the present owner has held title to the property since May 24, 1955; that the assessed valuation of land is \$6,200 and of the building \$15,800 making a total of \$22,000; that the building was erected before 1925; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the applicant withdrew that portion of his application referred to in Objection #2 stating that the requirements for parking were now provided on the gasoline station adjoining to the east; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals do hereby *make a variation* in the application of the area distribution regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to extension of area to permit an extension of the building not over one story in height, as proposed and as indicated on plans marked "Received January 15, 1957," 5 sheets, and "September 2, 1957," 3 sheets, *on condition* that the building shall not be increased in height or area beyond what is now existing as herein permitted; that such building as proposed to be extended shall comply with all the requirements of the Building Code and all other laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution; and withdrawn as to Objection No. 2.

* Correction—The *depth* of the proposed new extension of the building changed from 34 feet to 44 feet.

BULLETIN

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No. 5

DIRECTORY

BOARD OF STANDARDS AND APPEALS

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CONTENTS

Petition and Order of Certiorari Served on the Board of
Standards and Appeals.

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, January
28, 1958, Affecting Calendar Numbers 461-22-BZ—Vol.
II, 72-30-BZ—Vol. II, 107-34-BZ—Vol. II, 755-38-BZ
—Vol. II, 556-45-BZ—Vol. II, 870-47-BZ—Vol. II, 796-
49-BZ—Vol. IV, 835-57-A, 950-54-BZ—Vol. II, 73-56-
BZ—Vol. II, 300-56-BZ, 517-56-BZ, 92-57-BZ, 122-57-
BZ, 143-57-BZ, 155-57-BZ, 240-57-BZ, 477-57-BZ,
548-57-BZ, 565-57-BZ, 596-57-BZ, 621-57-BZ, 790-56-BZ,
582-29-BZ—Vol. II, 137-57-BZ, 329-57-BZ, 377-57-BZ,
390-57-BZ and 543-57-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, Janu-
ary 28, 1958, Affecting Calendar Numbers 528-56-A,
830-57-A, 216-54-A—Vol. II, 115-56-A, 605-57-A, 466-
57-A, 535-32-BZ—Vol. II, 170-36-BZ, 449-41-BZ—Vol.
III, 842-41-BZ, 1024-41-BZ, 819-47-BZ—Vol. II,
4-53-BZ—Vol. II, 931-54-BZ, 461-55-BZ, 354-56-BZ,
418-56-BZ, 427-56-BZ, 744-56-BZ, 544-26-BZ—Vol. III,
824-27-BZ—Vol. II, 426-31-BZ—Vol. II, 146-38-BZ—
Vol. II, 1132-39-BZ—Vol. II, 68-40-BZ—Vol. II, 302-
41-BZ—Vol. III, 370-42-BZ—Vol. III, 229-49-BZ—Vol.
III, 871-49-BZ—Vol. III, 201-57-BZ, 926-25-BZ—Vol.
II, 46-34-SA, 750-38-SA—Vol. II, 745-39-SM, 854-39-
SM, 501-47-SM, 270-50-SA, 350-51-SA, 1040-55-SA,
1041-55-SA and 78-56-SA.

Correction Affecting Calendar Number 900-56-SA.

PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS

On January 20, 1958, Copy of Petition and Order of Certiorari
was served on the Board by Rubinton & Coleman, attorneys for peti-
tioners, Irving Solomon and Lillian Solomon, objecting owners, seek-
ing a review of the Board's determination on December 17, 1957,
amending resolution adopted by the Board on April 28, 1953 by per-
mitting gasoline pumps and approved tanks as indicated on revised
plan; also extending accessory building along the southerly lot line
for use as shown on plans; Calendar Number 438-29-BZ, Vol. IV;
Premises 406-418 Remsen Avenue, 958-966 Lenox Road and 2-6 East
58th Street, Borough of Brooklyn.

* * * * *

NOTICE

Effective September 1, 1957, the subscription price of
the Bulletin is \$15.00 per year, payable in advance and
single copies, twenty-five (25) cents at the office of the
Board and thirty (30) cents by mail.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases filed up to January 28, 1958

Cal. No. Dept. Premises Affected

22-58-BZ—B.Q.—193-06 Jamaica Avenue, southeast corner of 193rd Street, Block 10821, Lot 38, Hollis, Borough of Queens, N.B. 4k23-57, erection and maintenance of a Gasoline Service Station, auto wash, lubrication, parking and storage, erection of ground sign, etc. retail use district.

23-58-BZ—B.M.—343 East 76th Street, north side, 247 feet east of 2nd Avenue, Block 1451, Lot 11, Borough of Manhattan, Amendment to Alt. 1740-57, motor vehicle repair shop in existing non-storage garage, retail use district.

24-58-A—B.B.—1673-1675 Broadway, east side, 80 feet, 9 inches north of Decatur Street, Block 3426, Lots 5 and 6, Borough of Brooklyn, Alt. 2760-57 and Alt. 2761-57, removal of walls between 2 Class 4 buildings.

25-58-BZ—B.Bx.—1192-1200 Teller Avenue, southeast corner of East 168th Street, Block 2430, Lot 22, Borough of The Bronx, N.B. 1522-57, erection of 40 one-car garages, curb cuts, etc. residence use district.

26-58-SM—Finetex Inc., Fire Retardant, SR, manufactured by Finetex Inc., Material.

27-58-BZ—B.Q.—45-25 47th Street, east side, 117.12 feet south of Greenpoint Avenue, Block 151, Lot 23, Woodside, Borough of Queens, N.B. 3803-57, erection and maintenance of Plumbing Shop, store and accessory one-car garage, residence use district.

28-58-A—B.B.—1657-1663 Broadway, northwest corner of Schaeffer Street, Block 3420, Lot 1, Borough of Brooklyn, Alt. 4230-55, re egress.

29-58-BZ—B.B.—2092 Nostrand Avenue, west side, 130 feet north of Glenwood Road and 671-675 East 29th Street, Block 5252, Lots 6 and 68, Borough of Brooklyn, Alt. 3855-57, parking and storage of motor vehicles, residence and local retail use districts.

Restored to Docket

216-54-A—Vol. II—B.Q.—40-27 29th Street and 29-08 40th Street, southeast corner, Block 403, Lot 43, Long Island City, Borough of Queens, Alt. 2699-56—re business use in a frame structure.

1040-55-SA—Washex Combination Washer-Extractor Models P-65 and P-100 (reopened for report as to additional model), manufactured by Washex Machinery Corp., Appliance.

1041-55-SA—Washex Syntomat, Models P-65 and P-100 (reopened for report as to additional model of dry cleaning unit), manufactured by Washex Machinery Corp., Appliance.

501-47-SM—Metal Door Association, Inc. 3 Hour T. C. Door (reopened for report as to new owner), Material.

854-39-SM—Acme Kalamein 1½ to 2 hour Fireproof Door (reopened for report as to new owner), manufactured by Acme Kalamein Door and Sash Co., Inc., Material.

750-38-SA—Vol. II—8H-549 Backflow Preventer (protection against backflow on water supply fittings); manufactured by Crane Co., Appliance.

46-34-SA—May Oil Burner and Quiet May Oil Burner (reopened for report as to additional trade names), manufactured by Quiet May Division, Penn Boiler and Burner Mfg. Corp., Appliance.

745-39-SM—U. S. G. Steel Roof Decks (reopened for report as to extension of use of deck), manufactured by United States Gypsum Company, Material.

78-56-SA—Pure-Pak Milk Packaging Machinery, Models C, D, F, R and Q (reopened for report as to new model), manufactured by Ex-Cell-O-Corporation, Appliance.

270-50-SA—Spacarb Mix-A-Drink, Models 4D51, 4D53 and 3D53 (reopened for report as to additional models and change of design), manufactured by Rowe Spacarb, Inc., Appliance.

350-51-SA—ABC Oil Burner, Model 40 (reopened for report as to additional trade name), manufactured by Automatic Burner Corp., Appliance.

302-41-BZ—Vol. III—B.R.—2505 Victory Boulevard, northeast corner of Willowbrook Road, Block 486, Lot 8, Willowbrook, Borough of Richmond, Alt. 422-57—re gasoline service station, lubritorium, office, supply storage room, lubricating and service room, auto laundry, minor auto repairs with hand tools only—retail use district.

146-38-BZ—Vol. II—B.B.—5366-5368 Kings Highway (also known as 818-820 East 53rd Street), west side, 200 feet south of Foster Avenue, Block 7948, Lot 11, Borough of Brooklyn, N.B. 2173-57—re gasoline service station, motor vehicle repair shop, auto painting, auto body and fender shop, etc.—business use district.

370-42-BZ—Vol. III—9243-9251 4th Avenue, east side, 12 feet 11¾ inches north of 94th Street and 9240-9218 5th Avenue, Block 6108, Lots 7, 9 and 11, Borough of Brooklyn, N.B. 2225-57—re gasoline service station, auto repairs, lubritorium, storage of motor vehicles, etc.—retail use district.

201-57-BZ—B.B.—1141-1145 Bedford Avenue and 127-12 Madison Street, northeast corner, Block 1817, Lot 1, Borough of Brooklyn, N.B. 271-57—re gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sales of accessories—business use district.

426-31-BZ—Vol. II—B.B.—2312-2316 Atlantic Avenue south side, 79 feet, 11 inches west of Eastern Parkway, Block 1435, Lot 36, Borough of Brooklyn, Alt. 4062-57—re motor vehicle repair shop, collision repairs, welding parking of cars awaiting service, etc.—business use district.

CALENDAR

544-26-BZ—Vol. III—B.Q.—676-680 (680 official) Fairview Avenue and 1928-1944 Gates Avenue, southeast corner, Block 3478, Lot 31, Ridgewood, Borough of Queens, Alt. 1693-57—re extension of business building in a residence use district; increase in height and area—business and residence use district.

824-27-BZ—Vol. II—B.Bx.—2846 Webster Avenue, east side, 299.75 feet south of Bedford Park Avenue, Block 3273, Lot 114, Borough of The Bronx, Alt. 1032-57—re extension of factory use into a residence use district.

68-40-BZ—Vol. III—B.M.—75-85 East 116th Street, north side, 110 feet east of Madison Avenue and 60-62 East 117th Street, Block 1622, Lots 25, 44 and 45, Borough of Manhattan, Alt. 1612-57—re gasoline service station, lubritorium, car wash, minor auto repairs, utility room, store, parking and storage of more than five motor vehicles—retail and residence use district.

871-49-BZ—Vol. III—B.Bx.—591 East Fordham Road, north side, 128 feet east of Hoffman Street and 584-588 East 191st Street, Block 3273, Lots 261 and 263, Borough of The Bronx, Alt. 1214-57—re minor motor vehicle repairs with hand tools only, etc.—business and residence use district.

229-49-BZ—Vol. III—B.Bx.—1677 Bruckner Boulevard, north side, from Fteley to Metcalf Avenues, Block 3721, Lots 1, 8 and 61, Borough of The Bronx, Alt. 1130-57—re extension of used car sales lot into the residence use district.

1132-39-BZ—Vol. II—B.Bx.—31, 32, 33, 34 Westchester Square, west side, 185.515 feet south of Frisby Avenue and 2584-2588 Frisby Avenue and 1420-1434 Benson Street, Block 3984, Lots 4, 5, 6, 7, 8, 9 and 30, Borough of The Bronx, Alt. 1081-57—re extension of the commercial building into residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Acetylene and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Concrete, Air Entraining Portland Cement, Rules for Approval and Use of	April 12, 1955.
Concrete, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Cleaning Establishments, Rules	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Excavation, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Interior Veneering Materials, Rules	Mar. 11, 1952—Vol. 37, No. 11A
Storey Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A

	Last Publication
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Jan. 8, 1957.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Nov. 20, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Jan. 8, 1957.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

FEBRUARY 4, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 4, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

72-30-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened June 4, 1957 as Vol II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline station and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than five (5) cars and the sale of used cars.

PREMISES AFFECTED—3491-3507 Fort Hamilton Parkway, south side, 264.5 feet east of 36th Street, Block 5302, Lot 21, Borough of Brooklyn.

Laid over from January 21, 1958, to January 28, 1958, at request of objector; applicant concurring; then to February 4, 1958, at the request of an objector to permit filing objections.

730-57-BZ

APPLICANT—James E. Vassalotti, for Bartholdi Turcamo, owner.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2375-2385 Cropsey Avenue and 8846-8858 24th Avenue, northwest corner, Block 6890, Lot 1, Borough of Brooklyn.

CALENDAR

1356-17-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Hauer Knitting Mills, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change in use in an existing legal factory building from the manufacture of paper boxes on the first floor to the manufacture of clothing.

PREMISES AFFECTED—1920 Harmon Street, south side, 164.59 feet west of Fairview Avenue, Block 3388, Lot 22, Ridgewood, Borough of Queens.

611-56-A

APPLICANT—Betty Foernsler, adjoining owner.

OWNER OF PREMISES—John M. Bauer and Frances Haver.

SUBJECT—Application August 29, 1956—Appeal from a decision of the Borough Superintendent re review of Borough Superintendent's decision—re commercial use in residence district.

PREMISES AFFECTED—1920 Harman Street, south side, 165 feet west of Fairview Avenue, Block 3388, Lot 21, Ridgewood, Borough of Queens.

874-57-BZ

APPLICANT—Murray Stockman, for David Koss, owner.

SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, and auto safety inspection station, for a stated term of fifteen (15) years.

PREMISES AFFECTED—22-02 to 22-18 (22-14 official) Beach Channel Drive, 10-46 to 10-52 Grassmere Terrace, northeast corner and 22-01 to 22-07 Regina Avenue, Block 216, Lot 46, Far Rockaway, Borough of Queens.

552-57-BZ

APPLICANT—Albert Melniker, for Isle Fuel Oil Service Co., owner.

SUBJECT—Application July 25, 1957—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and operation of a gasoline service station, lubricatorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—1310 Forest Avenue and 66 Hamlin Place, southwest corner, Block 386, Lot 20, Port Richmond, Borough of Richmond.

702-57-BZ

APPLICANT—Frederick A. Ketcher, for Barbchester Estates, Inc., owner; Kesbec, Inc., lessee.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a business use district, the extension of an existing legal gasoline station, and for the reconstruction and maintenance of the accessory building for the legal existing use of gasoline service station, office and storage, and for the additional uses of car wash, sale of used cars, motor vehicle repairs with hand tools only and for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—5701 Broadway, northwest corner of West 234th Street, Block 3405, Lot 175, Borough of The Bronx.

587-57-BZ

APPLICANT—Robert Gottlieb for 174 Boston Properties Corp., owner.

SUBJECT—Application August 2, 1957, decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the park-

ing and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—1675 Hoe Avenue, west side, 100 feet north of East 173rd Street, Block 2983, Lot 42, Borough of The Bronx.

250-57-BZ

APPLICANT—Joshua Brown, for Norman Simonson, owner.

SUBJECT—Application March 20, 1957—decision of the Commissioner of Marine and Aviation, under section 7f of the Zoning Resolution, to permit in a business use district, the installation of three gasoline storage tanks and one dispensing pump to be used for marine service only in conjunction with the existing boat repair shop.

PREMISES AFFECTED—405 Bayview Avenue, east side, 396 feet south of Hylan Boulevard, Block 6691, Lots 1 and 10, Princess Bay, Borough of Richmond.

581-42-BZ—Vol. II

APPLICANT—Sidney H. Kitzler, for Homecrest Service Station, Inc., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c, 7i, 7A of the Zoning Resolution, to permit in a business use district, the erection of an extension to the existing service building and extend the uses of the present gasoline service station to include wheel alignment.

PREMISES AFFECTED—2315-2325 Coney Island Avenue and 1102-1110 Avenue T, southeast corner, Block 7315, Lots 1 and 3, Borough of Brooklyn.

624-55-BZ—Vol. II

APPLICANT—Paul Gordon, for Oscar and Ethel Gordon, owners.

SUBJECT—Application reopened July 2, 1957, as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, office, minor auto repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—202-15 Northern Boulevard and 43-22 to 43-30 203rd Street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechhurst, Borough of Queens.

747-57-BZ

APPLICANT—Simeon Heller and George J. Meltzer, for 172nd Street Corp., owner, Eutectic Welding Alloys Corp., lessee.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in the residence portion of the plot, the parking for more than five (5) motor vehicles for employees and patrons.

PREMISES AFFECTED—40-40 172nd Street west side and 171-20 Station Road, entire block bounded by 172nd Street, Station Road, Auburndale Lane and 42nd Avenue, Block 5351, Lot 1, Auburndale, Borough of Queens.

602-57-BZ

APPLICANT—Robert Gottlieb, for Rose Gscheidle, owner.

SUBJECT—Application August 27, 1957—decision of the Borough Superintendent, under section 7h of the Zoning

CALENDAR

Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx.

44-35-BZ—Vol. IV

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner; Arthur O. Leuck, lessee.

SUBJECT—Application reopened January 8, 1957 as Vol. IV—decision of the Borough Superintendent, under sections 21 and 7h of the Zoning Resolution, to permit in a business use district, the extension of the yard area of the existing legal gasoline service station to include the present use of the parking of more than five (5) motor vehicles for a term to run concurrently with the term of the variance.

PREMISES AFFECTED—46-01 Laurel Hill Boulevard and 50-77 46th Street, northeast corner, Block 2296, Lots 1 and 81, Woodside, Borough of Queens.

668-57-BZ

APPLICANT—John F. Fitzsimons, for Astoria Federal Savings and Loan Association, owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the storage and parking of motor vehicles.

PREMISES AFFECTED—30-20 38th Street, west side, 126.40 feet south of 30th Avenue, Block 659, Lots 54, 55 and 153, Long Island City, Borough of Queens.

861-57-BZ

APPLICANT—Leonard F. Rothkrug, for 128 East 62nd Street Corp., owner.

SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a B area district, a two story extension of an existing building occupied as a doctor's office and apartments into the required rear yard.

PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet, 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

128-57-A

APPLICANT—Henry Kohler, for 128 East 62d Street Corp., owner.

SUBJECT—Application May 23, 1957—Appeal from a decision of the Borough Superintendent—re Permit 452-57 re Alt. 7-57, dated March 1, 1957, revoked by Borough Superintendent.

PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

25-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Cabro Realty Corp., owner.

SUBJECT—Application July 15, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district the use of the premises for the parking and storage of motor vehicles.

PREMISES AFFECTED—14-34 East 93rd Street, west side, 90 feet south of East New York Avenue, Block 4595, Lots 15, 19 and 23, Borough of Brooklyn.

Laid over from January 7, 1958 to February 4, 1958, for inspection and decision; hearing closed.

48-47-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug and Samuel Gardstein, for Progressive Synagogue, owner.

SUBJECT—Application reopened June 4, 1957 as Vol. III—decision of the Borough Superintendent, under section

21 of the Zoning Resolution, to permit in a C area district the erection of an open front vestibule extension to the existing building exceeding the permitted area.

PREMISES AFFECTED—1387-1395 Ocean Avenue and 2001-2013 Avenue I, northeast corner, Block 7566, Lots 6, 9 and 10, Borough of Brooklyn.

Laid over from January 7, 1958 to February 4, 1958, for inspection and decision; hearing closed.

599-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Marguerite F. Brower, owner.

SUBJECT—Application August 22, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and toilets, for a stated term of fifteen (15) years.

PREMISES AFFECTED—758-764 Fulton Street and 423-431 Carlton Avenue, southeast corner, Block 2007, Lot 38, Borough of Brooklyn.

Laid over from January 7, 1958 to February 4, 1958, for inspection and decision; hearing closed.

292-57-BZ

APPLICANT—Herman Kron, for 61-44 Fresh Meadow Road, Inc., owner.

SUBJECT—Application April 10, 1957—decision of the Borough Superintendent, under sections 7c, 7e, 7A, 7h and 7i of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and sale of used cars, parking and storage of more than five (5) cars, with curb cuts within 75 ft. of a residence use district and a ground sign on the retail use portion.

PREMISES AFFECTED—130-36 Merrick Boulevard, northwest corner of 130th Road, Block 12541, Lot 50, St. Albans, Borough of Queens.

Laid over from November 26, 1957, to December 10, 1957, for applicant to correct his papers and supply new photographs; then hearing postponed from December 10, 1957, to January 14, 1958, to permit objectors to be present who were delayed by traffic conditions; applicant to send notices by regular mail; then to February 4, 1958, for consideration and decision; hearing closed.

60-31-BZ—Vol. II

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner (Bay Ridge Lumber Co., Inc., lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—(decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories and parking and storage of more than five (5) cars, for a stated term of fifteen (15) years.

PREMISES AFFECTED—6313-6327 5th avenue, east side, 100 ft. south of 63rd street, Block 5810, Lots 1, 2, 5 and 83, Borough of Brooklyn.

Hearing postponed from December 10, 1957 to January 14, 1958, to permit objectors to be present who were delayed by traffic conditions; applicant to send notices by regular mail; then to February 4, 1958, for inspection and decision; hearing closed.

350-57-BZ

APPLICANT—Burke, Green and Groh, for Joseph B. Weynert, owner.

SUBJECT—Application April 29, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a two-story building for use as a doctor's

CALENDAR

office and two dwellings without the required garages or parking spaces.

PREMISES AFFECTED—58-44 Main Street, west side, 20.74 feet north of 59th Avenue, Block 6378, Lot 40, Flushing, Queens.

Laid over from January 7, 1958, to January 14, 1958, at request of objector, applicant concurring; then to February 4, 1958, for further consideration after applicant has corrected his application and for decision; hearing closed.

470-56-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for The Booth Felt Company, Inc., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent under section 7e of the zoning resolution, to permit in a local retail use district, the erection of a one story building to be used for the processing of felt products, shipping and receiving, office, boiler room, loading and unloading, and the parking of employees cars and owners trucks for a stated term of twenty-five (25) years.

PREMISES AFFECTED—1712-1720 10th Avenue, northwest corner of 18th Street, Block 877, Lots 45, 46, 47, 48 and 49, Borough of Brooklyn.

Laid over from January 14, 1958, to February 4, 1958, for inspection and decision; hearing closed.

684-57-BZ

APPLICANT—Paul Friedman, for Louis C. Kaye, owner; Esso Standard Oil Co., conditional lessee.

SUBJECT—Application August 24, 1957—decision of the Borough Superintendent under sections 7f, 7e, 7i, 7h and 7A of the zoning resolution, to permit on a plot located partly within a business use district and partly within a residence use district, on a portion of the plot within the business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing—non-automatic), office and storage and sales of auto accessories, parking and storage of more than five (5) cars and on the portion of the plot in a residence use district the parking and storage of cars, with a ground sign in a business use district, and with curb cuts within 75 feet of residence district for a stated term of fifteen (15) years.

PREMISES AFFECTED—1841-1849 Cornaga Avenue (1845 official), southeast corner of Beach 19th Street, Block 79, Lot 1, Far Rockaway, Borough of Queens.

Laid over from January 14, 1958, to February 4, 1958, for inspection and decision; hearing closed.

685-57-A

APPLICANT—Paul Friedman, for Louis C. Kaye, owner; Esso Standard Oil Co., conditional lessee.

SUBJECT—Application August 24, 1957—filed pursuant to section 35, General City Law re portion of premises in bed of a mapped street—proposed widening of Cornaga Avenue.

PREMISES AFFECTED—1841-1849 Cornaga Avenue (1845 official), southeast corner of Beach 19th Street, Block 79, Lot 1, Far Rockaway, Borough of Queens.

200-57-BZ

APPLICANT—Leonard F. Rothkrug, for Milton Miller, owner; Ralph Attonito, Harry Soccorsi and Frank Nicolichchia, lessees.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the maintenance of additional curb cuts and roof signs to an existing use of the premises for retail sales and ice cream manufacturing (Carvel franchised dealer) with accessory parking on unbuilt upon portion of the premises.

PREMISES AFFECTED—1198-1218 Pennsylvania Avenue, northwest corner of Vandalia Avenue, Block 4434, part of Lots 40 and 51, Borough of Brooklyn.

Laid over from January 21, 1958, to February 4, 1958, for inspection and decision; hearing closed.

731-57-BZ

APPLICANT—James E. Vassalotti, for John M. Kokkins, Deepdene Realty Corp., Anohid Realty Corp. and Aldershot Realty Corp., Manuel E. Kulukundis, Peter T. Kikis, Evengelos T. Hardaloupas and Stephen C. Lyras, owners.

SUBJECT—Application August 26, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence district, the extension of the legal restaurant on the first floor of Building A into the residence use district. The proposed extension into the residence use district has an area of approximately 520 square feet.

PREMISES AFFECTED—399-423 East 52nd Street, north side, 60 feet 3 inches east of 1st Avenue and 404-420 East 53rd Street, Block 1364, Lot 5, Borough of Manhattan.

Laid over from January 21, 1958, to February 4, 1958, for inspection and decision; hearing closed.

540-57-BZ

APPLICANT—Edward K. Pincus for Sol Rosenbaum, Inc., owner.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles and the daytime parking for patrons of the store at 2689 Atlantic Avenue.

PREMISES AFFECTED—142-150 Vermont Street, west side, 122 feet 2 inches north of Atlantic Avenue, Block 3671, Lots 30-33 inclusive, Borough of Brooklyn.

Laid over from January 21, 1958, to February 4, 1958, for inspection and decision; hearing closed.

619-57-BZ

APPLICANT—Department of Water Supply, Gas and Electricity, for City of New York, owner.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent, under sections 7c, 7e and 7f of the zoning resolution, to permit in a residence and business use district, the erection of a two story building to be used as a garage for the parking of more than five (5) cars, office and locker rooms.

PREMISES AFFECTED—886 St. Nicholas Avenue and 416 West 155th Street, southeast corner, Block 2069, Lots 26, 28 and 37, Borough of Manhattan.

Laid over from January 21, 1958, to February 4, 1958, for inspection and decision; hearing closed.

614-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from July 2, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to September 10, 1957, for further inspection and decision; then to September 24, 1957, for further inspection and decision; then to October 8, 1957, at request of the applicant and for decision; then to November 6, 1957, at request of the applicant as to possible sale of the premises; then to December 3, 1957, at request of the applicant as to possible sale of the property; then to January 21, 1958 at the request of the applicant; then laid over to February 4, 1958, for inspection and decision; hearing closed.

CALENDAR

596-57-BZ

APPLICANT—Joseph Lau, for 10 East 30th Street Corp., owner.

SUBJECT—Application August 19, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot and attendants shanty for the parking and storage of more than five (5) motor vehicles for a stated term of ten (10) years.

PREMISES AFFECTED—10-14 East 30th Street, south side, 177 feet 6 inches east of 5th Avenue, Block 859, Lots 77, 79 and 80, Borough of Manhattan.

Laid over from January 28, 1958, to February 4, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 4, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, February 4, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

94-56-A

APPLICANT—Allen Ducker, Simeon Heller and George J. Meltzer, for Great Park Corp., owner.

SUBJECT—Application August 10, 1956—Appeal to review a decision of the Borough Superintendent—re business use in residence district.

PREMISES AFFECTED—36 Central Park South, east side, 270 feet east of Avenue of The Americas, Block 1274, Lot 62, Borough of Manhattan.

39-57-A

APPLICANT—Sidney Daub, for M. B. Driscoll and Sons, Inc., owner.

SUBJECT—Application June 7, 1957—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—35-37 Rose street, south side, 147 ft. west of Duane street, Block 114, Lot 13, Borough of Manhattan.

70-40-A—Vol. II

APPLICANT—Maxfield Blaufeux, for Regent Nursing Home, owner.

SUBJECT—Application reopened November 13, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—84-24 116th Street, west side, 180 feet south of 84th Avenue, Block 9215, Lot 19, Richmond Hill, Borough of Queens.

-57-A

APPLICANT—Abraham N. Horwitz, for S T N Realities, owner; Octagon Process Inc., lessee.

SUBJECT—Application January 14, 1957—Appeal from an order and a decision of the Fire Commissioner, re sprinkler, standpipe and storage of Toluol, etc.

PREMISES AFFECTED—15 Bank Street, northwest corner, of Railroad, Block 244, Lots 80, 85, 90 and 750, New Brighton, Borough of Richmond.

8-57-A

APPLICANT—Max Wechsler for Wechsler and Schi-
nenti; Edward P. Weiss, owner.

SUBJECT—Application April 3, 1957—Appeal from a decision of the Borough Superintendent, re use of frame structure as Nursing Home, enlarged, with non-fireproof extension.

PREMISES AFFECTED—103-15 96th Street, east side, 100.09 feet south of 103rd Avenue, Block 9119, Lot 60, Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 11, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, February 11, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

392-57-BZ

APPLICANT—Samuel S. Arlen, for Scalbert Associates, Morris and Morton Pickman, partners.

SUBJECT—Application May 9, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash non-automatic, auto repairs with hand tools only, office, storage, sales and parking of motor vehicles awaiting service with a business sign in a residence use district and a curb cut in excess of 30 feet.

PREMISES AFFECTED—221-11 Horace Harding Expressway, northeast corner of Springfield Boulevard, Block 7520, Lot 150, Bayside, Borough of Queens.

Laid over from January 7, 1958 to February 11, 1958, for hearing at the request of the Board of Education, as proposed school site in area has not been determined.

122-57-BZ

APPLICANT—Larry Meltzer, for Charles Macaluso, owner.

SUBJECT—Application February 13, 1957—decision of the Borough Superintendent under sections 7a and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of an extension of the existing ornamental shop exceeding the permissible area in a C area district.

PREMISES AFFECTED—8509 Bay 16th Street, East side, 100 feet north of 86th Street, Block 6343, Lot 25, Borough of Brooklyn.

Laid over from January 28, 1958, to February 11, 1958, at the request of an objector.

779-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Tira Holding Corp., owner.

SUBJECT—Application October 30, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage, office and sales, parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—137-21 to 137-29 (137-25 official) Jamaica Avenue, north side, from 138th Street to Van Wyck Expressway; 88-46 to 88-56 138th Street and 88-47 to 88-53 Van Wyck Expressway, Block 9618, Lot 30, Jamaica, Borough of Queens.

796-57-BZ

APPLICANT—Charles M. Spindler, for Forald Realty Corp., owner.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non-automatic), office, sale of auto accessories, minor auto repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station for a stated term of fifteen (15) years.

PREMISES AFFECTED—74-02 to 74-16 Yellowstone Boulevard (74-10 official), east side, 94.19 feet north of Nansen Street, Block 3178, Lot 70, Forest Hills, Borough of Queens.

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

CALENDAR

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs with hand tools only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

544-57-BZ

APPLICANT—Robert Gottlieb, for 164 River Property Corp., owner.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—1001 Gerard Avenue, and 75 East 164th Street, northwest corner, Block 2486, Lot 37, Borough of The Bronx.

376-57-BZ

APPLICANT—Leonard F. Rothkrug, for A.C.A. Auto Sales, Inc., owner; successor to Torlim Realty Corp.

SUBJECT—Application May 7, 1957—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a motor vehicle repair shop and to permit the sale and display of new and used cars and new and used auto parts on the unbuilt upon portion of the premises for a term of ten (10) years.

PREMISES AFFECTED—2735-2743 Cropsey Avenue, east side, 34 feet 7¾ inches north of Bay 47th Street, Block 6914, Lots 75, 76 and 78, Borough of Brooklyn.

326-57-BZ

APPLICANT—Burke, Green and Groh, for Leon Bernstein, owner.

SUBJECT—Application April 24, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five motor vehicles.

PREMISES AFFECTED—61-19 Fresh Meadow Lane, east side, 40.55 feet south of 64th Avenue, Block 6902, Lot 18, Flushing, Borough of Queens.

390-27-BZ—Vol. VI

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. VI—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit partly in a residence use district and partly in a business use district, the additional uses of minor auto repairs with hand tools only maintained solely within the accessory building and the parking of motor vehicles awaiting service at an existing gasoline service station, lubritorium and auto laundry previously granted by the board and the extension in the term of variance, for an additional fifteen (15) years, for the existing as well as the proposed uses.

PREMISES AFFECTED—73-38 to 73-42 Cooper Avenue, south side, 22.29 feet west of 74th Street, Block 3811, Lot 58, Glendale, Borough of Queens.

593-57-BZ

APPLICANT—John F. Fitzsimons, for Peter Kalopodis, owner.

SUBJECT—Application August 12, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the

erection of a gasoline service station with accessory use of lubritorium, non automatic auto laundry, minor auto repairs with hand tools only and the parking of cars awaiting service.

PREMISES AFFECTED—43-15 Ditmars Boulevard and 21-74 to 21-82 45th Street, northwest corner, Block 784, Lot 64, Astoria, Borough of Queens.

838-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Kingsdale Building Corp., owner.

SUBJECT—Application November 14, 1957—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a class one height district, the erection of a six (6) story multiple dwelling exceeding the permitted height within two (2) miles of a designated airport.

PREMISES AFFECTED—22-01 to 22-21 (22-11 official) Brookhaven Avenue and 461-473 Beach 22nd Street, southwest corner, Block 255, Lot 38, Far Rockaway, Borough of Queens.

539-57-BZ

APPLICANT—Casper P. Colla, for Anthony DiGiovanni, owner.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district the erection of a one story extension to an existing building and maintain a gasoline service station, auto repair shop, auto safety inspection, auto laundry (non automatic), lubritorium, sale of auto accessories and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—141-145 Throop Avenue and 199-203 Hopkins Street, northeast corner, Block 172, Lot 1, Borough of Brooklyn.

626-57-BZ

APPLICANT—De Rose and Cavalieri, for Saizo Associates Inc., owner.

SUBJECT—Application September 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district for a stated term of years a parking and storage lot for more than five (5) motor vehicles.

PREMISES AFFECTED—417-419 East 152nd Street, north side, 156.97 feet west of 3rd Avenue, Block 237, Lots 98 and 99, Borough of The Bronx.

772-57-BZ

APPLICANT—Charles M. Spindler, for Sam Piazza, owner.

SUBJECT—Application October 29, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a retail use district, the installation of motor fuel tanks and pumps for marine sale and use in conjunction with the existing boat sale and repair business.

PREMISES AFFECTED—45-73 Soundview Avenue, south side, 217.60 feet east of Pugsley Avenue, Block 3435, Lots 3 and Block 3436, Lot 44, Borough of The Bronx.

432-57-BZ

APPLICANT—Theodore A. Taylor, for Triax Corporation, owner; R.M.C. Associates, lessee.

SUBJECT—Application June 7, 1957—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to the rear of an existing multiple dwelling and extend the business use on the first floor.

PREMISES AFFECTED—236 East 75th Street, south side, 175 feet 1 inch west of 2nd Avenue, Block 14, Lot 32, Borough of Manhattan.

CALENDAR

437-57-BZ

APPLICANT—Max Siegel Associates, for 1167 Broadway Corp., owner.

SUBJECT—Application June 5, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the continuance of an existing factory located on a portion of a lot within a residence use district and extending from a business use district of the same lot.

REMISES AFFECTED—1167-1169 Broadway and 1-13 Kossuth Place, northeast corner, Block 3252, Lot 1, Borough of Brooklyn.

438-57-A

APPLICANT—Max Siegel Associates, for 1167 Broadway Corp., owner.

SUBJECT—Application June 5, 1957—Appeal from a decision of the Borough Superintendent, re frame building—factory use.

REMISES AFFECTED—1167-1169 Broadway and 1-13 Kossuth Place, northeast corner, Block 3252, Lot 1, Borough of Brooklyn.

04-46-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the extension of the present use of gasoline service station, lubricatorium and auto laundry to include minor auto repairs with hand tools only and the parking of motor vehicles awaiting service and an extension of the term of variance, including the additional uses for an additional term of fifteen (15) years.

REMISES AFFECTED—2018-2032 Stillwell Avenue, northwest corner of 86th Street, Block 6860, Lot 28, Borough of Brooklyn.

9-57-BZ

APPLICANT—Burke, Green and Groh, for Walter Berger and Arthur Hofer, owners.

SUBJECT—Application April 4, 1957—decision of the Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a residence and local retail use district, the erection of a one story extension to the existing building for use as a factory and the use of the rebuilt upon portion for parking and storage of employees and patrons cars in conjunction with the factory.

REMISES AFFECTED—220-13 Hempstead Avenue, northeast corner of 220th Street, Block 10775, Lot 41, Queens Village, Borough of Queens.

1-57-BZ

APPLICANT—Andrew DiCamillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a E area district the erection of and extension on the front of the present two story building with less than the required setback and a rear extension encroaching on the required rear yard.

REMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

1-57-A

APPLICANT—Andrew Di Camillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—Appeal from a decision of the Borough Superintendent, re frame walls and openings within 3 feet of lot line.

REMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

339-57-BZ

APPLICANT—James E. Casale, for Ingeborg de Beausacq, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a photographer's studio on the first floor of an existing three story, two family dwelling.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

340-57-A

APPLICANT—James E. Casale, for Ingeborg de Beausacq, owner.

SUBJECT—Application April 11, 1957—Appeal from a decision of the Borough Superintendent, re egress, garage, non-fireproof building.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

241-57-BZ

APPLICANT—Max Wechsler, for Faith for Today, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent under sections 7c and 7h of the zoning resolution, to permit in a residence use district, the erection of a two story and cellar extension to an existing structure and extend the present use of storage, office, church practice and bedroom to include dining room, kitchen printing shop, garage, classroom and parking.

PREMISES AFFECTED—108-43 71st Avenue, north side, 100 feet west of 110th Street, Block 2223, Lot 44, Forest Hills, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and for further hearing.

22-29-BZ—Vol. III

APPLICANT—Paul Friedman, for Adeline Zagarino, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. III—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i and 7A of the Zoning Resolution, to permit a plot located in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, non-automatic, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) cars awaiting service with show windows, signs and curb cuts within 75 feet of a residence use district, and with ground signs in a retail use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—134-31 to 134-39 (134-35 official) 101st Avenue and 97-32 to 97-40 Van Wyck Expressway, northwest corner, Block 9483, Lot 30, Jamaica, Borough of Queens.

Laid over from January 7, 1958, to February 11, 1957, for inspection and decision; hearing closed.

859-53-BZ—Vol. II

APPLICANT—Samuel S. Arlen, for James Alan Building Corp., owner.

SUBJECT—Application reopened February 5, 1957 as Vol. II—decision of the Borough Superintendent, under sections 19Aj and 21 of the Zoning Resolution, to permit in a business and residence use district, the elimination of a required loading bay used as an accessory to twelve existing stores, to a store thus increasing the number of stores to thirteen.

PREMISES AFFECTED—138-38 to 138-54 84th Drive and 138-01 to 138-07 Queens Boulevard, southeast corner, Block 9649, Lot 44, Briarwood, Borough of Queens.

Laid over from January 7, 1958, to February 11, 1958, for inspection and decision; hearing closed.

CALENDAR

471-57-BZ

APPLICANT—Leonard F. Rothkrug, for Abraham and Dorothy Donner, owners, Juniper Coat Co., lessee.

SUBJECT—Application June 20, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection and maintenance of a factory for the manufacturing of clothesware, within the limitations of Article II section 4(a) using more than the permitted area, for a term of 25 years.

PREMISES AFFECTED—177-49 to 177-73 106th Road and 106-12 to 106-20 180th Street, northwest corner, Block 10334, Lots 36 and 48, Jamaica, Borough of Queens.

Laid over from January 7, 1958, to February 11, 1958, for inspection and decision; hearing closed.

748-55-BZ

APPLICANT—O'Dwyer and Bernstein, for Michael O'Grady, owner.

SUBJECT—Application September 22, 1955—(decision of the borough superintendent) under section 7e and 7h of the zoning resolution, to permit in a residence use district, the construction and maintenance of a gasoline service station, lubritorium, car wash, minor repairs with hand tools only, parking for motor vehicles awaiting service, and the licensed off street parking of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—262-290 Sheridan avenue, 1149-1159 Belmont avenue, northwest corner and 555-567 Lincoln avenue, Block 4238, Lot 11, Borough of Brooklyn.

Laid over from December 10, 1957 to January 14, 1958, for hearing, at request of attorney for objectors; then to February 11, 1958, for inspection and decision; hearing closed.

221-57-BZ

APPLICANT—Henry Nordheim, for Sophie Shleffar, owner (Leland Stations, Inc., lessee).

SUBJECT—Application March 26, 1957—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the reconstruction of the present gasoline service station, greasing, car washing and two gasoline pumps.

PREMISES AFFECTED—439-451 Sound View avenue and 440 Leland avenue, south junction of, Block 3498, Lots 17 and 23, Borough of The Bronx.

Laid over from December 17, 1957, to January 14, 1958, at the request of an objector; then to February 11, 1958, for inspection and decision; and for the applicant to correct his plans; hearing closed.

55-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Rainbow Improvement Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a restricted retail and retail use district, the extending of the present use of parking and storage of pleasure cars only by adding thereto, office, scale room, display of new and used cars and trucks, sale of used auto parts, minor auto repairs, storage, purchase and sale of scrap metals, parking and storage of cars and trucks.

PREMISES AFFECTED—813-845 East 59th Street and 5902-5908 Glenwood Road, southeast corner; 829-843 Paedagat Avenue and 1784-1800 Ralph Avenue, Block 7979, Lots 110, 139, 151 and 161, Borough of Brooklyn.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed.

661-56-BZ—Vol. II

APPLICANT—S. Jules Lakin, for S. Jules Lakin and M. L. Bennett, owners.

SUBJECT—Application reopened October 8, 1957 as Vol. II—decision of the Borough Superintendent, under sec-

tions 7f, 7i and 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non-automatic, minor auto repairs with hand tools only, and parking of cars awaiting service, for a stated term of fifteen (15) years with ground sign in the retail use district.

PREMISES AFFECTED—92-10 Astoria Boulevard, southeast corner of 92nd Street, Block 1366, Lot 32, Jackson Heights, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed.

313-33-BZ—Vol. III

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened January 15, 1957 as Vol. III—re decision of the Borough Superintendent under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, sales space, service parking, motor vehicle repairs with hand tools only, and with a curb cut on 39th Street.

PREMISES AFFECTED—38-06 Greenpoint Avenue, southwest corner of 50th Avenue, Block 212, Lot 23, Woodside Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed.

547-57-BZ

APPLICANT—Gabriel Nathan, for Boardwalk Holding Corp., owner.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent under sections 7c and 7h of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of a parking lot as an accessory use to an existing class A multiple dwelling.

PREMISES AFFECTED—122-04 to 122-20 Ocean Promenade, north side, from Beach 122nd to Beach 123rd Streets, 121-137 Beach 122nd Street and 120-132 Beach 123rd Street, Block 762, Lot 44, Rockaway Beach, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed.

288-57-BZ

APPLICANT—Anna Pick, owner.

SUBJECT—Application April 10, 1957—decision of the Borough Superintendent under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use district, the extension of a presently legally existing parking lot from the local retail portion of the premises into the residence use portion.

PREMISES AFFECTED—184-05 to 184-13 Hillside Avenue, north side, 40 feet east of Dalny Road, and 87-23 to 87-23 Dalny Road, Block 9954, Lots 6 and 72, Jamaica Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed; applicant see examiner and file copy of certificate of occupancy for present parking in business district.

6-57-BZ

APPLICANT—M. Martin Elkind, for Jean Daronne, Owner.

SUBJECT—Application January 8, 1957—decision of the Borough Superintendent under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) cars.

PREMISES AFFECTED—37-41 73rd Street, east side, 100 feet north of 37th Road, Block 1284, Lot 15, Jackson Heights, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed.

CALENDAR

319-57-BZ

APPLICANT—Mathew Manes, for William Rueck and Minnie A. Dunlop, owners; Sun Oil Co., lessee.

SUBJECT—Application April 22, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, lubritorium, office, sale of auto accessories and parking of cars awaiting service, with curb cuts and show windows within 75 feet of a residence zone and the erection of post standards and illuminated signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—253-02 to 253-26 Hillside Avenue, 84-02 to 84-10 Little Neck Parkway, southwest corner and 84-01 to 84-09 253rd Street, Block 8607, Lot 180 (tentative), Bellerose, Borough of Queens.

Laid over from December 3, 1957, for inspection and decision; date to be set; hearing closed; then set for December 17, 1957; then to January 14, 1958, for further consideration and decision; then to February 11, 1958, for further consideration and possible further inspection.

618-57-BZ

APPLICANT—Lama, Proskauer and Prober, for The Greenpoint Savings Bank, owner.

SUBJECT—Application September 9, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district the use of the premises as a parking lot for more than five (5) motor vehicles for patrons of the bank.

PREMISES AFFECTED—9718 Glenwood Road, south side, 110 feet west of East 98th Street and 1060-1064 East 98th Street, Block 8185, Lots 39 and 46, Borough of Brooklyn.

Laid over from January 21, 1958, to February 11, 1958, for inspection and decision; hearing closed.

401-57-BZ

APPLICANT—Saul Goldsmith, for Lonad Corporation, owner.

SUBJECT—Application May 21, 1957—decision of the Borough Superintendent, under sections 21 and 7e of the zoning resolution, to permit in a residence use and B area district, the erection of a one story building to be used as a factory and occupying more than the permitted area.

PREMISES AFFECTED—58-17 37th Avenue, and 34-62 to 34-70 59th Street, northwest corner, Block 1197, Lot 1, Woodside, Borough of Queens.

Laid over from January 21, 1958, to February 11, 1958, for inspection and decision; hearing closed.

173-57-BZ

APPLICANT—John J. Tricarico, for Transit Authority, City of New York, owner.

SUBJECT—Application June 21, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of the vacant premises for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1023-1033 Union Street, north side, 214 feet 8 inches west of Franklin Avenue, Block 1185, Lot 30, Borough of Brooklyn.

Laid over from January 21, 1958, to February 11, 1958, for inspection and decision; hearing closed.

95-57-BZ

APPLICANT—Charles V. Halley, Jr. for 236 Riverdale Realty Corp., owner.

SUBJECT—Application August 13, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the zoning resolution, to permit in a residence district, the parking of motor vehicles for patrons using the retail shopping area.

PREMISES AFFECTED—581-587 West 235th Street, northwest corner of Netherland Avenue, Block 3409, Lots 545 and 546, Borough of The Bronx.

Laid over from January 21, 1958, to February 11, 1958, for inspection and decision; hearing closed.

300-56-BZ

APPLICANT—Harry A. Yarish, for Macdonald Holding Corp., owner.

SUBJECT—Application reopened November 26, 1957 for consideration for setting of date for additional hearing as required by Court—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a business and residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—405-417 McDonald Avenue, east side, 300 feet south of Albermarle Road and 298-306 East 2nd Street, Block 5334, Lots 26 and 84, Borough of Brooklyn.

Laid over from December 17, 1957, to January 7, 1958, at the request of an objector, no further requests for adjournment considered; then to January 28, 1958, for inspection and decision; hearing closed; then to February 11, 1958, for decision.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 11, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, February 11, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

555-57-SA

APPLICANT—J. O. Ross Engineering Corporation, owner.

SUBJECT—Application June 28, 1957—Short Bake Beer Can Oven Gas-fired; for drying inside lacquer finish on beer can body, approval of.

97-56-SM

APPLICANT—J. H. Thorp & Company, Inc., owner.

SUBJECT—Application January 24, 1956—48 Inch Saran Net, Model 2915-2918, approval of.

162-56-SM

APPLICANT—N. O. Deputy for Plastic Appliance Company, owner.

SUBJECT—Application February 16, 1956—Rapid Tite Fuel Oil Tank Filling Nipple; Part 90, Fill Box Insert; Part 92 and Fill Box Cap; Part 93, approval of.

340-56-SM

APPLICANT—M. H. Detrick Company, Insulation Division, owner.

SUBJECT—Application April 27, 1956—Detrick Pyro-Scat Fireproofing, approval of.

311-57-SM

APPLICANT—E. I. Du Pont de Nemours & Company, Inc., owner.

SUBJECT—Application April 5, 1957—DuPont Tontine Flame Resistant Vinyl Stage Curtain Material, approval of.

29-56-SM

APPLICANT—E. I. Du Pont de Nemours & Company, Inc., owner.

SUBJECT—Application reopened November 20, 1956 for amendment to resolution for additional flame resistant fabrics for use on folding doors, Fabrilite V-8117FR—re Fabrilite V-8113FR, flame resistant vinyl plastic coated glass fabric for use on folding doors; previously approved.

CALENDAR

503-57-SM

APPLICANT—E. I. Du Pont de Nemours & Company, Inc., owner.

SUBJECT—Application June 5, 1957—DuPont Tontine Flame Resistant Quality Washable Window Shade Cloth, approval of.

180-57-SM

APPLICANT—Gilford Leather Company, Inc., Agent for Columbus Coated Fabrics Corporation, owner.

SUBJECT—Application February 28, 1957—Colovin Osna-burg Decorative Wall Covering also to be Gilford Leather Company under the trade names of Dublin Lightweight & Mikado, Decorative Wall Covering, approval of.

407-57-SA

APPLICANT—S. T. Johnson Company, owner.

SUBJECT—Application April 24, 1957—Bankheat Oil Burner, Models BH-0, BH-0A, BH-1A, BH-2, BH-2A, BH-3 and BH-3A, approval of.

502-57-SM

APPLICANT—F. Schumacher & Company, Agent for Fabritate Inc., owner.

SUBJECT—Application June 5, 1957—Rich-Wall, wall covering, approval of.

650-57-SA

APPLICANT—Vanderwater Associates, Inc., for Utility Appliance Corp., owner.

SUBJECT—Application August 5, 1957—Utility Gas-fired Suspended Unit Heaters, Models 25-UF, 50-UF, 75-UF, 100-UF, 125-UF, 200-UF, 75-UB, 100-UB, 125-UB and 150-UB, approval of.

678-57-SA

APPLICANT—Yula Water Heaters, Inc., owner.

SUBJECT—Application August 28, 1957—Yulatom Pre-heater, Model YA, approval of.

685-55-SM

APPLICANT—Hope's Windows, Inc., owner.

SUBJECT—Application July 28, 1955—Automatic Self-Closing Device No. 446, approval of.

802-49-SM—Vol. II

APPLICANT—Hope's Windows, Inc., owner.

SUBJECT—Application reopened May 6, 1952 for amendment of resolution as to additional window sections, Hope's Architectural Projected Solid Section, "LOK'D BAR,"—re Hope's Holfords, Hope's Australs and Hope's Intermediate Casements; previously approved.

29-52-SA

APPLICANT—Modine Manufacturing Company, owner.

SUBJECT—Application reopened October 2, 1956 for amendment of resolution as to additional Models—G25, G50, G75, G105, G135, G165, G225 and G310—re Modine Gas-fired Unit Heaters, space heaters, Models 65, 85, 105, 135 and 165; previously approved.

707-40-SM—Vol. II

APPLICANT—The W. S. Tyler Company, owner.

SUBJECT—Application reopened December 10, 1957 for amendment of resolution as to additional thickness of door, door thickness up to 2½ inches—re Tyler One and One-Half Hour Hollow Metal Fire Door; previously approved.

837-56-A

APPLICANT—Daniel G. Connolly, for Montague Associates, Inc., owner; American Manufacturing Co., lessee.

SUBJECT—Application December 4, 1956—Appeal from a decision of the Fire Commissioner, re permit for smoking.

PREMISES AFFECTED—50-56 West Street, southeast corner of Noble Street, Block 2568, Lot 5, Borough of Brooklyn.

192-57-A

APPLICANT—Louis Lieberman, for Edmund Geis Realty Corp. owner, C and M. Auto Spring Co., Inc., lessee.

SUBJECT—Application March 14, 1957—Appeal from a decision of the Borough Superintendent, re installation of oil burners, etc.

PREMISES AFFECTED—42-36 11th Street, west side, 140.26 feet north of 43rd Avenue, Block 460, Lot 60, Long Island City, Borough of Queens.

79-57-A

APPLICANT—Leonard F. Rothkrug, for Mary Volpe, doing business as Regina Blouse and Sportswear Co., owner.

SUBJECT—Application January 25, 1957—Appeal from a decision of the Borough Superintendent, re frame building, commercial use-exits, etc.

PREMISES AFFECTED—1507 DeKalb Avenue, north side, 300 feet east of Knickerbocker Avenue, Block 3236, Lot 47, Borough of Brooklyn.

140-49-A—Vol. II

APPLICANT—Burke, Green and Groh, for George and Sonia Cullinen, owners, Les Clochettes, lessee.

SUBJECT—Application reopened March 19, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—35-45 223rd Street, east side, 152.83 feet north of 37th Avenue, Block 6192, Lot 68, Bayside, Borough of Queens.

748-57-A

APPLICANT—Harry Hurwit, for Belmont and Son, Inc., owner.

SUBJECT—Application October 18, 1957—Appeal from a decision of the Borough Superintendent, re egress, etc.

PREMISES AFFECTED—337 Broome Street, east side, Bowery, southeast corner, Block 423, Lot 12, Borough of Manhattan.

852-57-A

APPLICANT—Morris Kwellner, for Yeshiva of Flatbush, owner.

SUBJECT—Application November 26, 1957—Appeal from a decision of the Borough Superintendent, re Class 4 structure from residence to School use, re exits, stairs, etc.

PREMISES AFFECTED—935 East 10th Street, east side, 280 feet south of Avenue I, Block 6523, Lot 69, Borough of Brooklyn.

1018-57-A

APPLICANT—Joseph B. Klein, for The Connecticut Mutual Life Insurance Co., owner.

SUBJECT—Application December 30, 1957—Appeal from a decision of the Borough Superintendent, re non-fire-proof construction, from stores to offices, showrooms and incidental manufacturing.

PREMISES AFFECTED—8-12 West 14th Street, south side, 150 feet west of 5th Avenue and 5-11 West 13th Street, Block 577, Lots 34, 49, 50 and 51, Borough of Manhattan.

4-58-A

APPLICANT—Albert H. Morgan, for Globe International Inc., owner; Globe Lighting Products, Inc., lessee.

SUBJECT—Application January 7, 1958—Appeal from a decision of the Borough Superintendent, re use of Spraying Equipment not of approved type.

PREMISES AFFECTED—1710 Flushing Avenue, south east corner of Cypress Avenue, Block 3412, Lot 47, Maspeth, Borough of Queens.

HARRIS H. MURDOCK, Chairman

CALENDAR

FEBRUARY 18, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 18, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

517-56-BZ

APPLICANT—T. S. Nilsen, for Theresa La Vine, owner.
SUBJECT—Application July 16, 1956—decision of the Borough Superintendent under section 21 and 7h of the Zoning Resolution, to permit in a residence use district, the extension of the present use of a dwelling and 5 car garage to include parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—1071-1073 Hall Place, west side, 174.9 feet south of East 167th Street, Block 2691, Lots 93 and 94, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, at the request of an objector.

796-49-BZ—Vol. IV

APPLICANT—Charles Abrahams, for Columbia Savings and Loan Association, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of an extension to the present bank building occupying more than the permitted area and alter an existing frame dwelling to provide additional offices.

PREMISES AFFECTED—93-20 to 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

Laid over from January 28, 1958, to February 18, 1958, at the request of an objector to permit filing of objections; no further request for adjournment considered.

835-57-A

APPLICANT—Charles Abrahams for Columbia Savings and Loan Association, owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re use of Frame building as Offices, Live Load, etc.

PREMISES AFFECTED—93-20 and 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection, station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A.

199-57-BZ

APPLICANT—Robert Teichman, for 34th Street Kinney, Inc., owner.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning

Resolution, to permit in a restricted use district, the maintenance of a parking lot for more than five (5) motor vehicles and a frame attendants shanty.

PREMISES AFFECTED—48-54 East 34th Street, south side, 153 feet east of Madison Avenue, Block 863, Lots 53, 54, 55 and 56, Borough of Manhattan.

598-28-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Helen Frankel, owner; Dunhall Manufacturing Corp., lessee.

SUBJECT—Application reopened September 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five motor vehicles for employees of the lamp factory located in the vicinity for a stated term of five (5) years.

PREMISES AFFECTED—1842 Cedar Avenue, northeast corner of West Tremont Avenue, Block 2881, Lot 35, Borough of The Bronx.

785-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner and lessee.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1349 Plimpton Avenue, west side, 75 feet north of West 170th Street, Block 2522, Lots 122 and 123, Borough of The Bronx.

680-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank DeVita, and Minlou Realty Co., Inc., owners.

SUBJECT—Application September 26, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the combining of two adjacent buildings for use as showroom, manufacturing of furniture using power tools, storage of lumber and dwelling.

PREMISES AFFECTED—2731-2735 Atlantic Avenue, north side, 28 feet west of Bradford Street, Block 3673, Lot 38, Borough of Brooklyn.

532-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for F and F Service Stations, Inc., owner.

SUBJECT—Application reopened October 22, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the enlarging of the existing legal gas station, and for extending the accessory building for laundry, office, sale of accessories, mezzanine for storage of tires and accessories, and auto repairs with hand tools only, and for the additional use, in the new extension only, of brake repair and lubrication.

PREMISES AFFECTED—31-04 Astoria Boulevard and 25-25 31st Street, southeast corner, Block 620, Lot 24, Astoria, Borough of Queens.

754-57-BZ

APPLICANT—Leonard F. Rothkrug, for Oscar Schwartz, owner; owner under contract: Hail-A-Cab Corp.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of an automobile repair shop with body and fender work, including welding and touch-up painting and spraying for a term of fifteen (15) years.

PREMISES AFFECTED—1434-1436 Utica Avenue, northwest corner of Farragut Road, Block 4784, Lot 44, Borough of Brooklyn.

788-57-BZ

APPLICANT—Burke, Green and Groh, for Fitchett-Crescent Corp., and Catherine DuMulle, owners.

SUBJECT—Application November 1, 1957—decision of the

CALENDAR

Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of five (5) gasoline storage tanks and two pumps and the parking of employees cars on the unbuilt upon portion of the plot.
PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42, Flushing, Borough of Queens.

812-57-BZ

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.
SUBJECT—Application November 8, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a B area district, the erection of a fire house that will exceed the permitted area coverage.
PREMISES AFFECTED—159-161 East 85th Street, north side, 204-71 feet west of 3rd Avenue, Block 1514, Lots 27 and 28, Borough of Manhattan.

698-50-BZ—Vol. II

APPLICANT—Henry Kohler, for William Berman and Sam Mintz, owners.
SUBJECT—Application reopened March 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of an auto laundry-boiler room, storage, office and locker room.
PREMISES AFFECTED—769-803 (799 displayed) Lefferts Avenue, northwest corner of Schenectady Avenue, Block 1427, Lots 20 and 40, Borough of Brooklyn.

642-57-BZ

APPLICANT—Jerome W. Perlstein, for Henry Kaufman, owner.
SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a sales office and maintain the premises for the storage and sale of used cars.
PREMISES AFFECTED—185-11 Merrick Boulevard, north side, 22.82 feet east of Montauk Street, Block 12711, Lots 12 and 15, Springfield Gardens, Borough of Queens.

837-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Julia Gambeski and Herbert F. Saul, owners.
SUBJECT—Application reopened November 13, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7h, 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles with a ground sign on the retail portion of the plot and show windows and signs within 75 feet of the residence use district.
PREMISES AFFECTED—218-01 to 218-19 (218-15 official) Northern Boulevard, north side, from 218th to 219th Streets, 43-31 to 43-39 218th Street and 43-32 to 43-40 219th Street, Block 6321, Lots 21 and 25, Bayside, Borough of Queens.

881-24-BZ—Vol. II

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.
SUBJECT—Application reopened November 13, 1957, as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.
PREMISES AFFECTED—1292 Shakespeare Avenue, east side, 101.78 feet north of West 169th Street, Block 2506, Lot 115, Borough of The Bronx.

590-57-BZ

APPLICANT—Gilbert Lazerus, for Elsie C. Katz and Adele Wilson, owners.
SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the construction and maintenance for a term of fifteen (15) years of a gasoline service station with lubricatorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only (no welding or spraying), storage and sale of accessories, and incidental parking of more than five (5) motor vehicles awaiting service with incidental ground signs.
PREMISES AFFECTED—43-32 to 43-38 222nd Street and 221-11 to 221-19 Northern Boulevard, northwest corner, Block 6327, Lots 40 and 42, Bayside, Borough of Queens.

736-57-BZ

Applicant—Andrew Di Camillo, for Sebastiano Circo, owner.
SUBJECT—Application October 14, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, an addition to the first floor that will occupy the entire vacant area.
PREMISES AFFECTED—312 Knickerbocker Avenue and 801 Hart Street, northwest corner, Block 3219, Lot 34, Borough of Brooklyn.

551-57-BZ

APPLICANT—Bernard Segal, for Samuel Eidelberg and Jeffery Rosenberg, owners.
SUBJECT—Application July 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, storage and sale of accessory parts and office.
PREMISES AFFECTED—9504-9514 Seaview Avenue, southeast corner of East 95th Street, Block 8318, Lot 20, Borough of Brooklyn.

531-57-BZ

APPLICANT—Frederick A. Ketcher, for Cromwell Realty Co., Inc., owner.
SUBJECT—Application July 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the continuation on the residence portion of the plot, an accessory kitchen used in conjunction with the catering business located on the retail portion of the plot.
PREMISES AFFECTED—1574 Townsend Avenue and 50-62 East Mt. Eden Avenue, southeast corner, Block 2845, Lot 34, Borough of The Bronx.

716-57-BZ

APPLICANT—Albert Melniker, for Ambrose Coppotelli, owner.
SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and parking for more than five (5) motor vehicles.
PREMISES AFFECTED—2333 Hylan Boulevard, 294 Bancroft Avenue, southwest corner and 293 Bryant Avenue, Block 3617, Lot 1, New Dorp, Borough of Richmond.

134-56-BZ

APPLICANT—Abraham Grossman, for Malco Realty Co. Inc., owner.
SUBJECT—Application February 23, 1956—decision of the Borough Superintendent, under sections 7a and 7c of the Zoning Resolution, to permit in a residence use district the extension of the garage use of the present three story

CALENDAR

building to include the parking and storage of more than five (5) motor vehicles of the passenger type on the roof.
PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

135-56-A

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—Appeal from a decision of the Borough Superintendent re non-fireproof construction—garage use.

PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

395-46-BZ

APPLICANT—Leonard F. Rothkrug, for Tri-Line Motors Inc. and Eckoff Holding Corp., owners; Tri-Line Motors Inc., lessee.

SUBJECT—Application reopened January 21, 1958 for consideration as to extension of time to complete—expired May 27, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the change of occupancy from public garage to repairing and servicing of cars, parts department, auto showroom, office, wheel alignment, brake testing, gasoline service station, storage of more than five motor vehicles, auto laundry and sale and display of used cars.

PREMISES AFFECTED—155-157 Empire Boulevard, 1727-1749 Bedford Avenue, northeast corner and 112-122 Sullivan Place, Block 1307, Lots 1 and 6, Borough of Brooklyn.

600-57-BZ

APPLICANT—Reginald S. Hardy, for John and Tessie Dugach, Steve and Natalie Washilchuk and Daniel Karotka, owners.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing—non-automatic, minor repairs, with hand tools only, office, sales and storage of auto accessories, and parking of cars waiting for service, with curb cuts and ground sign in a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—76-26 to 76-46 (76-36 official) 164th Street, west side, from 76th Road to 77th Avenue; 162-27 to 162-37 77th Avenue and 162-28 to 162-38 76th Road, Block 6848, Lots 1, 6 and 8(1), Flushing, Borough of Queens.

Laid over from January 14, 1958, to February 18, 1958, or inspection and decision; hearing closed.

09-50-BZ—Vol. II

APPLICANT—M. Martin Elkind, for John Batha, owner.

SUBJECT—Application reopened November 7, 1956 as Vol. II—re decision of the Borough Superintendent under sections 7c, 7h and 21 of the zoning resolution, to permit in a residence use, F area district, the erection of a one story extension to the present factory building with less than the required setback and the maintenance of a parking lot.

REMISES AFFECTED—41-24 219th Street, west side, 310 feet north of 43rd Avenue, Block 6315, Lot 140, Bay-side, Borough of Queens.

Laid over from January 14, 1958, to February 18, 1958, or inspection and decision; hearing closed.

20-56-BZ—Vol. II

APPLICANT—Robert Gottlieb and Charles A. Buckley, Jr., for 174 Boston Property Corp., owner.

SUBJECT—Application reopened April 2, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7f, 7h and 7i of the zoning resolution, to permit in a

business and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, car wash, storage, auto accessory sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1660-1666 Southern Boulevard, northeast corner of East 173rd Street, Block 2983, Lots 1 and 46, Borough of The Bronx.

Laid over from January 14, 1958, to February 18, 1958, for inspection and decision; hearing closed.

416-56-BZ

APPLICANT—James E. Vassalotti, for Harry Heiman, Inc., owner.

SUBJECT—Application June 11, 1956—re (decision of the borough superintendent) under sections 7e, 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, store and storage room, with show windows and sign within 75 ft. of a residence use district and the parking and storage of motor vehicles; for a stated term of fifteen (15) years.

PREMISES AFFECTED—2237-2249 Westchester avenue and 2101-2115 Glebe avenue, northwest corner, Block 3963, Lots 57 and 62, Borough of The Bronx.

Laid over from March 5, 1957, to April 2, 1957, for inspection and decision; hearing closed; then to May 7, 1957, for further inspection and for decision; then laid over, date to be set; for consideration by the full membership of the Board; and then set for November 6, 1957; then laid over from November 6, 1957, to December 10, 1957, for further inspection and decision; then to January 14, 1958, at the request of the applicant, as the City may take the property; hearing previously closed; then laid over from January 14, 1958, to February 18, 1958, for further inspection and decision.

294-57-BZ

APPLICANT—Henry Nordheim, for Frank Negron, owner, Domingo Leon, lessee.

SUBJECT—Application April 15, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution to permit in a business use district, the change in occupancy of an existing one story building from a three car garage to a motor vehicle repair shop doing body and fender work and using acetylene torches.

PREMISES AFFECTED—842 East 150th Street and 574 Union Avenue, southeast corner, Block 2674, Lot 6, Borough of The Bronx.

Laid over from January 21, 1958, to February 18, 1958, for inspection and decision; hearing closed.

642-29-BZ—Vol. IV

APPLICANT—Herman Kron, for 49-51 Lexington Avenue, Inc., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. IV—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use, district, the reconstruction of the present gasoline station, and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than five (5) cars and sale of used cars.

PREMISES AFFECTED—137-159 East 98th Street and 2-14 Blake Avenue, southeast corner, Block 3548, Lot 1, Borough of Brooklyn.

Laid over from January 21, 1958, to February 18, 1958, for applicant to file dimensioned revised plans relating to curb cuts and for inspection and decision; hearing closed.

240-57-BZ

APPLICANT—John F. Fitzsimons, for Fun Fair Park, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the

CALENDAR

FEBRUARY 25, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 25, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

367-51-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Patrick Flood, Laura Grieco and John Banzer, owners.

SUBJECT—Application reopened October 29, 1957 as Vol. III—re (decision of the Borough Superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension of an existing gasoline service station to be as a lubritorium, car washing (non automatic), minor repairs with hand tools only, office, storage and sale of auto accessories and parking of more than five (5) cars awaiting service.

PREMISES AFFECTED—50-72 Jamaica Avenue and 2-16 Pennsylvania Avenue, southwest corner and 1-7 Sheffield Avenue, Block 3659, Lots 1, 14 and 15, Borough of Brooklyn.

751-57-BZ

APPLICANT—Henry J. Nurick for Realty Syndicate Inc., owner.

SUBJECT—Application October 22, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a local retail use district, the parking and storage of more than five (5) motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—146-154 3rd Avenue and 149-153 East 15th Street, northwest corner, Block 871, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

910-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Gregmal Realty Corp., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, utility room, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2309-2319 8th Avenue and 301-315 West 124th Street, northwest corner, Block 1951, Lot 29, Borough of Manhattan.

1253-25-BZ—Vol. III

APPLICANT—Wechsler and Schimenti, for Solomon N. Petchers, owner.

SUBJECT—Application reopened May 28, 1957 as Vol. I—re (decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage facilities for more than five (5) motor vehicles.

PREMISES AFFECTED—2150 Bolton Street, east side 122.12 ft. north of Lydig Avenue, Block 4317, Lot 83, Borough of The Bronx.

109-56-BZ

APPLICANT—Julius S. Rapson, for Theresa Petrillo, owner.

SUBJECT—Application February 14, 1956—(decision of the Borough Superintendent) under section 7c of the zoning resolution, to permit in a G-1 area district, the erection of an enclosed extension on the rear of a one family dwelling with less than the required distance from the lot line.

PREMISES AFFECTED—219-75 Stewart Road, northeast corner of Grand Central Parkway Service Road, Block 7794, Lot 206, Queens Village, Borough of Queens.

846-57-BZ

APPLICANT—Harry M. Prince, for Walter Cohen, owner; The Seven Arts Center, lessee.

SUBJECT—Application November 21, 1957—decision of

Borough Superintendent, under section 7h of the zoning resolution, to permit in a business and residence use district, the maintenance of a parking lot for the stated term of ten (10) years.

PREMISES AFFECTED—28-31 (28-21 to 28-51) Linden Place; 28-20 to 28-80 Whitestone Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, Lots 35 and 40, Block 4337, Lots 62 and 70 and Block 4339, Lots 46 and 65, Flushing, Borough of Queens.

Laid over from January 21, 1958, to January 28, 1958, for hearing at request of objectant, applicant concurring; then to February 18, 1958, for inspection and decision; hearing closed.

155-57-BZ

APPLICANT—Angelo S. Mongiello, for Charles D'Amico, owner.

SUBJECT—Application February 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1690-1692 Nelson Avenue, east side, 410 feet north of West 174th Street, Block 2876, Lots 167 and 168, Borough of The Bronx.

Laid over from January 7, 1958 to January 28, 1958, for inspection and decision; hearing closed; then to February 18, 1958, for revised plans indicating means of prevention of damage to property and for decision.

477-57-BZ

APPLICANT—Gerard M. Bloomfield, for Thirbrook Corp., and Safeway Stores, Inc., owners.

SUBJECT—Application June 25, 1957—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in an unrestricted use and business use districts, the erection and maintenance of a gasoline service station, car washing, lubritorium, minor auto repairs, storage rooms and storage for more than five (5) motor vehicles on the vacant portion of the lot, and extending from the unrestricted portion into the business portion of the plot.

PREMISES AFFECTED—851-865 St. Anns avenue and 3150-3172 3rd avenue, southwest corner, Block 2360, Lots 92 and 97, Borough of The Bronx.

Laid over from November 26, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further examination of plans and decision; then to January 14, 1958, for revised plans and decision; then to January 21, 1958, for applicant to consult examiner; then to January 28, 1958, at request of the applicant; then to February 18, 1958, for consideration of exits and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 18, 1958, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, February 18, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

533-53-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Bais Yaacov of Williamsburg, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—Sprinkler System.

PREMISES AFFECTED—107-119 Heyward Street (129 displayed), north side, 120 feet 7½ inches west of Lee Avenue, Block 2225, Lot 42, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail use district, the change of use of an existing building from Club, Concert, Recital Halls, and dance studio to Club, Theatres and dance studio.

PREMISES AFFECTED—120 Madison Avenue, west side, 25 feet north of East 30th Street, Block 860, Lot 16, Borough of Manhattan.

541-57-BZ

APPLICANT—Henry George Greene, for Wally and Lillian Nelson, Philip and Gilda Nelson and Hilda M. Folkman, owners.

SUBJECT—Application July 18, 1957—(decision of the Borough Superintendent) under section 7e of the zoning resolution, to permit in a residence use district, extending the present uses of existing structure from garage in cellar and first floor, office, loading and unloading and two apartments by eliminating the garage on the first floor and use the area for packing and storage of linen.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

542-57-A

APPLICANT—Henry George Greene, for Wally and Lillian Nelson; Philip and Gilda Nelson and Hilda M. Folkman, owners and co-partners.

SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re garages in excess of 5000 sq. ft. Class 3 residence structures.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

526-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sondra Vecchio and Anna Cara, owners.

SUBJECT—Application July 16, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a manufacturing use district, the maintenance of a parking lot for a term of five (5) years.

PREMISES AFFECTED—22-28 North Portland Avenue, west side, 197 ft. south of Flushing Avenue, Block 2027, Lots 35, 36, 37 and 38, Borough of Brooklyn.

100-38-BZ—Vol. II -

APPLICANT—Levitt, Rosenberg, Stone and Notkins, for Prudential Insurance Co., owner (Bond Stores, Inc. and Gotham Parking Co., Inc. lessees).

SUBJECT—Application reopened February 26, 1957 as Vol. II—re (decision of the Borough Superintendent) under sections 7h and 7c of the zoning resolution, to permit in a restricted retail use district, the extension of the existing parking lot for additional parking and storage of motor vehicles.

PREMISES AFFECTED—9-19 West 35th Street, north side, 200 ft. west of 5th Avenue, and 12-14 West 36th Street, Block 837, Lots 30, 31 and 54, Borough of Manhattan.

2-47-BZ—Vol. III

APPLICANT—Joseph M. Lonergan, for Expert Lace and Embroidery Inc., owner (Stephen Ecsery, lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. III—re (decision of the Borough Superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the use of part of an apartment on the third floor northeast part of an existing multiple dwelling as a chiropractor's office and dwelling for a stated term of ten (10) years.

PREMISES AFFECTED—120-122 East 86th Street, south side, 118 ft. west of Lexington Avenue, Block 1514, Lot 61, Borough of Manhattan.

519-57-BZ

APPLICANT—Albert Melniker, for Jo Mar Di Realty Corp., owner.

SUBJECT—Application July 9, 1957—(decision of the Borough Superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, sale of accessories, minor motor vehicle repairs with hand tools, parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2071 Victory Boulevard and 8 Bradley Avenue, northwest corner, Block 462, Lot 35, Fairview Heights, Borough of Richmond.

924-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Lou Halpern Stations, Inc., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—32-09 38th Street, east side, 100 feet south of Broadway, Block 656, Lot 33, Long Island City, Borough of Queens.

529-57-BZ

APPLICANT—Burke, Green and Groh, for C.B.S. Trading Corp., owner.

SUBJECT—Application July 16, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district, the erection of a sales office and use the lot for the display and sale of used cars.

PREMISES AFFECTED—234-04 Northern Boulevard, southeast corner of 234th Street, Block 8167, Lots 286 and 293, Douglaston, Borough of Queens.

724-50-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Laram Realty Corp., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. III—re (decision of the Borough Superintendent) under sections 2l and 7c of the zoning resolution, to permit in a residence use district, the roofing over of the brick walled yard on the east portion of the plot that is to be used for factory purposes.

PREMISES AFFECTED—2241 Light Street, northeast corner of Rombouts Avenue, Block 4951, Lot 20, Borough of The Bronx.

564-41-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Helen Knopke, owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of the existing legal gasoline service station to be used as a lubritorium, car washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, parking of more than five (5) cars waiting to be served with show windows within seventy-five (75) feet of the residence use district.

PREMISES AFFECTED—521-531 Coney Island Avenue and 39-49 Hinckley Place, northeast corner, Block 5113, Lot 24, Borough of Brooklyn.

832-57-BZ

APPLICANT—Richard B. Rutledge, for St. John Baptist Church, owner.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district,

CALENDAR

the parking and storage of more than five (5) motor vehicles of the pleasure type only.
PREMISES AFFECTED—455 West 152nd Street, north side, 151 feet west of St. Nicholas Avenue, Block 2067, Lot 16, Borough of Manhattan.

1306-22-BZ—Vol. II

APPLICANT—J. Daniel Dougherty, for Craft Realty Corp., owner; Standard Brands, Inc., lessee.

SUBJECT—Application reopened for consideration as to extension of term of variance—expired June 25, 1956—decision of the Borough Superintendent, previously granted on condition under section 7e of the Zoning Resolution, permitting in a business use district, the change of use for a temporary period, to office, storage of packaged food products and garage space.

PREMISES AFFECTED—113-129 Empire Boulevard, north side, 140 feet west of Bedford Avenue, Block 1306, Lot 41, Borough of Brooklyn.

143-57-BZ

APPLICANT—John F. Fitzsimons, for Lincoln Arcade Inc., owner (Wenlar Corp., lessee).

SUBJECT—Application February 25, 1957, decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and business use district, the extension into the residence portion of a plot of a parking lot presently established on the business portion of a plot.

PREMISES AFFECTED—125-02 to 124-24 (125-10) Queens Boulevard, west side, from 82nd Road to 83rd Avenue, 123-42 to 123-60 82nd Road and 123-47 to 123-67 83rd Avenue, Block 3360, Lots 21, 27, 28, 29, 32, 40, 41, 45 and 46, Kew Gardens, Borough of Queens.

Laid over from January 28, 1958, to February 25, 1958, for inspection and decision; hearing closed.

950-54-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 19, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c and 7 A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, auto repair, office, store and parking of cars waiting to be served, with vehicular entrance or exit within 75 feet of a residence use district.

PREMISES AFFECTED—1475 Bruckner Boulevard, northwest corner of Evergreen Avenue, Block 3711, Lot 1, Borough of The Bronx.

Laid over from January 28, 1958, to February 25, 1958, for inspection and decision; hearing closed.

461-22-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II, re decision of the Borough Superintendent, under sections 7d and 21 of the Zoning Resolution, to permit in a residence and retail use, C area, and one and one-quarter height district, the construction of two additional floors on an existing three story telephone exchange building exceeding the permitted area and height.

PREMISES AFFECTED—7701-7713 (7701 official) 3rd Avenue and 302-318 77th Street, southeast corner, Block 5960, Lot, Borough of Brooklyn.

Laid over from January 28, 1958, to February 25, 1958, for inspection and decision; hearing closed.

621-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Weinick and Albert H. Sanders, owners.

SUBJECT—Application September 10, 1957—decision of the Borough Superintendent under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the

erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—102-07 to 102-23 Flatlands Avenue, 764-776 East 103rd Street, northwest corner and 767-775 East 102nd Street, Block 8190, Lots 1, 7 and 65, Borough of Brooklyn.

Laid over from January 28, 1958, to February 25, 1958, for inspection and decision; hearing closed.

73-56-BZ—Vol. II

APPLICANT—Paul Friedman, for A. F. & G. Realty Corp. and Rosedale Engineering Corp., owners (Esso Standard Oil Co., conditional lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, accessory building for salesroom, lubritorium, auto washing and minor repairs with hand tools only, and parking and storage of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1543-1547 Bruckner Boulevard, north side, from Boynton Avenue to Ward Avenue, Block 3715, Lots 1 and 5, Borough of The Bronx.

Laid over from January 28, 1958, to February 25, 1958, for inspection and decision; hearing closed.

92-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application February 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, storage, parking and storage of motor vehicles and a ground sign.

PREMISES AFFECTED—14-40 to 14-50 (14-44 official) Clintonville Street west side, 61-63 feet south of 14th Road, Block 4697, Lot 5, Whitestone, Borough of Queens.

Laid over from September 17, 1957, to October 15, 1957, for inspection and decision; hearing closed; then to October 22, 1957, at the request of the applicant for consideration of proposed changes in the proposal; then to November 6, 1957, for applicant to file revised plans for relocation of proposed gasoline station in connection with the laundry building; then to November 26, 1957, for further study and for applicant to furnish the Board with a plan showing the area of the entire property and the surrounding streets; then to December 3, 1957, at the request of the applicant; then to December 17, 1957, then to January 28, 1958, for further study and inspection; then to February 25, 1958, for further consideration and decision.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 25, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, February 25, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

522-57-A

APPLICANT—Lama, Proskauer and Prober, for 27 Realty Corp., owner.

SUBJECT—Application July 1, 1957—Appeal from a decision of the Borough Superintendent—re exit—factory.

PREMISES—27-31 Bleeker Street, north side, 75 feet east of Shinnbone Alley, Block 529, Lot 55, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

MARCH 4, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 4, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

755-38-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Rosenstock Motors, Inc., owner.

SUBJECT—Application reopened May 21, 1957 as Vol. II—(decision of the Borough Superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sale of accessories, car washing (non automatic), automobile repairs with hand tools, lubricatorium, parking and storage of more than five motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—880-890 Dawson Street and 929-939 Intervale Avenue, southeast corner, Block 2702, Lot 41, Borough of The Bronx.

Laid over from November 13, 1957, to November 19, 1957, at the request of a representative of the Board of Education; then to December 17, 1957, at the request of the Board of Education to permit a population study of the area, to January 28, 1958, at the request of the Board of Education; no further requests for adjournment entertained; then to March 4, 1958, at the request of the Board of Education.

556-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Newspaper Realty Corp., owner.

SUBJECT—Application reopened November 6, 1957 as Vol. II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a retail use district, the erection of a two story building for use as a non-storage garage for more than five (5) and less than one hundred-fifty cars (150) cars, office, toilet and locker room.

PREMISES AFFECTED—406-412 West 34th Street, south side, 80 feet west of 9th Avenue and 405-407 West 33rd Street, Block 731, Lots 50, 51 and 53, Borough of Manhattan.

Laid over from January 28, 1958, to March 4, 1958, for inspection and decision; hearing closed.

07-34-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Shems Realty Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, office and accessory sales, lubricatorium, minor repairs with hand tools only, parking of motor vehicles, auto safety inspection and ground signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—248-53 to 248-61 (248-55 official) Jamaica Avenue and 89-14 to 89-22 249th Street, northwest corner, Block 8664, Lot 45, Bellerose, Borough of Queens.

Laid over from January 28, 1958, to March 4, 1958, for inspection and decision; hearing closed.

18-57-BZ

APPLICANT—Vincent D. Luongo, for Glanos Realty Corp., owner.

SUBJECT—Application July 22, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and retail use district, the extension of the existing parking lot now located in a retail district into an adjacent residence district.

PREMISES AFFECTED—305-307 West 27th Street, north

side, 62 feet west of 8th Avenue, Block 751, Lots 33, 34 and 35, Borough of Manhattan.

Laid over from January 28, 1958, to March 4, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MARCH 11, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 11, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

115-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyce Green, owners.

SUBJECT—Application December 22, 1955—Appeal from a decision of the Borough Superintendent—re review of Borough Superintendent's decision re zoning matter.

PREMISES AFFECTED—100-104 Central Park South and 1431-1439 Avenue of the Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.

466-57-A

APPLICANT—Andrew DiCamillo, for Josephine Alessi, owner.

SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re use of frame building as Nursing Home, etc.

PREMISES AFFECTED—8807 21st Avenue, east side, 120 feet north of Cropsey Avenue, Block 6445, Lot 13, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 18, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 18, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

222-57-BZ

APPLICANT—J. G. L. Molloy, for Embers Realty Corp., owner.

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a F area district, the erection of a six-story and cellar Class A Multiple Dwelling.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

Laid over from January 14, 1958, to March 18, 1958, for consideration and decision; with permission to applicant to file further statement; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MARCH 25, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 25, 1957, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matter:*

605-57-A

APPLICANT—Henry George Greene, for Henry Strauss Realty Corp., owner.

SUBJECT—Application August 29, 1957—Appeal from a decision of the Borough Superintendent—re stair enclosure—Class III structure, commercial use.

PREMISES—31 West 53rd Street, north side, 339 ft. 6 in. east of Avenue of The Americas, Block 1269, Lot 15, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

REGULAR MEETING

TUESDAY MORNING, JANUARY 28, 1958, 10 A.M.

Present: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 7, 1958, and January 14, 1958, were approved as printed in the Bulletin of January 14, 1958, and January 21, 1958, Vol. 43, No. 2 and 3.

461-22-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7d and 21 of the zoning resolution, to permit in a residence and retail use, C area, and one and one-quarter height district, the construction of two additional floors on an existing three story telephone exchange building exceeding the permitted area and height.

PREMISES AFFECTED—7701-7713 (7701 official) 3rd Avenue and 302-318 77th Street, southeast corner, Block 5960, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward B. Cadley, Joseph B. Klein, Christopher C. Pflaum and Charles M. Hanley.

For Opposition: None.

ACTION OF BOARD—Laid over to February 25, 1958, at 10 A.M. for inspection and decision; hearing closed.

72-30-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened June 4, 1957 as Vol. II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline station and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than five (5) cars and the sale of used cars.

PREMISES AFFECTED—3491-3507 Fort Hamilton Parkway, south side, 264.5 feet east of 36th Street, Block 5302, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: Joseph Strauss.

ACTION OF BOARD—Laid over to February 4, 1958, at 10 A.M. at the request of an objector to permit filing objections.

107-34-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Shems Realty Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry (non-automatic), office and accessory sales, lubritorium, minor repairs with hand tools only, parking of motor vehicles, auto safety inspection and ground signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—248-53 to 248-61 (248-55 official) Jamaica Avenue and 89-14 to 89-22 249th Street, northwest corner, Block 8664, Lot 45, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Herbert Kain.

For Opposition: John Cross and Arnold J. Van Dugteren.

ACTION OF BOARD—Laid over to March 4, 1958, at 10 A.M. for inspection and decision; hearing closed.

755-38-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Rosenstock Motors, Inc., owner.

SUBJECT—Application reopened May 21, 1957 as Vol. II—decision of the Borough Superintendent under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sale of accessories, car washing (non automatic), automobile repairs with hand tools, lubritorium, parking and storage of more than five motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—880-890 Dawson Street and 929-939 Intervale Avenue, southeast corner, Block 2702, Lot 41, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred Dahlem.

For Opposition: None.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to March 4, 1958, at 10 A.M. at the request of the Board of Education.

556-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Newspaper Realty Corp., owner.

SUBJECT—Application reopened November 6, 1957 as Vol. II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a retail use district, the erection of a two story building for use as a non-storage garage for more than five (5) and less than one hundred-fifty (150) cars, office, toilet and locker room.

PREMISES AFFECTED—406-412 West 34th Street, south side, 80 feet west of 9th Avenue and 405-407 West 33rd Street, Block 731, Lots 50, 51 and 53, Borough of Manhattan.

APPEARANCES—

For Applicant: R. S. Hardy and James Vassalotti.

For Opposition: Murray Levine.

ACTION OF BOARD—Laid over to March 4, 1958, at 10 A.M. for inspection and decision; hearing closed.

870-47-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Frank Solicito and S. M. S. Parts and Service, Inc., owners; S. M. S. Parts and Service, Inc., lessee.

SUBJECT—Application reopened June 11, 1957 as Vol. III—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection of an extension of Class 3 construction to an existing motor vehicle repair shop to be used in conjunction with the present uses of private residence, motor vehicle repair shop and gasoline station.

PREMISES AFFECTED—1100-1108 East 222nd Street and 3866-3868 Laconia Avenue, southeast corner, Block 4716, Lots 6 and 9, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over, date to be set for inspection and decision; hearing previously closed.

796-49-BZ—Vol. IV

APPLICANT—Charles Abrahams, for Columbia Savings and Loan Association, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. IV—re decision of the Borough Superintendent, under section 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of an extension to the present bank building occupying more than the permitted area and alter an existing frame dwelling to provide additional offices.

PREMISES AFFECTED—93-20 to 93-22 Jamaica Avenue southeast corner of Woodhaven Boulevard and 87-12 94th

MINUTES

Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: John S. O'Brien, Rosemary Capillo and Olga Ballmann.

ACTION OF BOARD—Laid over to February 18, 1958 at 10 A.M. at the request of an objector to permit filing of objections; no further request for adjournment considered.

835-57-A

APPLICANT—Charles Abrahams for Columbia Savings and Loan Association, owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re use of Frame building as Offices, Live Load, etc.

PREMISES AFFECTED—93-20 and 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to February 18, 1958, at 10 A.M. at the request of an objector to permit filing of objections; no further request for adjournment considered.

950-54-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 19, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, auto repair, office, store and parking of cars waiting to be served, with vehicular entrance or exit within 75 feet of a residence use district.

PREMISES AFFECTED—1475 Bruckner Boulevard, northwest corner of Evergreen Avenue, Block 3711, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: Nathan Saperstein, Paul R. Bitler, Sarah Burg, Minnie Abramson, Mary Dorros, Louis Tischler, Abraham Meyer and Archie Weiser.

For Administration: John J. Saunders, Dept. of Education.

ACTION OF BOARD—Laid over to February 25, 1958, at 10 A.M. for inspection and decision; hearing closed.

73-56-BZ—Vol II

APPLICANT—Paul Friedman, for A. F. & G. Realty Corp. and Rosedale Engineering Corp., owners (Esso Standard Oil Co., conditional lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, accessory building for salesroom, lubritorium, auto washing and minor repairs with hand tools only, and parking and storage of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1543-1547 Bruckner Boulevard, north side, from Boynton Avenue to Ward Avenue, Block 3715, Lots 1 and 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman, Arthur Levine, Samuel Fine and Bernard Aisenborg.

For Opposition: William Rubin, Philip Baennson, Jean Goldin, Bertha Rubin, E. Rosen, Rae End, Catherine La Mantia, Ida Goldberg, Enid Harris, Eloisa Sierra, Balfour Welch, E. H. Richman and S. Tolisano.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to February 25, 1958, at 10 A.M. for inspection and decision; hearing closed.

300-56-BZ

APPLICANT—Harry A. Yarish, for Macdonald Holding Corp., owner.

SUBJECT—Application reopened November 26, 1957 for consideration for setting of date for additional hearing as required by Court—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a business and residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—405-417 McDonald Avenue, east side, 300 feet south of Albermarle Road and 298-306 East 2nd Street, Block 5334, Lots 26 and 84, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Philip Rosenstock.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A.M. for decision; hearing previously closed.

517-56-BZ

APPLICANT—T. S. Nilsen, for Theresa La Vine, owner.

SUBJECT—Application July 16, 1956—decision of the Borough Superintendent, under section 21 and 7h of the Zoning Resolution, to permit in a residence use district, the extension of the present use of a dwelling and 5 car garage to include parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—1071-1073 Hall Place, west side, 174.9 feet south of East 167th Street, Block 2691, Lots 93 and 94, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: Louis Elphand and Pauline Rosenthal.

ACTION OF BOARD—Laid over to February 18, 1958, at 10 A.M. at the request of an objector.

92-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application February 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, storage, parking and storage of motor vehicles and a ground sign.

PREMISES AFFECTED—14-40 to 14-50 (14-44 official) Clintonville Street west side, 61-63 feet south of 14th Road, Block 4697, Lot 5, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti and Eugene S. Ginsberg.

For Opposition: None.

ACTION OF BOARD—Laid over to February 25, 1958, at 10 A.M. for further consideration and decision; hearing previously closed.

122-57-BZ

APPLICANT—Larry Meltzer, for Charles Macaluso, owner.

SUBJECT—Application February 13, 1957—decision of the Borough Superintendent under sections 7a and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of an extension to the existing ornamental shop exceeding the permissible area in a C area district.

PREMISES AFFECTED—8509 Bay 16th Street, east side, 100 feet north of 86th Street, Block 6343, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: Alfred F. Minutaglio.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A.M. at the request of an objector.

MINUTES

143-57-BZ

APPLICANT—John F. Fitzsimons, for Lincoln Arcade Inc., owner (Wenlar Corp., lessee).

SUBJECT—Application February 25, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a residence and business use district, the extension into the residence portion of a plot of a parking lot presently established on the business portion of a plot.

PREMISES AFFECTED—125-02 to 125-24 (125-10) Queens Boulevard, west side, from 82nd Road to 83rd Avenue, 123-42 to 123-60 82nd Road and 123-47 to 123-67 83rd Avenue, Block 3360, Lots 21, 27, 28, 29, 32, 40, 41, 45 and 46, Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: John Fitzsimons and Raymond J. Larkin, Jr.

For Opposition: Jules H. Enrich, Helen S. Rarosi, Reggi Mayer, Jesse H. Barkin, Kathleen Opperman, Daniel G. Bohmer, Peter L. Cusack, Lucille Geist, Chauncie C. Bohmer, and Christopher P. Lefkarites.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to February 25, 1958, at 10 A.M. for inspection and decision; hearing closed.

155-57-BZ

APPLICANT—Angelo S. Mongiello, for Charles D'Amico, owner.

SUBJECT—Application February 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1690-1692 Nelson Avenue, east side, 410 feet north of West 174th Street, Block 2876, Lots 167 and 168, Borough of The Bronx.

APPEARANCES—

For Applicant: A. S. Mongiello and Charles D'Amico.

For Opposition: Israel Atlas.

ACTION OF BOARD—Laid over to February 18, 1958, at 10 A.M. for revised plans indicating means of prevention of damage to property and decision; hearing previously closed.

240-57-BZ

APPLICANT—John F. Fitzsimons, for Fun Fair Park, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a business and residence use district, the maintenance of a parking lot for the stated term of ten (10) years.

PREMISES AFFECTED—28-31 (28-21 to 28-51) Linden Place; 28-20 to 28-80 Whitestone Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, Lots 35 and 40, Block 4337, Lots 62 and 70 and Block 4339, Lots 46 and 65, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John Fitzsimons and John R. Ursini.

For Opposition: None.

ACTION OF BOARD—Laid over to February 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

477-57-BZ

APPLICANT—Gerard M. Bloomfield, for Thirbrook Corp., and Safeway Stores, Inc., owners.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent, under section 7c of the zoning resolution, to permit in an unrestricted use and business use districts, the erection and maintenance of a gasoline service station, car washing, lubritorium, minor auto repairs, storage rooms and storage for more than five (5) motor vehicles on the vacant portion of the lot, and extending from the unrestricted portion into the business portion of the plot.

PREMISES AFFECTED—851-865 St. Anns Avenue and 3150-3172 3rd Avenue, southwest corner, Block 2360, Lots 92 and 97, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerard M. Bloomfield.

For Opposition: None.

ACTION OF BOARD—Laid over to February 18, 1958, at 10 A. M. for consideration of exits and decision; hearing closed.

548-57-BZ

APPLICANT—Vincent D. Luongo, for Glanos Realty Corp., owner.

SUBJECT—Application July 22, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a residence and retail use district, the extension of the existing parking lot now located in a retail district into an adjacent residence district.

PREMISES AFFECTED—305-307 West 27th Street, north side, 62 feet west of 8th Avenue, Block 751, Lots 33, 34 and 35, Borough of Manhattan.

APPEARANCES—

For Applicant: Vincent D. Luongo and Murray Glanz.

For Opposition: None.

ACTION OF BOARD—Laid over to March 4, 1958, at 10 A. M. for inspection and decision; hearing closed.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry (non-automatic), lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection, station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

APPEARANCES—

For Applicant: Herbert Kain.

For Opposition: John Henry DeMaio, Fred Scherer, Rose Pappadakis and Mabel Stinson.

ACTION OF BOARD—Laid over to February 18, 1958, at 10 A. M. for applicant to consult Department of Buildings with respect to Section 21A.

596-57-BZ

APPLICANT—Joseph Lau, for 10 East 30th Street Corp., owner.

SUBJECT—Application August 19, 1957—decision of the Borough Superintendent under section 7h of the zoning resolution, to permit in a restricted retail use district, the maintenance of a parking lot and attendant's shanty for the parking and storage of more than five (5) motor vehicles for a stated term of ten (10) years.

PREMISES AFFECTED—10-14 East 30th Street, south side, 177 feet 6 inches east of 5th Avenue, Block 859, Lots 77, 79 and 80, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau.

For Opposition: None.

ACTION OF BOARD—Laid over to February 4, 1958, at 10 A. M. for inspection and decision; hearing closed.

621-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Weinick and Albert H. Sanders, owners.

SUBJECT—Application September 10, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the

MINUTES

erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—102-07 to 102-23 Flatlands Avenue, 764-776 East 103rd Street, northwest corner and 767-775 East 102nd Street, Block 8190, Lots 1, 7 and 65, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti and Eugene S. Ginsberg.

For Opposition: Benjamin Schatz, Frank Ippolito, Harvey Fox for N. Y. City Housing Authority, Mrs. Mary Le Vasseur, Joyce Arberman, Irving Damsky, Abraham Cohen, Edwin J. Peterson, Irene Cohen, Edith Rosen, Maurice Picker, Joan M. Stoll, Robert F. Stoll, Fred Cohen, Mr. and Mrs. Salvatore Leone, Vita Simone, George Cavooris, William Ludwig, Carolyn Woodward, Nicholas Patti, Rosen Cohen, Mary Goldman, Joan Morrone, Edythe Rampino and Selma Venezia.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to February 25, 1958, at 10 A.M. for inspection and decision; hearing closed.

790-56-BZ

APPLICANT—Paul Friedman, for Sentry Holding Corp., owner.

SUBJECT—Application November 20, 1956—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash (non automatic), minor repairs with hand tools only, office, sales and storage of auto accessories and parking of more than five (5) motor vehicles waiting to be serviced; for a stated term of fifteen (15) years.

PREMISES AFFECTED—462-470 West 155th Street and 1917 Amsterdam Avenue, southeast corner, Block 2068, Lot 149, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Application withdrawn, without prejudice.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

582-29-BZ—Vol. II

APPLICANT—Charles A. Brown for Rogers and Butler (Lenox Hill Hospital, owner).

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a one and one half height district, the erection of a 12 story hospital building exceeding the permitted height at the northeast corner of the building.

PREMISES AFFECTED—Entire block bounded by 77th Street, Park Avenue, 76th Street and Lexington Avenue; 112 East 77th Street, 841 Park Avenue, 101-133 East 76th Street and 1080-1090 Lexington Avenue, Block 1411, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles Brown.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 26, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 21, 1958 after due notice by publication in the Bulletin; laid over to January 28, 1958 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and restricted retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1957 acting on amendment to Alt. Applic. 113-57, reads:

"1. Plans for Zoning do not comply with permissible height under height class of 1½ and the additional height due to buildings with excess height according to Sect. 9e. Building should comply with 8(f) and 9(e) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 405 feet frontage by 204 feet 4 inches in depth, occupied by several hospital buildings; that it is proposed to demolish the old ward and service building on the southeast corner of East 77th Street and Park Avenue and erect a twelve story building of class one construction as an addition to the present hospital buildings; and

WHEREAS, the applicant states that this new addition, fronting on East 77th Street, 168 feet 1½ inches in length at street level and 51 feet 6 inches deep along Park Avenue, twelve stories in height, 155 feet 4½ inches, set back 12 feet 3 inches from street level on 77th Street, the main wall on 77th Street to be 158 feet 8 inches in length, will be an extension of the existing main hospital building, to which it will connect on all floors; that the Park Avenue front wall and 100 feet of the street wall on 77th Street from Park Avenue may be erected to the designed height of 155 feet 4½ inches as permitted under the zoning resolution, including excess height and dormer privileges, without a setback; that the remaining 58.67 feet of the 77th Street wall may be erected to our required height without a further setback except for a pyramidal portion of the easterly end of about 32.23 feet which may be erected to 139.68 feet, including excess height allowances and with the dormer privileges based on 205 foot 5 inch length which is that balance in length left between 100 feet from Park Avenue and 100 feet from Lexington Avenue, the over-all length of block being 405 feet 5 inches, which would thereby require a setback for the distance of this 32.23 feet at a depth of approximately 6.29 feet; that the variation is for permission to extend the height of the easterly portion—about 32.23 feet in length—of the street wall on East 77th Street an additional height of 15.72 feet and the east wall of this addition for a length of about 6.29 feet for the same height so that the 77th Street wall may be erected without a further setback to the required height; and

WHEREAS, the applicant contends that the floor heights of the main hospital building is the controlling factor for the floor levels of the new addition and they must line up so that the existing departments in the main hospital building with their facilities and services, such as operating and delivery rooms, X-ray, etc., may be extended on same floors to the new addition; that in addition to the necessity of matching the floor levels with the main building, required space for other important facilities of the hospital, especially in this first phase of their required expansion and improvement program, requires that the new addition be designed for twelve stories with the full floor area on twelve floors planned without a setback; that this entire square block is in single ownership of the Lenox Hill Hospital; and

WHEREAS, the applicant states that the present owner has held title to the property since 1888 and 1930; that the assessed valuation of land is \$2,150,000 and of the building \$4,060,000 making a total of \$6,210,000; that the building was erected 1880 to 1930; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee

MINUTES

recommended that the application should be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 only as it relates to the portion indicated on plans filed with this application; that the premises shall be constructed and arranged substantially as indicated on such plans filed with this application and marked "Received November 18, 1957," 16 sheets, and "December 12, 1957," two sheets; *on condition* that the resolution adopted November 12, 1929 shall be complied with where not inconsistent with the requirements of this resolution.

137-57-BZ

APPLICANT—Jacob Lubroth and Son, for Aaron Bring Bay Ridge, Inc., owner.

SUBJECT—Application February 25, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline selling station, lubricatorium, and minor repairs for adjustments with hand tools only for the stated term of fifteen years.

PREMISES AFFECTED—8813-8823 4th Avenue and 401-405 89th Street, northeast corner, Block 6065, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Opposition: None.

ACTION OF THE BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 10, 1957 after due notice by publication in the Bulletin; laid over to January 21, 1958, for inspection and decision; hearing closed; then to January 28, 1958, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 4th Avenue are in a business use, C area, class 1½ height district; 88th Street and 89th Street are in business and unrestricted use, C area, class 1½ height districts; that this designation has not been changed since 1916 and no amendment is pending to change the present zoning; and

WHEREAS, the decision of the Borough Superintendent, dated January 31, 1957 acting on N.B. Applic. 2499-56, reads:

"1. Proposed building and premises, in a Business zone, to be used for Gasoline selling station, lubricatorium, and minor repairs for adjustments with hand tools only is contrary to Art. II, PP. 4a, subsections 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 85 feet and 53 feet 3 inches frontage by 105 feet irregular in depth, presently unimproved; that it is proposed to erect a one story building of class 3 construction, to be used as a gasoline selling station, lubricatorium and for minor repairs for adjustments with hand tools only; that the building will be faced with face brick and will be of modern design; and

WHEREAS, the applicant contends that the character of the development of the properties in the neighborhood will be

harmonious, to a great extent, with the proposed usage as can be readily seen on the 500 foot radius diagram, indicating a number of motor vehicle repair shops, gasoline selling stations, etc.; that Fourth Avenue is an artery of heavy traffic and the use of the Fourth Avenue frontage as a gasoline selling station would serve the needs of passing motorists; that the granting of this application would do substantial justice in that it would enable the owner to obtain the beneficial use of the premises without harming anyone entitled to the protection of the zoning resolution, whereas a denial would deprive the owner of its beneficial use of the property; that the future welfare of the neighborhood is amply protected by the proposed limitation of the gasoline selling station permit to a term of fifteen years; and

WHEREAS, the applicant states that the present owner has held title to the property since January 19, 1951 and that the assessed valuation of land is \$13,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f to permit the premises to be occupied as a gasoline service station and accessory uses for a term of fifteen years *on condition* that the premises shall be constructed and arranged substantially as indicated on plans filed with this application marked "Received February 25, 1957", 3 sheets, and "November 1, 1957", one sheet, *on condition* that the building shall be faced with face brick and shall be of the dimensions shown on such plans; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that two pump islands containing three pumps each shall be erected not nearer than 15 feet to the street building line; that the area of the premises, where not occupied by buildings and pumps, shall be surfaced with concrete or asphaltic pavement; that the masonry wall shown 2 feet in height shall be surmounted with a steel picket fence 3 feet 6 inches in height, to a total height of 5 feet 6 inches; that the parking of cars awaiting service may be permitted where such parking will not interfere with the proper servicing of the station; that under Section 7i, for a similar term, there may be minor repairs of motor vehicles with hand tools only for adjustments maintained solely within the accessory building; that signs shall be limited to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection at the intersection of 89th Street and 4th Avenue of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, which sign may extend beyond the building line for a distance of not more than four feet; that such portable fire extinguishing appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

329-57-BZ

APPLICANT—Anita L. Ligorio, owner.

SUBJECT—Application April 16, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a G-1 area district, the conversion of a present one family dwelling to a two family dwelling.

PREMISES AFFECTED—1161 East 21st Street, east side, 240 feet south of Avenue J, Block 7603, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Anita Ligorio.

For Opposition: Max Tirschwell.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner
Sleeper and Acting Commissioner Fox 3
Negative: 0
Absent: Chairman Murdock, Commissioner Kleinert
and Commissioner Foley 3

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 17, 1957, after due notice by publication in the Bulletin; laid over to January 14, 1958, at the request of an objector; then to January 28, 1958, for inspection and decision; hearing open only as to acceptance of properly filed objections; and

WHEREAS, the district maps accompanying the zoning resolution show that site is in a residence use, G-1 area and class 1 height district; East 21st Street, East 22nd Street, Avenue J and Avenue K are in a residence use, G-1 area and class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated April 12, 1957, acting on Alt. Applic. 743-53 reads:

"1. Proposed change of occupancy from one family to two families in a G-1 area contrary to Art. IV, Sect. 16C of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 100 feet in depth, occupied by a two and one-half story building being used as a one family dwelling; and

WHEREAS, the applicant contends that in 1953 alteration plans were approved by the Building Department to change my home from a one family to a two family home; that at the time of this approval, the premises were in an E area zone; that a year was granted in which I was to complete the alterations; that from appearances it seems that no effort was made on my part to have the work complete; that after having fully explained, you will note that my every intention was sincere, but merely thwarted by the great number of extenuating circumstances; that after my plans had been approved by the Building Department, I called many contractors for a fair estimate on the small amount of work that was to be done; that there was such variation in price that I doubted the fairness of the estimates quoted; that the year in which I was to have the work completed had almost expired and I hurriedly engaged the services of a contractor; that not having any experience in such matters, I gave the contractor a sizable deposit, unfortunately this contractor later went bankrupt and the work was never completed; that then I immediately hired a new man as I was growing anxious about the time limit; that I got in touch with my architect for further advice and made innumerable appointments with him, both at his office and at the Building Department; he never kept these appointments; that I was later informed that he was under severe nervous strain and had to be hospitalized, completely forgetting about my case; that since I heard nothing further, I assumed that the matter was under consideration, it wasn't until last summer when my contractor and I visited the Building Department to examine my folder that I learned that nothing had been done in my case, I then realized that the contractors had worked without a permit and there was a letter in my folder which had never been sent to me, informing me that my zone had been changed from an E to G-1 zone, therefore could not longer proceed with the alterations since there was no permit number; that I was informed that the only thing to do now was to file a variance request; that I then returned to my architect who refused to help me stating that he was too ill to undertake the appeal; that it is for this reason that I am presenting my own appeal; that my mother (who has been confined to a hospital bed and wheel chair since December because of a fall), and I occupy the first two stories of my home; that the third story, an attic apartment is occupied by my brother and his family; that we really live as one family except for the separate kitchen; because of the advanced age of my

mother and now her illness it is necessary that I have assistance in caring for her; that my brother no longer stays unless hazardous conditions are removed and the necessary changes are made; since I realize the hazards involved in the existing condition of my home, I am more than anxious to remove them; that it is extremely difficult for me to sell the house without great loss because it is so big and because of the desire to be close to my brother and his family; that the only reasons why I bought the house was because of the existing separate kitchens and the extra bedroom, I did not know at the time that a violation existed on the house; and

WHEREAS, the applicant states that the present owner has held title to the property since June 1942; that the assessed valuation of the land is \$3,000 and of the building \$9,500, making a total of \$12,500; and that the building was erected in 1913; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, in 1953, the Board granted permission to continue occupying the premises as a two-family dwelling and set forth certain conditions which by a peculiar combination of unfortunate circumstances, the illness of the architect and other things, the applicant did not comply with the condition requiring the fire escape; the house was at that time occupied as a two-family dwelling; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the premises to be continued as a two-family dwelling *on condition* that the requirements of the resolution adopted by the Board under Cal. No. 281-53-A on July 7, 1953 shall be complied with; that in all other respects all laws, rules and regulations applicable thereto shall be complied with; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

377-57-BZ

APPLICANT—Carl H. Salminen, for Edgersam Corp., owner.

SUBJECT—Application May 7, 1957—decision of the Borough Superintendent under sections 7a, 7e and 21 of the Zoning Resolution, to permit in a retail use and D area district, the erection of an extension to an existing structure occupying more than the permitted area and extend the use of light manufacturing of incombustible plastic novelties, offices, storage, storage of cardboard containers and incombustible plastics, parking and loading area.

PREMISES AFFECTED—45-22 to 45-30 162nd Street, west side, 200 feet south of 45th Avenue, Block 5440, Lots 51 and 54, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner
Sleeper and Acting Commissioner Fox 3
Negative: 0
Absent: Chairman Murdock, Commissioner Kleinert and
Commissioner Foley 3

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 29, 1957 after due notice by publication in the

MINUTES

Bulletin; laid over to November 19, 1957, for inspection and decision; hearing closed; then to November 26, 1957, for further study and decision; then to December 3, 1957, for inspection and decision; then to December 17, 1957, at the request of the engineer for examination; then to January 7, 1958, for further consideration and decision; then laid over, date to be set; then set for January 28, 1958; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 162nd Street are in a retail use, D area, class 1 height district; 161st Street is in a residence use, E-1 area, class 1 height district; 45th Avenue is in retail and residence use, D and E-1 area, class 1 height districts; that on May 4, 1953 the use was changed from business to retail; that no changes are pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated April 24, 1957 acting on Alt. Applic. 590-57, reads:

"1. The proposed extension to a building in a retail use district for light manufacturing of incombustible plastic novelties, office, storage, storage of cardboard containers and incombustible plastics, packing and loading area is contrary to Art. II Sec. 4A Zoning Resolution.

2. The proposed extension to a building in a D area district to exceed in aggregate the permissible area of coverage is contrary to Art. IV Sec. 14(c) Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 100 feet in depth, presently improved with a one story masonry structure erected in 1944 under N.B. Applic. 422-44, and a second part erected in 1946 under N.B. Applic. 6901-46; that the building was altered under Alt. No. 1884-47, Alt. No. 106-49 and Alt. 444-50; that the building was originally used for the manufacture of metal windows; that the present owner purchased the structure on July 20, 1951 for the use of light manufacturing of incombustible plastic novelties, office, storage, storage of cardboard containers and incombustible plastics, packing and loading area, for which he received certificate of occupancy No. Q109209 dated May 10, 1956; that the owner also purchased the adjoining parcel south of the property on January 18, 1957 known as lot 54; that this parcel is improved with a 2½ story frame building and store, with a two car masonry garage at the rear of the property; that the frame building was legalized to a five family dwelling on September 1, 1933; and

WHEREAS, the applicant states that the area of the property is 10,000 square feet; area of existing masonry structure is 4,049.35 square feet; area of proposed extension 2,123.64 square feet; area of existing and proposed structures 6,172.99 square feet; percentage to be covered 61.73%; percentage permitted by zoning resolution 55%; percentage in excess of that permitted by zoning resolution, 6.73%; and

WHEREAS, the applicant states that the owner is desirous of adding to the present structure an additional 2,123.64 square feet at the rear of the property; that the existing frame structure on lot 54 will be demolished and the area will be used for unloading of merchandise and provide parking for the employees and customers; that the parking area will be enclosed with a chainlink fence 5 feet 6 inches in height, with a 10 foot gate, thus alleviating some of the traffic congestion on the street; that however, it is requested that this frame structure be permitted to remain while construction operations are in progress for the masonry addition; and

WHEREAS, the applicant contends that the owners are manufacturers and designers, specializing in products of vinyl plastic films for the stationery, notions and school supply trade and that many of their contracts are with the U.S. Armed forces; that the variance to use and area is requested because the vicinity is predominantly business with light manufacturing; that manufacture is permitted in several of the establishments along 162nd Street, namely, block 5440, lots 48, 68, 74 and 76; also block 5441, lot 52; that several of the buildings are along the rear lot lines, thus eliminating the rear yards; that the owner has been operating his busi-

ness at the present location since 1941 and for lack of adequate facilities he has been forced to turn down a great deal of work, including defense contracts; that the employees work in cramped quarters and storage facilities are very inadequate, which causes a practical hardship; that it is requested that the owner be permitted to erect the masonry extension for present use and excess coverage in variance to the present zoning, and to permit the existing frame structure to be demolished after the tenants have been legally vacated; and

WHEREAS, the applicant states that the present owner has held title to the property since July 20, 1951 and January 18, 1957; that the assessed valuation of land is \$5,500 and of the building \$13,500 making a total of \$19,000; that the building was erected in 1944 and 1946; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a and e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to area and Sections 7a and 7e as to use, to permit the erection of an extension to an existing structure, occupying more than the permitted area and to extend the use of light manufacturing of incombustible plastic novelties, office, storage of cardboard containers and incombustible plastics, parking and loading area, for a term of twenty years *on condition* that the building shall be substantially as shown on revised plans filed with this application marked "Received December 12, 1957", 9 sheets, and "May 7, 1957", one sheet; that in all other respects the building shall comply with all laws, rules and regulations applicable thereto; that the existing front frame building shall be demolished as proposed, before the certificate of occupancy is issued; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

390-57-BZ

APPLICANT—Sidney Goldhammer, for Jacob Perlow, owner.

SUBJECT—Application May 15, 1957—decision of the Borough Superintendent, under sections 19B(d) and 21 of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a class A multiple dwelling without the required garage or parking spaces for passenger motor vehicles.

PREMISES AFFECTED—69-75 West 9th Street and 422-424 Avenue of The Americas, Block 573, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Hannes and Sidney Goldhammer.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3
Negative: 0
Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 7, 1958 after due notice by publication in the Bulletin; laid over to January 28, 1958 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, West 9th Street and West

MINUTES

10th Street are in local retail and residence use, C area, class 1¼ height districts; Avenue of The Americas is in local retail and restricted retail use, C area, class 1¼ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated October 8, 1957 acting on amendment to N.B. Applie. 26-57, reads:

"A1. Repeat—Provide garage or parking space for passenger motor vehicles for at least 30% of number of dwelling units. See. 19B Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot 40.35 feet frontage by 115.5 feet in depth, presently occupied by a four story bank building, to be demolished; that it is proposed to omit accessory garage; and

WHEREAS, the applicant states that the lot is very small, comprising only 5,828 square feet, which is also the cellar area; that the building above the cellar is 4,247 square feet; that in the cellar there is now and must remain the entrance to the Hudson and Manhattan Tubes on the West 9th Street side; that this takes out approximately 508 square feet of usable area and leaves a balance of 5,320 square feet; that under Section 19-B, there would have to be provided as accessory parking, space for 19 cars; that the area for this would be 3,800 square feet plus ramp area, which would bring it to about 4,100 square feet; that thus, there would be a balance of 1,220 square feet remaining for such required utilities such as boiler room, store storage area, laundry room, tenant storage, meter room, etc., which is manifestly not enough area; that the maximum inside dimension between foundation walls at its widest portion is 36½ feet; that the ell portion of the lot is only 18½ feet between foundation walls; that this condition allows no maneuverability for the parking of cars, and makes a garage for this plot impractical; and

WHEREAS, the applicant contends that it is uneconomical to operate a garage with less than 40 cars; that utilization of small plots such as this one is a good thing and could be developed except for technical difficulties such as is restrictive upon this plot; and

WHEREAS, the applicant states that the present owner has held title to the property since March 10, 1957; that the assessed valuation of land is \$110,000 and of the building \$170,000 making a total of \$280,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that compliance with the requirements of Section 19B would work practical difficulty or unnecessary hardship in view of the size of the building and the large area in the cellar taken up by the subway entrance to the Hudson and Manhattan Railroad and by building utilities; that in view of the statement filed by the Castle Garage Corporation of 247 West 12th Street that its facilities are adequate to accommodate 19 vehicles of the tenants of the proposed building and that preference will be given to these tenants when and if they require garage space and that appropriate conditions to alleviate traffic congestion will be provided; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 9B Subdivision d of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning Resolution and that the application and it hereby is granted under Section 19B(d) so as to permit the erection of the multiple dwelling as proposed without the required garage or parking spaces substantially as indicated on plans filed with this application marked "Received October 30, 1957," 6 sheets, and "November 20, 1957," one sheet, on condition that the building shall in all other respects comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained, including a certificate of occupancy, and all work completed within the requirements of Section 22A of the Zoning Resolution.

543-57-BZ

APPLICANT—Angelo S. Mongiello, for Charles D'Amico, owner.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1698-1700 Nelson Avenue, east side, 225 feet south of Macombs Road, Block 2876, Lot 171, Borough of The Bronx.

APPEARANCES—

For Applicant: A. S. Mongiello and C. D'Amico.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Acting Chairman Keating, Commissioner

Sleeper and Acting Commissioner Fox 3

Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 7, 1958 after due notice by publication in the Bulletin; laid over to January 28, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Macombs Road, 174th Street and Brandt Place are in a residence use, B area, class 1¼ height district; Nelson Avenue is in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated June 27, 1957 acting on Alt. Applie. 544-57, reads:

"1. Proposed use of parking lot for more than 5 motor vehicles in a residence use district is contrary to Art. 11 Sect. 3 of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 63.5 feet frontage by 85.7 feet and 109.97 feet in depth, and unimproved; that it is proposed to maintain a parking lot; that the proposed parking lot has existing rock floor, higher than street level; that it is proposed to cut ramp at center, erect brick wall at building line, with sliding gates, front wall to a height of 5 feet 6 inches above average rock; that the plot will be made level with earth and gravel with a binder properly rolled; that chain link wire fence, 5 feet 6 inches high, will be used where there are adjoining spaces; that curb cut will be as shown on drawing and the sidewalk will be maintained according to the rules and regulations of the Borough President's office; and

WHEREAS, the applicant contends that the building within the affected area of this property on Nelson Avenue are generally multiple dwellings which were erected without benefit of parking facilities within their respective buildings; that existing adjoining structures on both sides of Nelson Avenue have little or no off-street parking facilities as land coverage in most cases is to full street frontage; that within the 500 foot radius from the center of the proposed parking lot, 75% of the structures are multiple dwellings and many two family dwellings which have very little off-street parking facilities; that this area is congested with apartment dwellers who find great difficulty in parking their motor vehicles; that it is an accepted fact that the parking and traffic situation in the entire city, and this area in particular, is acute, and this proposal will help to remedy this condition; that the proposed parking lot facilities will be offered to the residents of this area; and

WHEREAS, the applicant states that the present owner has held title to the property since May 1, 1957 and that the assessed valuation of land is \$6,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification

MINUTES

for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the zoning resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 544-47, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

Adjourned: 3:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 28, 1958, 2 P.M.

Present: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox.

528-56-A

APPLICANT—Andrew DiCamillo, for James and Concetta Casagna, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—re exits; previously granted on condition.

PREMISES AFFECTED—166 Gravesend Neck Road, south side, 41 feet 6 inches west of East 2nd Street, Block 7153, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3
Negative: 0
Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 26, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 26, 1957, by adding thereto the following:

"that in the event the applicant desires to increase the size of the building from 12 feet in width to 20 feet such increase may be permitted, *on condition* that in all other respects the resolution above cited shall be complied with." (Alt. 1757/56)

830-57-A

APPLICANT—Julian Roth for Emery Roth and Sons; Samuel Bialkin, owner; E. J. Korvette, Inc., lessee.

SUBJECT—Application November 8, 1957—Appeal from a decision of the Borough Superintendent, re Escalators.

PREMISES AFFECTED—140-148 East 45th Street, south side, 170 feet west of 3rd Avenue and 147-151 East 44th Street, Block 1299, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: Julian Roth.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3
Negative: 0
Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 10, 1957, on N.B. Application 70/57 reads:

and "1. Escalators must be enclosed as per C26-638.0 A.C."

WHEREAS, the applicant states that the premises consist of a lot 100 feet front by 200 feet 10 inches in depth, in a retail use B area, class 1½ height district, upon which it is proposed to erect a 3 story 52 feet high class 1 constructed building, 100 feet front by 200 feet 10 inches in depth, and to use and occupy the building as follows: cellar—storage, utilities and locker room, 50 persons; 1st floor—display and sale of light merchandise, 600 persons; 2nd floor—same, 270 persons; 3rd floor—270 persons; tower—A.C. room and machinery and equipment room; that the building will be provided with a sprinkler system throughout, three feet 8 inch wide interior steel stairs, fireproof enclosed, equipped with fireproof self-closing doors, and leading from roof bulkhead direct to street; and

WHEREAS, the applicant states that the building will be of class 1 construction of reinforced stone concrete; that the escalators will extend from the 1st floor through the 2nd to 3rd floor; that there will be two such escalator systems adjacent to each other, one serving for up travel and one for down travel, each equipped at the 2nd and 3rd floors with rolling steel shutters, so arranged that the operation of closing shutters will be both manual and automatic and equipped with an electric device to stop the escalators upon closing of the shutters; that in addition immediately adjacent to the escalators a fire alarm station will be provided which will ring a gong not only on the 1st floor but in the manager's office; that this alarm system will serve to alert the occupants of the building to the end that the escalator shutters will be closed; that at each floor opening there will be a baffle constructed at the escalator well, provided with sprinkler heads placed 4 feet on center surrounding the baffle at the first and 2nd floors; and

WHEREAS, the applicant requests that the Board grant a variation of the provisions of the Administrative Code to permit the installation of the escalators as indicated on plans filed with this appeal.

Resolved, that the decision of the Borough Superintendent, dated October 10, 1957, acting on N.B. Applic. 70/57, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the proposed escalators may be installed substantially as shown on plans filed with this appeal, marked "Received November 8, 1957", 3 sheets, as revised by plans marked "Received December 20, 1957", 2 sheets and further revised plan marked "Received December 30, 1957", one sheet; that the escalator shutters shall be equipped with a manually operated closing device as shown, for closing shutters in the event of fire; that there shall be lettered on the bottom rung of each shutter "close to floor" in letters not less than three (3) inches in height with an arrow indicating direction of closing; that an incombustible baffle, two (2) feet in depth shall be erected around the perimeter of the underside of each escalator opening as proposed and shall be provided with sprinkler heads located four (4) feet on centers, 12 inches from baffles as shown on such plans; that an additional fire alarm gong shall be located adjacent to the top of each escalator run, to alert the person or persons on each floor, who shall be charged with the responsibility of closing the shutters in the event of fire; that the shutters shall be so arranged as to automatically stop the escalator upon closing to floor, as above required.

216-54-A—Vol. II

APPLICANT—Aaron Halpern, for Elias G. Kontanis owner.

SUBJECT—Application for consideration—reopening a Vol. II to consider extension of use in a frame building—re Appeal from a decision of the Borough Superintendent previously withdrawn.

PREMISES AFFECTED—40-27 29th Street and 29-0 40th Street, southeast corner, Block 403, Lot 43, Long Island City, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Aaron Halpern.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of use, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

115-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyee Green, owners.

SUBJECT—Application December 22, 1955—Appeal from a decision of the Borough Superintendent—re review of Borough Superintendent's decision re zoning matter.

PREMISES AFFECTED—100-104 Central Park South and 1431-1439 Avenue of the Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: David S. Meyer.

ACTION OF BOARD—Laid over to March 11, 1958 at 2 P.M. for applicant to file affidavits of tenants, as previously requested and also a new objection from the Department of Buildings.

1605-57-A

APPLICANT—Henry George Greene, for Henry Strauss Realty Corp., owner.

SUBJECT—Application August 29, 1957—Appeal from a decision of the Borough Superintendent; re stair enclosure—Class 3 structure, commercial use.

PREMISES AFFECTED—31 West 53rd Street, north side, 339 feet 6 inches east of Avenue of the Americas, Block 1269, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy.

ACTION OF BOARD—Laid over to March 25, 1958, at 2 P.M. at request of the applicant, to complete objections.

166-57-A

APPLICANT—Andrew DiCamillo, for Josephine Alessi, owner.

SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re use of frame building as Nursing-Home, etc.

PREMISES AFFECTED—8807 21st Avenue, east side, 120 feet north of Cropsey Avenue, Block 6445, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew DiCamillo.

For Administration: Vincent J. Rice, Dept. of Hospitals.

ACTION OF BOARD—Laid over to March 11, 1958, at 2 P.M. for submission of revised plans complying with the requirements of the Department of Hospitals and for inspection by a committee of the Board.

35-32-BZ—Vol. II

APPLICANT—Herman Kron, for W. Parsons Todd, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to additional curb cuts—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, for a term of 5 years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2300-2310 Boston Road and 701-709 Astor Avenue, northeast corner, Block 4346, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron and William R. Altman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 9, 1933, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on September 27, 1955; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 9, 1933, as thereafter *amended* by resolutions adopted through September 27, 1955, only so far as it relates to an additional curb cut on Astor Avenue, so that as *amended* this portion of the resolution shall read:

"that there may be an additional curb cut on Astor Avenue, 20 feet in width, located 30 feet from the lot line, as shown on plans filed with this application, marked "Received December 19, 1957," 1 sheet, *on condition* that in all other respects the requirements of the above resolution shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 221/32; N.B. 1827/44 and Alt. 1096/57).

170-36-BZ

APPLICANT—Kathe Kessler, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the occupancy of a portion of a plot of ground as an open air parking space for more than 5 motor vehicles and also the conversion of occupancy of an existing structure on the plot of three 3-car garages.

PREMISES AFFECTED—25-13 35th Street, east side, 92.04 feet south of Astoria Boulevard, Block 633, Lots 30, 31 and 32, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Henry Kessler.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 9, 1937, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 24, 1956; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 9, 1937, as thereafter *amended* by resolutions adopted through April 24, 1956 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit a portion of the premises for the open air parking of more than five motor vehicles and also the conversion of the existing structure to three 3-car garages; that other than as herein *amended* the resolution above cited shall be complied with in all re-

MINUTES

spects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Misc. App. 987/41, Alt. 1670/56).

449-41-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Nicholas Caponi and Marie Frasca, owners.

SUBJECT—Application for consideration—reopening for amendment of plans—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7e and 7A of the Zoning Resolution, permitting in a local retail use district, the extension of an existing office and lubritorium by the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop for minor repairs with hand tools only, sale of automatic accessories, parking of cars awaiting service; with curb cuts, business entrance exceeding 3 feet 6 inches in width, show windows and signs within 75 feet of a residence use district.

PREMISES AFFECTED—1302-1312 65th Street and 6501-6505 13th Avenue, southeast corner, Block 5754, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3
Negative: 0
Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 22, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 22, 1957, so as to permit the building to be erected and the premises arranged as shown on revised plans filed with this request for amendment marked "Received January 10, 1958," 2 sheets, *on condition* that in all other respects the requirements of the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution. (Alt. App. 4641/55.)

842-41-BZ

APPLICANT—Weinberg & Jacobowitz, for Bernard and Lillian Hoeflich, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the parking and storage of more than 5 motor vehicles, on the same premises with a Multiple Dwelling.

PREMISES AFFECTED—167 Beach 41st Street, west side, 271.19 feet south of Edgemere Avenue, Block 324, Lot 51, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Leonard A. Hershon.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3
Negative: 0
Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 16, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 24, 1954; and

WHEREAS, the term of variance was extended from time to time and last extended on February 7, 1956; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 16, 1942 and amended through February 7, 1956 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 7798/41).

1024-41-BZ

APPLICANT—Minnie I. Weinstein, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—121-131 Beach 30th Street, west side, 130 feet south of Lewmay Road, Block 302, Lot 42, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Isaac Weinstein.

ACTION OF BOARD—Application reopened and terms of variance extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3
Negative: 0
Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 14, 1942, on certain conditions; and

WHEREAS, the resolution was amended on November 10, 1942; and

WHEREAS, the term of variance was extended from time to time and last extended on February 7, 1956; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 14, 1942, and thereafter *amended* by resolutions adopted through February 2, 1954 only so far as it refers to the term of the variance so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of two years from the date of this *amended* resolution to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."

Misc. App. 1108/51; N.B. App. 4935/49 and N.B. App. Alt. App. 2810/47. and 5396/47.

MINUTES

819-47-BZ—Vol. II

APPLICANT—Samuel S. Arlen, for Pickman Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a retail and residence use, D and E area, Class 1 height district, the erection of a 16 story office building, to contain offices, stores and garage for more than 5 cars to exceed the height limit, without the required setback and extending from the retail into the residence use district.

PREMISES AFFECTED—118-21 Queens Boulevard, northwest corner of 78th Crescent, Block 2270, Lot 13, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 29, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 29, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans are in process of approval by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (NB 2330/56).

4-53-BZ—Vol. II

APPLICANT—A. L. Andujar, for The Texas Company, new owner; Bridgemont Corp., former owner.

SUBJECT—Application for consideration—reopening for extension of time to complete and record new owner—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, parking and storage of more than 5 motor vehicles, office, car wash, lubricatorium, sale of accessories.

PREMISES AFFECTED—2703 East Tremont Avenue, northeast corner of St. Raymonds Avenue and Williamsbridge Road and St. Raymonds Avenue, southeast corner, Block 4076, Lot 18 and part of Lot 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Reginald S. Hardy.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on January 8, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 8, 1957 only as to time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that twenty per cent of the work has been completed, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1785/56)

931-54-BZ

APPLICANT—Charles M. Spindler, for Reineking Family Company, Inc., owner; Harry Klein, lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution as to location of brand sign—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting for a term of 15 years, in a residence use district, the change in occupancy from public garage for over five cars and motor vehicle repair shop, 43 one-car garages, one-family dwelling and private garage and stores and one-family dwelling to gasoline service station, motor vehicle repair shop, including body and fender work, welding and paint spraying, lubricatorium, auto wash (non-automatic), storage and sale of auto accessories and office and the parking of cars waiting to be serviced.

PREMISES AFFECTED—3513-3527 Atlantic Avenue and 308-316 Grant Avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herbert Kain.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 26, 1955, on certain conditions; and

WHEREAS, the resolution was amended on July 26, 1955; and

WHEREAS, time to obtain permits and complete the work was extended on April 24, 1956; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 26, 1955 and *amended* July 26, 1955 by adding thereto:

"that if the applicant desires to move the post standard from the intersection of Atlantic and Grand Avenues to the westerly side lot line, such change may be permitted *on condition* that in all other respects the resolution above cited shall be complied with." (Alt. App. 3889/54)

461-55-BZ

APPLICANT—Fred C. Dahlem, for Jacob Presser, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking of motor vehicles upon unbuilt portion of the plot.

PREMISES AFFECTED—2642 Marion Avenue, east side, 139 feet north of East 194th Street, Block 3282, Lots 10 and 11, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem.

MINUTES

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3
Negative: 0
Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 31, 1956, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 31, 1956 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended*, the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. App. 186/55)

354-56-BZ

APPLICANT—Robert Gottlieb, for 4281 Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, accessory sales and service, used car sales, motor vehicle repairs with hand tools only, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—4277-4289 3rd Avenue, west side, 186.93 feet south of East 179th Street, Block 3044, Lots 82, 85, 87 and 122, Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Brownstein.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3
Negative: 0
Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 19, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 19, 1957, only as to time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. App. 699/56)

418-56-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—Application, decision of the Borough Superintendent, previously granted on condition,

under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the proposed erection and maintenance of a gasoline service station, car washing (non-automatic) minor repairs with hand tools only, office and sales, storage of accessories, parking for more than five cars waiting to be serviced.

PREMISES AFFECTED—7107-7127 New Utrecht Avenue, 1573 72nd Street, northeast corner, 1572 71st Street and 7102-7124 16th Avenue, Block 6180, Lots 63, 70, 71 and 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3
Negative: 0
Absent: Chairman Murdock, Commissioner Foley and Commissioner Kleinert 3

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 26, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 26, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 749/56.)

427-56-BZ

APPLICANT—Ingram S. Carner for Tremarco Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—Application, decision of the Borough Superintendent previously granted on condition, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only.

PREMISES AFFECTED—6916-6928 New Utrecht Avenue and 1527-1541 70th Street, northwest corner, Block 6158, Lots 25 and 70, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3
Negative: 0
Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 19, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 19, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 830/56)

MINUTES

744-56-BZ

APPLICANT—Paul Friedman, for Mary Paino and Joycon Corp., owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7e, 7f and 7i of the Zoning Resolution, permitting in a business and residence use district, the erection of a 1 story structure to be used as offices and private storage garage for more than 5 motor vehicles, minor auto repairs, underground gasoline tanks with pumps for private use and parking for more than 5 motor vehicles of the lessee, its patrons and employees on the unbuilt upon portion of the premises, for a stated term of 20 years.

PREMISES AFFECTED—2533-2547 Coney Island Avenue, east side, 82 feet 11½ inches north of Gravesend Neck Road, 2254-2268 East 12th Street and 1017-1033 Gravesend Neck Road, northwest corner, Block 7371, Lot 30 (Lots 30, 37 and 100 part of Lots 28 and 72), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 7, 1957, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 7, 1957, as thereafter *amended* by resolution adopted December 17, 1957, only as it relates to the location of the proposed masonry fence along East 12th Street, so that as *amended* this portion of the resolution shall read:

"that in view of statement by applicant that survey shows the distance between the building line of East 12th Street and the curb to be 35 feet, that such proposed masonry fence along East 12th Street may be relocated five feet eastwardly to the building line *on condition* that in all other respects the requirements of the resolution above cited shall be complied with." (Amdt. to N.B. App. 1492/56, disapproved 10/23/57.)

544-26-BZ—Vol. III

APPLICANT—New York Telephone Company, owner. Harold V. Dixon, General Solicitor.

SUBJECT—Application for consideration—reopening as Vol. III to consider further extension of building, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7d and 21 of the Zoning Resolution, permitting in a residence and business use, C area and Class 1 height district, the extension of an existing business building, central telephone exchange.

PREMISES AFFECTED—680-686 Fairview Avenue (official 680 Fairview Avenue) and 1928-1944 Gates Avenue, southeast corner, Block 3478, Lot 31, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Klein.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider extension of building.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

824-27-BZ—Vol. II

APPLICANT—Herbst & Rusciano, for Nationwide Investors, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of building and use, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting partly in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles and partly in a residence district.

PREMISES AFFECTED—2846 Webster Avenue, east side, 299 feet 75 inches south of Bedford Park, Block 3273, Lot 114, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of building and use.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

426-31-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Louis Richman, owner, Ceramic Auto Body Company, lessee.

SUBJECT—Application for consideration—reopening as Vol. II as to change of occupancy, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under section 21 of the Zoning Resolution, permitting in a business district, the alteration of a garage for the storage of more than five motor vehicles and also the installation of a gasoline service station.

PREMISES AFFECTED—2312-2316 Atlantic Avenue, south side, 79 feet 11 inches, west of Eastern Parkway, Block 1435, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider change of occupancy.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

146-38-BZ—Vol. II

APPLICANT—Larry Meltzer, for Irving Wasserman, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of use, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting in a business use district, the extension of an existing gasoline service station.

PREMISES AFFECTED—5366-5368 Kings Highway (also known as 818-820 E. 53rd Street) west side, 20 feet south of Foster Avenue, Block 7948, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of uses, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3

MINUTES

Negative: 0
Absent: Chairman Murdock, Commissioner Kleinert and
Commissioner Foley 3

1132-39-BZ—Vol. II

APPLICANT—De Rose & Cavaliere, for J. Clarence Davies, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II as to extension of building and area, subject to regular procedure—re Application decision of the Borough Superintendent, previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting partly in a business use district and partly in a residence use district, the erection and maintenance of an extension to an existing business building.

PREMISES AFFECTED—1420-1434 Benson Street, 31-34 Westchester Square, west side, 185.515 feet south of 2584-2588 Frisby Avenue, Block 3984, Lots 4, 5, 6, 7, 8, 9 and 30, Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavaliere.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider extension of building and area.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3
Negative: 0
Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

68-40-BZ—Vol. III

APPLICANT—James E. Vassalotti, for 81 East 116th St. Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider extension of building and use, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, for a term of 15 years, the erection and maintenance of a gasoline service station, lubricatorium and permitting the parking of more than five motor vehicles and the sale of used motor vehicles.

PREMISES AFFECTED—75-85 East 116th Street, north side, 110 feet east of Madison Avenue and 60-62 East 117th Street, Block 1622, Lots 25, 44 and 45, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure to consider extension of building and use.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3
Negative: 0
Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

302-41-BZ—Vol. III

APPLICANT—Joshua Brown, for Staten Island Oil Company, Inc., owner. Texaco Oil Company, lessee.

SUBJECT—Application for consideration—reopening as Vol. III to consider extension of uses, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a retail use district, the relocation of an accessory building and gasoline dispensing pumps on an existing gasoline service station.

PREMISES AFFECTED—2505 Victory Boulevard, northeast corner of Willowbrook Road, Block 486, Lot 8, Willowbrook, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

ACTION OF BOARD—Application reopened as Vol. III, to consider extension of use, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3
Negative: 0
Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

370-42-BZ—Vol. III

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider additional uses, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7i of the Zoning Resolution, permitting in a business use district, the extension of existing auto laundry and sale of accessories to include motor vehicle repairs, using more than the area permitted, and permitting the existing sign to remain.

PREMISES AFFECTED—9243-9251 4th Avenue, east side, 129 feet 11¾ inches north of 94th Street and 9248 5th Avenue, Block 6108, Lots 7, 9 and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

ACTION OF BOARD—Application reopened as Vol. III, to consider additional uses, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3
Negative: 0
Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

229-49-BZ—Vol. III

APPLICANT—Joseph B. Klein, for Peter I. Feinberg, owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider added use—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use portion of the plot, the parking of cars for patrons and employees, for a term of years (no fee to be charged.)

PREMISES AFFECTED—1677 Bruckner Boulevard, northwest corner of Feeley Avenue, Block 3721, Lots 1 and 8, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Klein.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider change of use.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3
Negative: 0
Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

871-49-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Melmar Development Corp., owner, Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. III to consider additional use, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, an extension of the present parking for more than five motor vehicles into the residence portion of the plot for patrons cars only.

PREMISES AFFECTED—591 East Fordham Road, north side, 128 feet east of Hoffman Street and 584-588

MINUTES

East 191st Street, Block 3273, Lots 261 and 263, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider additional use.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and

Commissioner Foley 3

01-57-BZ

APPLICANT—Joseph Levy, Jr., for Marie Kramer, owner.

SUBJECT—Application for consideration—restoration to the docket—re Application, decision of the Borough Superintendent, previously withdrawn, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sale of accessories for the stated term of 15 years.

REMISES AFFECTED—1141-1145 Bedford Avenue and 127-129 Madison Street, northeast corner, Block 1817, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Levy, Jr.

ACTION OF BOARD—Application reopened subject to the regular procedure and set for decision on March 11, 1958, waiving all requirements except notice by registered mail, to property owners within the affected area, two publications in the Bulletin and a new decision from the Borough Superintendent.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and

Commissioner Foley 3

6-25-BZ—Vol. II

APPLICANT—Lama, Proskauer, for Harbor Garage, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re decision of the Borough Superintendent under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, change in occupancy from the present stable to automatic laundry and parking and storage of motor vehicles.

REMISES AFFECTED—2230 Cropsey Avenue, west side, 137 feet 5¼ inches north of Bay 32nd Street, Block 6471, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and

Commissioner Foley 3

34-SA

APPLICANT—Quiet May Division, of Penn Boiler & Burner Manufacturing Corp., owner.

SUBJECT—Application for consideration—reopening for report as to additional trade names—re May Oil Burner and Quiet May Oil Burner Models N, O, U, D, B, NSJ, NSJ 1, W, and Type BB; previously approved.

APPEARANCES—

For Applicant: Raymond R. Givler.

ACTION OF BOARD—Application reopened for report as to additional trade name.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and

Commissioner Foley 3

750-38-SA—Vol. II

APPLICANT—Crane Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II for report as to additional size—re Crane Vacuum Breaker—C-7830 Vacuum Breakers, for supply fixtures, size ¾, ½, ¾, 1, 1¼, 1½, 2 and 3 inches and Model 8H-550; previously approved.

APPEARANCES—

For Applicant: Arnold J. Knack.

ACTION OF BOARD—Application reopened for report as to additional size.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and

Commissioner Foley 3

745-39-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopening for report as to extension of use of deck—re U.S.G. Steel Roof Decks; previously approved.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened for report as to extension of use of roof decks.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and

Commissioner Foley 3

854-39-SM

APPLICANT—County Fire Door Corporation, new owner.

SUBJECT—Application for consideration—reopening for report as to new owner—re Acme Kalamein 1½ to 2 hour Fireproof Door; previously approved.

APPEARANCES—

For Applicant: David Kaplan.

ACTION OF BOARD—Application reopened for report as to new owner.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and

Commissioner Foley 3

501-47-SM

APPLICANT—County Fire Door Corp., new owner.

SUBJECT—Application for consideration—reopening for report as to new owner—re A.B.C. Kalamein Door Co., Acme & Dorf Metal Door Corp., Acme Kalamein Door & Sash Co., Ajax Metal Door Corp., Chapman Metal Products Co., Inc., City Steel Door Co., Empire Door Co., General Fireproof Door Corp., Greenpoint Metal Covered Door Co., International Fireproof Door Co., National Kalamein Co., Inc., Pioneer Fireproof Door Co., Reliable Fireproof Sash & Door Corp., Richmond Fireproof Door Co., Royal Kalamein Door Co., Triangle Fireproof Door & Sash Co., Universal Bronze & Steel Door Co., Inc., Williamsburg Fireproof Products and World Steel Products Corp.; previously approved.

APPEARANCES—

For Applicant: David Kaplan.

ACTION OF BOARD—Application reopened for report as to new owner.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Sleeper and Acting Commissioner Fox 3

MINUTES

Negative: 0
Absent: Chairman Murdock, Commissioner Kleinert
and Commissioner Foley 3

270-50-SA

APPLICANT—Spacarb, Inc., owner-manufacturer.
SUBJECT—Application for consideration—reopening for
report as to additional models and change of design—re
Spacarb Mix-A-Drink, Models 4D51, 4D53 and 3D53;
previously approved.

APPEARANCES—

For Applicant: Joseph Bewdas.

ACTION OF BOARD—Application reopened for report as
to additional models and change of design.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner
Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert
and Commissioner Foley 3

350-51-SA

APPLICANT—Automatic Burner Corporation, owner.
SUBJECT—Application for consideration—reopening for
report as to additional trade name—re ABC Oil Burner,
Model 40, Thatcher Furnace Co. under name of Thatcher
Oil Burner, Models 751-1, 751-2 and 751-3; previously
approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report
as to additional trade name.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner
Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert
and Commissioner Foley 3

1040-55-SA

APPLICANT—Haus & Bresin, for Washex Machinery
Corp., owner.
SUBJECT—Application for consideration—reopening for
report as to additional model—re Washex Combination
Washer-Extractor, Models P-65 and P-100 (for dry
cleaning units using solvent with flashpoint above 100°);
previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report
as to additional model.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner
Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert
and Commissioner Foley 3

1041-55-SA

APPLICANT—Haus & Bresin, for Washex Machinery
Corp., owner.
SUBJECT—Application for consideration—reopening for
report as to additional model—re Washex Syntomat, Mod-
els P-65 and P-100 for dry cleaning units using per-
chloroethylene, (non-combustible), solvent; previously ap-
proved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as
to additional model.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner
Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and
Commissioner Foley 3

78-56-SA

APPLICANT—Ex-Cell-O-Corporation, owner.
SUBJECT—Application for consideration—reopening for
report as to new models—re Pure-Pak Milk Packaging
Machinery, Models C, D, F, R and Q; previously ap-
proved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as
to new models.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner
Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and
Commissioner Foley 3

Adjourned: 4:45 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards
and Appeals held on December 17, 1957, as they appeared in
Bulletin No. 52, Vol. 42, hereby corrected to read as follows:

900-56-SA

APPLICANT—Pyrotronics, Division of Baker Industries,
owner.

SUBJECT—Application December 14, 1956—Pyr-A-Larm,
Type C-A Fire Detector and Alarm with Controls,
approval of.

APPEARANCES—

For Applicant: Harold J. Burke.

ACTION OF BOARD—Appliance approved in accordance
with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly... 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 900-56-SA

Subject: Pyr-A-Larm, Type C-A Fire Detector and Alarm
with Controls.

Pyrotronics a Division of Baker Industries, Newark, New
Jersey, filed December 14, 1956 an application with the
Board of Standards and Appeals for the approval of the
Pyr-A-Larm, Type C-A Fire Detector and Alarm with
Controls under the provisions of Sections C26-664.1 and
C26-259.0 Administrative Building Code, and the require-
ments of the Fire Commissioner.

Purpose

A combustion detector with controls for activating a
electric fire alarm or for shutting down the air fans of
ventilating or air conditioning system.

Description

The system consists of a main control unit, a multiple
zone indicator and fire detecting heads. In addition to the
foregoing principal components, there is also an auxiliary
power supply and power failure alarm device.

The main control unit is a wired assembly of relays, pilot
lamps, switches, electronic tube type rectifier, transmitter
and associated parts, including terminal strips housed in
metal cabinet.

The multiple zone annunciator unit is a similar assembly
of electrical parts and is connected to the main control unit
so that the exact location of the origin of a fire may be
determined in installations covering multi-story and multi-
spaces.

The detector heads are located throughout a protected

MINUTES

area and interconnected electrically with each other and the main control unit. The performance of the detector when affected by products of combustion causes the control unit relays to operate an alarm signal.

The multiple zone annunciator unit is employed when it is desired to obtain a signal from separate zones of an area or separate parts of a structure. Separate zone circuits are extended from this unit to the detector. The operation of any detector causes a pilot light to be energized indicating the zone circuit in operation and also actuates the main control relay unit for the alarm signal.

The main control unit is provided with a terminal strip for conveniently connecting bells or other audible signals, automatic transmitters and supplementary circuit devices, or connecting to the proper terminals, two multiple circuits are provided for alarm devices and local alarm signals. Connection is also available for the automatic fire alarm transmitter alarm signal and trouble signal circuits for proprietary system and central station signals. The supplementary control circuit can be used with a separate source of electrical energy for operating fan motor stops, closing dampers, operating fire extinguishing systems or practically any operation under electrical control at the time of an alarm signal.

The location of the detector heads will be determined by the structural and occupational conditions of the space to be protected. Each detector is installed at or near the ceiling where it can best receive the products of combustion produced by a fire anywhere in a protected area.

One detector head is intended to provide protection of an area not exceeding 3600 square feet. The detectors are to be spaced throughout the protected area so that they will not be more than 60 feet apart and not more than 30 feet at right angles to any wall or partition that extends to the ceiling.

Any number of detectors can be employed with one main control unit, where it is desired to obtain zoning indication, or a multiple zone annunciator is installed in connection with the main control unit.

The main control unit and the multiple zone annunciator are intended to be installed at a convenient location in the general area so that they will be accessible for maintenance and for the operation of the reset switch in the main control unit following the transmission of an alarm.

The system is completely supervised and the breaking of wire or the removal of a detector head from a circuit is indicated by a trouble signal.

OPERATING PRINCIPLE OF DETECTOR

This detector utilizes the principle of interference by visible smoke particles with ionized atmosphere resulting from alpha radiation within the detector.

A particle of radium in each of two ionization chambers is used as a source of alpha radiation. Normal air molecules within the chamber are ionized so that they cause conduction between electrodes to which potential is applied.

When smoke particles which are larger than air molecules enter one of the ionization chambers, they absorb or simply interfere with the alpha radiation. This interference with the normal ionization process in the detector is employed to produce a signal by relays in a related separate control unit.

CIRCUIT WIRING

A two-conductor actuating circuit having an end-of-line resistor is extended from the control unit. A number of detectors are connected in a multiple across these conductors. The circuit provides a potential across components of the detector and a supervisory current via the end-of-line resistor. Operation of a detector results in increase of the normal supervisory current and operates corresponding relays in the control unit.

DETECTOR

The detector incorporates a cold-cathode type triode electronic tube, two ionization chambers and related elec-

trodes in a coordinated unit assembly. Each ionization chamber has a minute quantity of radium located as point sources or radiation. These components are arranged to obtain specific electrical characteristics with respect to the circuit to which the detector is connected.

When smoke enters the outer ionization chamber it interferes with the normal ionization process so as to increase the electrical resistance between the chamber electrodes. Accordingly, the voltage between the electrodes of each chamber changes so that the voltage across the inner chamber electrodes is decreased and hence the starter anode voltage is increased. The increased voltage across the outer chamber electrodes become sufficient to initiate discharge of the cold cathode triode which then conducts between its anode and cathode. The conduction increases the supervisory circuit current so as to energize alarm relays in the control unit.

Since the detector head is sensitive to air flow it is not installed inside a duct carrying high velocity air in ventilating and air conditioning systems. In such cases the detection of combustion products is accomplished by installing the detector head in a gas tight metal box which in turn is installed on the side of the duct with a sampling pipe inserted into the duct. An outlet pipe from the box is returned to the duct thus, permitting a steady but reduced flow of the duct atmosphere through the box.

Provision is made so that the operating sensitivity of the detector head may be adjusted, 20 to 27 volts.

Inspection and Test

The Pyr-A-Larm, Type C-A Fire Detector and Alarm equipment was inspected and tested at the premises of the applicant, Newark, New Jersey.

Present were Asst. Engrs. G. F. Sklenarik and J. A. Darts, Committee on Test, R. C. Lent Supervising Electrical Inspector, N. Y. Fire Department and H. J. Burke, Vice President, representing the applicant.

The system operated satisfactorily under test.

The Pyr-A-Larm Type C-A detector and component parts were tested and approved by the Underwriter's Laboratories under file Signal 522. The complete report is on file and is part of the record.

Recommendation

On the basis of the inspection and test, the Committee on Test is of the opinion that the Pyr-A-Larm Detection System meets the requirements for heat and smoke detection as set forth in Section C26-259.0 subdivisions a. and b. of the Administrative Code and therefore, the Committee recommends the approval of the Pyr-A-Larm Type C-A Fire Detector and Alarm with Controls for use in New York City when installed in accordance with this report and the requirements of Sections C26-259.0 and C26-664.1 Administrative Code, pertaining to air conditioning and ventilating systems and also as a fire alarm system when installed in accordance with this report and the Fire Commissioner's requirements for the installation of automatic thermostatic fire alarm systems, provided that each detector head and components of the system shall bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 900-56-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

* Correction—Name of owner corrected to read "Pyrotronics, Division of Baker Industries, owner."

ANNUAL REPORT

In the attached Statistical Report for the year 1957, it will be seen that even though in all departments the number of appeals and applications disposed of was materially greater than in 1956, still there are as many pending on December 31, 1957 as the year before.

The zoning applications and administrative appeals are, however, of more recent filing. The bulk of the pending applications are for approval of materials and appliances,

and it is clear that more staff is required to advance these to decision.

Now that the law requires filing fees for all appeals and applications, the public is entitled to quicker service which cannot be accomplished without more staff and more space to house them.

Application for larger quarters has been filed.

CASES FILED AND PENDING 1957

Filed 1957	A	BZ	S	SA	SM	SR	M'L	T'L	GR. T'L
JANUARY	16	33	0	7	11	0	142	209	..
Restored	3	24	0	8	3	0	0	38	247
FEBRUARY	22	32	0	16	19	0	138	227	..
Restored	5	16	2	11	0	0	0	34	261
MARCH	19	35	0	12	16	0	122	204	..
Restored	2	15	1	1	9	0	0	28	232
APRIL	17	46	0	27	23	0	109	222	..
Restored	2	20	0	6	7	0	0	35	257
MAY	8	34	0	13	12	0	175	242	..
Restored	1	13	0	8	9	0	0	31	273
JUNE	27	25	0	10	14	0	172	248	..
Restored	3	24	0	6	5	0	0	38	286
JULY	14	31	0	24	17	0	184	270	..
Restored	5	23	0	5	6	0	0	39	309
AUGUST	4	17	0	2	3	0	0	26	..
Restored	0	0	0	0	0	0	0	0	26
SEPTEMBER ..	16	32	0	14	27	0	112	201	..
Restored	1	26	0	9	5	0	0	41	242
OCTOBER	20	44	0	16	10	0	156	246	..
Restored	5	16	0	3	5	0	0	29	275
NOVEMBER ...	14	26	0	20	19	0	100	179	..
Restored	2	13	0	1	2	0	0	18	197
DECEMBER	26	92	0	27	29	0	72	246	..
Restored	4	7	0	0	1	0	0	12	258
FILED	203	447	0	188	200	0			
Restored	33	197	3	58	52	0			
FILED	203	447	0	188	200	0			
Restored	33	197	3	58	52	0			
TOTAL	236	644	3	246	252	0	1482	2834	2834
PENDING									
Dec. 31, 1956 ...	297	522	3	579	737	5	0	2143	2143
GRAND TOTAL	533	1166	6	825	989	5	1482	5006	5006
DISPOSITION									
1957									
JANUARY	43	55	0	17	10	0	142	267	..
FEBRUARY	30	54	0	31	22	0	138	275	..
MARCH	28	44	0	12	17	0	122	223	765
APRIL	27	57	0	14	16	0	109	223	..
MAY	33	42	0	19	27	0	175	296	..
JUNE	39	55	2	11	6	0	172	285	804
JULY	42	102	0	24	19	0	184	371	..
AUGUST	0	0	0	0	0	0	0	0	..
SEPTEMBER ..	41	35	0	11	10	0	112	209	580
OCTOBER	29	68	0	20	48	0	156	321	..
NOVEMBER ...	35	60	0	31	24	0	100	250	..
DECEMBER	19	75	0	7	8	0	72	181	752
TOTAL	366	647	2	197	207	0	1482	2901	2901
PENDING									
Dec. 31, 1957 ...	167	519	4	628	782	5	0	2105	2105

Code: A—Appeals from Administrative Decisions. BZ—Applications under Zoning Resolutions. S—Applications for Variations of Labor Law. SA—Applications for Approval of Appliances. SM—Applications for Approval of Materials. SR—Applications for Adoption Rules. M'L—Miscellaneous Docket.

ANNUAL REPORT

DOCKET

Cases pending December 31, 1956	2143
Cases filed up to December 31, 1957.....	1038
Restored to Docket	343
MISCELLANEOUS APPLICATIONS	
Requests to reopen	919
Requests to amend	244
Requests to rescind	4
Requests for extension of time	191
Requests for extension of term of variance.....	122
Requests for approval of plans	2
Total	5006
Disposed of	2901
Cases pending December 31, 1957.....	2105

DISPOSITION OF CASES

Withdrawn	151
Dismissed	60
Denied	111
Granted	2
Granted on condition	691
Appliances approved	171
Appliances dismissed, disapproved or withdrawn.....	20
Materials approved	157
Materials dismissed, disapproved or withdrawn.....	56
MISCELLANEOUS ACTIONS	
Requests to reopen granted	906
Requests to reopen denied	2
Requests to amend granted	244
Requests to rescind granted	4
Requests for extension of time granted.....	191
Requests for extension of term of variance.....	122
Plans approved	2
Requests withdrawn or dismissed	11
Total	2901

MONEYS RECEIVED

	1st QUARTER	2nd QUARTER	3rd QUARTER	4th QUARTER	TOTAL
Bulletin	\$1,240.00	\$ 950.00	\$ 925.00	\$1,155.00	\$4,270.00
Cash Sales	617.00	530.70	461.00	534.80	2,143.54
Aid to City Treasurer.....	\$1,857.04	\$1,480.70	\$1,386.00	\$1,689.80	\$6,413.54

REVIEW FROM 1916

Year	Cases Filed	Restored & M'l Actions	Total to Dis- pose of	Pending Previous Year	With- drawn	Dis- missed	Disposed of as follows:			Total Cases	Pending Dec. 31st
							Cases Denied	Granted, etc.	M'l Actions		
1916	502	32	534	0	39	64	59	204	32	398	136
1917	2620	35	2655	136	291	154	241	838	35	1559	1232
1918	1734	160	1894	1232	803	666	418	1009	160	3056	70
1919	1005	73	1078	70	105	47	271	594	41	1058	90
1920	793	114	907	90	84	100	233	457	33	907	90
1921	1720	176	1896	90	102	296	337	827	35	1597	389
1922	1575	405	1980	389	171	195	262	1025	281	1934	435
1923	1562	308	1870	435	149	189	193	928	219	1678	627
1924	1540	415	1955	627	173	194	290	1003	324	1984	598
1925	1350	335	1685	598	140	129	203	793	275	1540	743
1926	1147	403	1550	743	193	85	289	864	403	1834	459
1927	1357	575	1932	459	168	137	261	679	477	1722	669
1928	988	467	1455	669	230	107	312	585	384	1618	506
1929	765	508	1273	506	177	62	190	518	440	1387	392
1930	760	523	1283	392	175	38	215	379	451	1258	417
1931	623	645	1268	417	103	44	184	471	539	1341	344
1932	631	641	1272	344	158	22	159	492	524	1355	261
1933	389	648	1037	261	54	34	144	312	542	1086	212
1934	368	584	952	212	47	51	162	248	493	1001	163
1935	365	718	1083	163	40	14	122	305	589	1070	176
1936	393	683	1076	176	59	18	103	330	563	1073	179
1937	629	691	1320	179	43	14	120	409	587	1173	326
1938	1230	720	1950	326	96	19	153	910	618	1796	480
1939	1552	934	2486	480	121	66	244	1010	812	2253	713
1940	1235	1043	2278	713	138	33	200	851	890	2112	879
1941	1116	1148	2264	879	122	43	205	852	999	2221	922
1942	915	1018	1933	922	163	59	275	746	913	2156	699
1943	638	1050	1688	699	146	69	105	562	939	1821	566
1944	753	1075	1828	566	119	47	92	562	935	1755	639
1945	823	1099	1922	639	159	40	129	573	931	1832	729
1946	1086	1288	2374	729	120	27	147	732	1065	2091	1012
1947	1113	1450	2563	1012	218	56	243	759	1215	2491	1084
1948	1140	1603	2743	1084	168	48	242	846	1344	2648	1179
1949	934	1535	2469	1179	130	49	241	900	1226	2546	1102
1950	958	1683	2641	1102	120	11	209	810	1439	2589	1154
1951	917	1611	2528	1154	130	14	118	765	1364	2391	1291
1952	931	1683	2614	1291	99	9	238	811	1385	2542	1363
1953	945	1686	2631	1363	154	25	114	847	1296	2436	1558
1954	1014	1724	2738	1558	161	34	194	800	1363	2552	1744
1955	1045	1695	2740	1744	95	9	92	915	1317	2428	2056
1956	901	1846	2747	2056	109	68	140	893	1450	2660	2143
1957	1038	1825	2863	2143	151	60	187	1021	1482	2901	2076
Total	43100	36855	79955	29827	6223	3446	8336	29435	30410	77850	31903

HARRIS H. MURDOCK, *Chairman*

JOSEPH J. DOYLE, *Chief Clerk.*

3
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Serials Dept.
Urbana, Ill.

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the power conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

FEB 27 1958

UNIVERSITY OF ILLINOIS

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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February 11, 1958

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No. 6

DIRECTORY

BOARD OF STANDARDS AND APPEALS

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and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

CONTENTS

ocket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, Feb-
ruary 4, 1958, Affecting Calendar Numbers 1366-17-BZ
—III, 611-56-A, 72-30-BZ—Vol. II, 44-35-BZ—Vol.
IV, 581-42-BZ—Vol. II, 614-54-BZ—Vol. II, 624-55-
BZ—Vol. II, 322-57-BZ, 350-57-BZ, 552-57-BZ, 587-57-
BZ, 602-57-BZ, 668-57-BZ, 684-57-BZ, 685-57-A,
702-57-BZ, 730-57-BZ, 747-57-BZ, 861-57-BZ, 428-57-A,
874-57-BZ, 60-31-BZ—Vol. II, 548-47-BZ—Vol. III,
470-56-BZ—Vol. II, 200-57-BZ, 260-57-BZ, 292-57-BZ,
525-57-BZ, 540-57-BZ, 596-57-BZ, 599-57-BZ, 619-57-
BZ and 731-57-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, Feb-
ruary 4, 1958, Affecting Calendar Numbers 270-40-A—
Vol. II, 324-51-A, 439-57-A, 564-56-A, 594-56-A, 15-
57-A, 308-57-A, 85-38-BZ—Vol. II, 958-38-BZ—Vol.
III, 1293-39-BZ—Vol. II, 436-49-BZ—Vol. II, 683-49-
BZ—Vol. II, 563-52-BZ, 171-53-BZ—Vol. I, 184-55-BZ,
386-55-BZ, 74-56-BZ, 193-56-BZ, 619-56-BZ, 433-57-BZ,
235-31-BZ—Vol. III, 712-47-BZ—Vol. II, 231-52-BZ
Vol. II, 939-53-BZ—Vol. III, 940-53-A—Vol. III,
166-55-BZ—Vol. II, 68-56-BZ—Vol. II, 69-56-A—Vol.
II, 151-57-BZ—Vol. II and 232-46-SM.

Annual Report for 1957.

NOTICE

Effective September 1, 1957, the subscription price of
the Bulletin is \$15.00 per year, payable in advance and
single copies, twenty-five (25) cents at the office of the
Board and thirty (30) cents by mail.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases filed up to February 4, 1958

<i>Cal. No.</i>	<i>Dept.</i>	<i>Premises Affected</i>
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30-58-BZ—B.Q.—184-11 to 184-19 Horace Harding Expressway (184-15 official) and 184-12 North Hempstead Turnpike, northwest corner, Block 7067, Lot 50, Fresh Meadows, Borough of Queens, N.B. 1601-57—re gasoline service station, office, sales, storage of accessories, car washing, minor repairs, parking and storage, etc.; sign and light standard—retail use district.

31-58-BZ—B.B.—6301-6309 17th Avenue and 1702-1712 63rd Street, southeast corner, Block 5539, Lot 8, Borough of Brooklyn, N.B. 2198-57—re gasoline service station, lubrication, car washing, repairs, parking of more than 5 cars; show windows and signs, etc.—business use district.

32-58-BZ—B.Bx.—2564-2568 Boston Road, south side, 126.31 feet west of Matthews Avenue and 2551-2559 Matthews Avenue, Block 4440, Lot 27, Borough of The Bronx, N.B. 1550-57—re automatic car wash—residence and business use district.

33-58-A—F.D.—736 Parkside Avenue, south side, 306 feet, 6 inches east of Nostrand Avenue, Block 4828, Lot 22, Borough of Brooklyn, Decision re Order No. 7978-7—re storage of matches.

34-58-SM—Saraloy 400 Elastic Flashing, roof flashing, manufactured by The Dow Chemical Co., Material.

35-58-SM—Saraloy 400 Elastic Flashing, for shower pan installation, manufactured by The Dow Chemical Co., Material.

36-58-SA—Melco Roof-type Air Conditioning Unit, Model MCR-81HA for Heating and Cooling and Model MCR-81A for cooling only, manufactured by Melchior, Armstrong, Dessau Co., Appliance.

37-58-SM—Perimul Perimeter Insulation, manufactured by Baldwin-Hill Co., to be also marketed by National Gypsum Co., under Trade Name of Gold Bond Thermo-Bloc Perimeter Insulation, Material.

38-58-BZ—B.M.—519-521 5th Avenue, northeast corner of East 43rd Street, Block 1278, Lot 1, Borough of Manhattan, Alt. 996-57—re height—restricted retail use district.

3958-BZ—B.M.—2-4 East 44th Street and 523-529 5th Avenue, southeast corner, Block 1278, Lots 67 and 69, Borough of Manhattan, Alt. 512-57—re height; area and off street loading—restricted retail use district.

Restored to Docket

564-56-A—F.D.—1921-1937 7th Avenue, northeast corner of West 116th Street, Block 1901, Lot 1, Borough of Manhattan, Order No. 5600-5—re removal of automatic hose valves.

232-46-SM—Williamsburg 3-Hour Test Hollow Steel Door reopened for report as to change in construction, manufactured by Williamsburg Steel Products Company, Material.

712-47-BZ—Vol. II—B.B.—1602-1610 39th Street and 3901-3921 16th Avenue, southeast corner, Block 5383, Lot 1, Borough of Brooklyn, Alt. 2683-57—re alteration to existing gasoline station to increase the height and area of the present lubritorium and laundry to create a storage space for grease and oils, storage of motor vehicles, etc.—business use district.

235-31-BZ—Vol. III—B.B.—701-705 Utica Avenue, east side, 50 feet south of Clarkson Avenue, Block 4637, Lot 41, Borough of Brooklyn, Alt. 3649-57—re addition of gasoline service station, spraying of under coating and office, etc.—business use district.

231-52-BZ—Vol. II—B.Bx.—1124-1140 Nelson Avenue, east side, 150 feet north of West 166th Street and 1131-1139 Woodcrest Avenue, Block 2513, Lots 44, 46, 48, 60 and 83, Borough of The Bronx, Alt. 1170-57—re parking and storage of more than five motor vehicles—residence use district.

151-57-BZ—Vol. II—B.B.—2914-2932 Nostrand Avenue, West side, 300 feet north of Avenue P, Block 7690, Lot 82, 86 and 88, Borough of Brooklyn, N.B. 1-58—re automobile showroom, gasoline service station, auto wash (not automatic), lubrication, minor repairs with hand tools only, and parking and storage of motor vehicles, etc.—business and residence use district.

939-53-BZ—Vol. III—B.B.—2544 Flatbush Avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson Street, Block 8559, Lot 1, Borough of Brooklyn, Alt. 3634-57—re increase in height of existing building and increase in size of existing parking lot—residence and business use district.

940-53-A—Vol. II—B.B.—2544 Flatbush Avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson Street, Block 8559, Lot 1, Borough of Brooklyn, Alt. 3634-57—re area excessive.

166-55-BZ—Vol. II—B.Q.—105-19 to 105-37 Horace Harding Expressway (105-25 official) and 59-02 to 59-28 Grange Street, northwest corner; 105-20 to 105-38 Westside Avenue and 60-01 to 60-11 Xenia Street, Block 1963, Lot 5 (official Lots 5, 10, 18, 24 and 31), Corona, Borough of Queens, N.B. 3687-57—re gasoline service station, automatic car wash, lubritory, minor repairs with hand tools only, office parking and storage of more than 5 motor vehicles, etc.—retail use district.

68-56-BZ—Vol. II—B.Q.—142-16 to 142-26 (142-18 official) Rockaway Boulevard, southeast corner of 142nd Street, Block 12059, Lot 7 (official Lots 7, 9, 12 and 14), South Ozone Park, Borough of Queens, Amendment to N.B. 5499-55—re gasoline service station, lubritorium, minor

CALENDAR

repairs with hand tools only, car washing (non automatic), office, storage and sales of auto accessories, parking of more than five cars, etc.—retail use district.

9-56-A—Vol. II—B.Q.—142-16 to 142-26 (142-18 official) Rockaway Boulevard, southeast corner of 142nd Street, Block 12059, Lot 7 (official lots 7, 9, 12 and 14), South zone Park, Borough of Queens, Amendment to N.B. 5499—pre premises partially in bed of mapped street.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Acetylene and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules, Regulations, Air Entraining Portland Cement, Rules for Approval and Use of Blended, Rules for Testing and Use of	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved Form	April 12, 1955.
Concrete Flat Slabs, Rules	Mar. 15, 1955—Vol. 40, No. 11
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	Dec. 28, 1943—Vol. 28, No. 52A
Dry Cleaning Establishments, Rules	July 13, 1937—Vol. 22, No. 28
Fluorescent Lighting, Rules	April 24, 1951—Vol. 36, No. 7A
Hydrated Lime, Rules	Sept. 15, 1955.
Elevator Rules	Aug. 3, 1937—Vol. 22, No. 31
Excavation, Alteration, Repair, Excavation for and Demolition of Buildings	Mar. 3, 1936—Vol. 21, No. 9
Exit Rules (Revolving Doors)	Feb. 1, 1956.
Exterior Veneering Materials, Rules	June 15, 1937—Vol. 22, No. 24
Factory Exit Rules	Mar. 11, 1952—Vol. 37, No. 11A
Fire Alarm Rules (Interior)	Feb. 22, 1955.
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistant, Flameproof Materials, etc., Rules for Testing of Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Mar. 4, 1952—Vol. 37, No. 10A
Flameproof Wood, Testing of	Jan. 8, 1957.
Shut-Off Rules	Apr. 22, 1952—Vol. 37, No. 17
Highway Protection	Apr. 13, 1937—Vol. 22, No. 15
Insulating Fibre Board Rules	Apr. 7, 1925—Vol. 10, No. 14
Methyl Chloride Rules for Class B and C Refrigerating Systems	June 5, 1928—Vol. 13, No. 23
Motor Burner Rules	Mar. 25, 1952—Vol. 37, No. 13A
Protective Assemblies, Rules for Inspection of	Feb. 11, 1947—Vol. 32, No. 6
Hoisting and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Nov. 20, 1956.
Hoisting Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	May 27, 1954.
Hoisting in Factories, Rules for	Sept. 7, 1948—Vol. 33, No. 36
Painting and Drying of Paints, Varnishes, Lacquers, etc.	Aug. 3, 1937—Vol. 22, No. 31
Plumber, Rules	Nov. 13, 1956.
Plumbing Fireline Rules	Sept. 7, 1937—Vol. 22, No. 36
Structural Alterations, Reporting	Mar. 4, 1952—Vol. 37, No. 10A
Use of Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Jan. 8, 1957.
	June 29, 1937—Vol. 22, No. 26
	June 8, 1937—Vol. 22, No. 23
	June 7, 1932—Vol. 17, No. 23
	Sept. 3, 1946—Vol. 31, No. 36

Section 1, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through June 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By the Dozen \$15.00.

Further Sections will be published, containing other approved materials and appliances.

FEBRUARY 11, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 11, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

392-57-BZ

APPLICANT—Samuel S. Arlen, for Scalbert Associates, Morris and Morton Pickman, partners.

SUBJECT—Application May 9, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash non-automatic, auto repairs with hand tools only, office, storage, sales and parking of motor vehicles awaiting service with a business sign in a residence use district and a curb cut in excess of 30 feet.

PREMISES AFFECTED—221-11 Horace Harding Expressway, northeast corner of Springfield Boulevard, Block 7520, Lot 150, Bayside, Borough of Queens.

Laid over from January 7, 1958 to February 11, 1958, for hearing at the request of the Board of Education, as proposed school site in area has not been determined.

122-57-BZ

APPLICANT—Larry Meltzer, for Charles Macaluso, owner.

SUBJECT—Application February 13, 1957—decision of the Borough Superintendent under sections 7a and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of an extension of the existing ornamental shop exceeding the permissible area in a C area district.

PREMISES AFFECTED—8509 Bay 16th Street, East side, 100 feet north of 86th Street, Block 6343, Lot 25, Borough of Brooklyn.

Laid over from January 28, 1958, to February 11, 1958, at the request of an objector.

44-35-BZ—Vol. IV

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner; Arthur O. Leuck, lessee.

SUBJECT—Application reopened January 8, 1957 as Vol. IV—decision of the Borough Superintendent, under sections 21 and 7h of the Zoning Resolution, to permit in a business use district, the extension of the yard area of the existing legal gasoline service station to include the present use of the parking of more than five (5) motor vehicles for a term to run concurrently with the term of the variance.

PREMISES AFFECTED—46-01 Laurel Hill Boulevard and 50-77 46th Street, northeast corner, Block 2296, Lots 1 and 81, Woodside, Borough of Queens.

Laid over from February 4, 1958, to February 11, 1958, at request of objector, applicant concurring.

779-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Tira Holding Corp., owner.

SUBJECT—Application October 30, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage, office and sales, parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—137-21 to 137-29 (137-25 official) Jamaica Avenue, north side, from 138th Street to Van Wyck Expressway; 88-46 to 88-56 138th Street and 88-47 to 88-53 Van Wyck Expressway, Block 9618, Lot 30, Jamaica, Borough of Queens.

796-57-BZ

APPLICANT—Charles M. Spindler, for Forald Realty Corp., owner.

SUBJECT—Application November 1, 1957—decision of the

CALENDAR

Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of auto accessories, minor auto repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station for a stated term of fifteen (15) years.
PREMISES AFFECTED—74-02 to 74-16 Yellowstone Boulevard (74-10 official), east side, 94.19 feet north of Nansen Street, Block 3178, Lot 70, Forest Hills, Borough of Queens.

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs with hand tool only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

544-57-BZ

APPLICANT—Robert Gottlieb, for 164 River Property Corp., owner.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—1001 Gerard Avenue, and 75 East 164th Street, northwest corner, Block 2486, Lot 37, Borough of The Bronx.

376-57-BZ

APPLICANT—Leonard F. Rothkrug, for A. C. A. Auto Sales, Inc., owner; successor to Torlim Realty Corp.

SUBJECT—Application May 7, 1957—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a motor vehicle repair shop and to permit the sale and display of new and used cars and new and used auto parts on the unbuilt upon portion of the premises for a term of ten (10) years.

PREMISES AFFECTED—2735-2743 Cropsey Avenue, east side, 34 feet 7¾ inches north of Bay 47th Street, Block 6914, Lots 75, 76 and 78, Borough of Brooklyn.

326-57-BZ

APPLICANT—Burke, Green and Groh, for Leon Bernstein, owner.

SUBJECT—Application April 24, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five motor vehicles.

PREMISES AFFECTED—61-19 Fresh Meadow Lane, east side, 40.55 feet south of 64th Avenue, Block 6902, Lot 18, Flushing, Borough of Queens.

390-27-BZ—Vol. VI

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. VI—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit partly in a residence use district and partly in a business

use district, the additional uses of minor auto repair with hand tools only maintained solely within the accessory building and the parking of motor vehicles awaiting service at an existing gasoline service station, lubritorium and auto laundry previously granted by the board and the extension in the term of variance, for an additional fifteen (15) years, for the existing as well as the proposed uses.
PREMISES AFFECTED—73-38 to 73-42 Cooper Avenue south side, 22.29 feet west of 74th Street, Block 3811 Lot 58, Glendale, Borough of Queens.

593-57-BZ

APPLICANT—John F. Fitzsimons, for Peter Kalopodis owner.

SUBJECT—Application August 12, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station with accessory use of lubritorium, non automatic auto laundry, minor auto repairs with hand tools only and the parking of cars awaiting service.

PREMISES AFFECTED—43-15 Ditmars Boulevard and 21-74 to 21-82 45th Street, northwest corner, Block 784 Lot 64, Astoria, Borough of Queens.

838-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Kingsdall Building Corp., owner.

SUBJECT—Application November 14, 1957—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a class one height district, the erection of a six (6) story multiple dwelling exceeding the permitted height within two (2) miles of a designated airport.

PREMISES AFFECTED—22-01 to 22-21 (22-11 official) Brookhaven Avenue and 461-473 Beach 22nd Street, southwest corner, Block 255, Lot 38, Far Rockaway, Borough of Queens.

539-57-BZ

APPLICANT—Casper P. Colla, for Anthony DiGiovanni owner.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district the erection of a one story extension to an existing building and maintain a gasoline service station, auto repair shop and auto safety inspection, auto laundry (non automatic), lubritorium, sale of auto accessories and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—141-145 Throop Avenue and 199-203 Hopkins Street, northeast corner, Block 172 Lot 1, Borough of Brooklyn.

626-57-BZ

APPLICANT—De Rose and Cavalieri, for Saizo Associate Inc., owner.

SUBJECT—Application September 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district for a stated term of years a parking and storage lot for more than five (5) motor vehicles.

PREMISES AFFECTED—417-419 East 152nd Street north side, 156.97 feet west of 3rd Avenue, Block 237 Lots 98 and 99, Borough of The Bronx.

772-57-BZ

APPLICANT—Charles M. Spindler, for Sam Piazza owner.

SUBJECT—Application October 29, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a retail use district, the installation of motor fuel tanks and pumps for marine sale and use

CALENDAR

in conjunction with the existing boat sale and repair business.

PREMISES AFFECTED—45-73 Soundview Avenue, south side, 217.60 feet east of Pugsley Avenue, Block 3435, Lot 3 and Block 3436, Lot 44, Borough of The Bronx.

32-57-BZ

APPLICANT—Theodore A. Taylor, for Triax Corporation, owner; R.M.C. Associates, lessee.

SUBJECT—Application June 7, 1957—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to the rear of an existing multiple dwelling and extend the business use on the first floor.

PREMISES AFFECTED—236 East 75th Street, south side, 175 feet 1 inch west of 2nd Avenue, Block 1429, Lot 32, Borough of Manhattan.

37-57-BZ

APPLICANT—Max Siegel Associates, for 1167 Broadway Corp., owner.

SUBJECT—Application June 5, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the continuance of an existing factory located on a portion of a lot within a residence use district and extending from a business use district of the same lot.

PREMISES AFFECTED—1167-1169 Broadway and 1-13 Kossuth Place, northeast corner, Block 3252, Lot 1, Borough of Brooklyn.

38-57-A

APPLICANT—Max Siegel Associates, for 1167 Broadway Corp., owner.

SUBJECT—Application June 5, 1957—Appeal from a decision of the Borough Superintendent, re frame building—factory use.

PREMISES AFFECTED—1167-1169 Broadway and 1-13 Kossuth Place, northeast corner, Block 3252, Lot 1, Borough of Brooklyn.

04-46-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the extension of the present use of gasoline service station, lubritorium and auto laundry to include minor auto repairs with hand tools only and the parking of motor vehicles awaiting service and an extension of the term of variance, including the additional uses for an additional term of fifteen (15) years.

PREMISES AFFECTED—2018-2032 Stillwell Avenue, northwest corner of 86th Street, Block 6860, Lot 28, Borough of Brooklyn.

09-57-BZ

APPLICANT—Burke, Green and Groh, for Walter Berger and Arthur Hofer, owners.

SUBJECT—Application April 4, 1957—decision of the Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a residence and local retail use district, the erection of a one story extension to the existing building for use as a factory and the use of the unbuilt upon portion for parking and storage of employees and patrons cars in conjunction with the factory.

PREMISES AFFECTED—220-13 Hempstead Avenue, northeast corner of 220th Street, Block 10775, Lot 41, Queens Village, Borough of Queens.

14-57-BZ

APPLICANT—Andrew DiCamillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—decision of the Bor-

ough Superintendent, under section 21 of the Zoning Resolution, to permit in a E area district the erection of and extension on the front of the present two story building with less than the required setback and a rear extension encroaching on the required rear yard.

PREMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

465-57-A

APPLICANT—Andrew Di Camillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—Appeal from a decision of the Borough Superintendent, re frame walls and openings within 3 feet of lot line.

PREMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

339-57-BZ

APPLICANT—James E. Casale, for Ingeborg de Beausacq, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a photographer's studio on the first floor of an existing three story, two family dwelling.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

340-57-A

APPLICANT—James E. Casale, for Ingeborg de Beausacq, owner.

SUBJECT—Application April 11, 1957—Appeal from a decision of the Borough Superintendent, re egress, garage, non-fireproof building.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

241-57-BZ

APPLICANT—Max Wechsler, for Faith for Today, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent under sections 7c and 7h of the zoning resolution, to permit in a residence use district, the erection of a two story and cellar extension to an existing structure and extend the present use of storage, office, church practice and bedroom to include dining room, kitchen printing shop, garage, classroom and parking.

PREMISES AFFECTED—108-43 71st Avenue, north side, 100 feet west of 110th Street, Block 2223, Lot 44, Forest Hills, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and for further hearing.

22-29-BZ—Vol. III

APPLICANT—Paul Friedman, for Adeline Zagarino, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. III—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i and 7A of the Zoning Resolution, to permit a plot located in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, non-automatic, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) cars awaiting service with show windows, signs and curb cuts within 75 feet of a residence use district, and with ground signs in a retail use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—134-31 to 134-39 (134-35 official) 101st Avenue and 97-32 to 97-40 Van Wyck Expressway, northwest corner, Block 9483, Lot 30, Jamaica, Borough of Queens.

Laid over from January 7, 1958, to February 11, 1957, for inspection and decision; hearing closed.

CALENDAR

859-53-BZ—Vol. II

APPLICANT—Samuel S. Arlen, for James Alan Building Corp., owner.

SUBJECT—Application reopened February 5, 1957 as Vol. II—decision of the Borough Superintendent, under sections 19Aj and 21 of the Zoning Resolution, to permit in a business and residence use district, the elimination of a required loading bay used as an accessory to twelve existing stores, to a store thus increasing the number of stores to thirteen.

PREMISES AFFECTED—138-38 to 138-54 84th Drive and 138-01 to 138-07 Queens Boulevard, southeast corner, Block 9649, Lot 44, Briarwood, Borough of Queens.

Laid over from January 7, 1958, to February 11, 1958, for inspection and decision; hearing closed.

471-57-BZ

APPLICANT—Leonard F. Rothkrug, for Abraham and Dorothy Donner, owners, Juniper Coat Co., lessee.

SUBJECT—Application June 20, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection and maintenance of a factory for the manufacturing of clothesware, within the limitations of Article II section 4(a) using more than the permitted area, for a term of 25 years.

PREMISES AFFECTED—177-49 to 177-73 106th Road and 106-12 to 106-20 180th Street, northwest corner, Block 10334, Lots 36 and 48, Jamaica, Borough of Queens.

Laid over from January 7, 1958, to February 11, 1958, for inspection and decision; hearing closed.

748-55-BZ

APPLICANT—O'Dwyer and Bernstein, for Michael O'Grady, owner.

SUBJECT—Application September 22, 1955—(decision of the borough superintendent) under section 7e and 7h of the zoning resolution, to permit in a residence use district, the construction and maintenance of a gasoline service station, lubritorium, car wash, minor repairs with hand tools only, parking for motor vehicles awaiting service, and the licensed off street parking of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—262-290 Sheridan avenue, 1149-1159 Belmont avenue, northwest corner and 555-567 Lincoln avenue, Block 4238, Lot 11, Borough of Brooklyn.

Laid over from December 10, 1957 to January 14, 1958, for hearing, at request of attorney for objectors; then to February 11, 1958, for inspection and decision; hearing closed.

221-57-BZ

APPLICANT—Henry Nordheim, for Sophie Shleffar, owner (Leland Stations, Inc., lessee).

SUBJECT—Application March 26, 1957—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the reconstruction of the present gasoline service station, greasing, car washing and two gasoline pumps.

PREMISES AFFECTED—439-451 Sound View avenue and 440 Leland avenue, south junction of, Block 3498, Lots 17 and 23, Borough of The Bronx.

Laid over from December 17, 1957, to January 14, 1958, at the request of an objector; then to February 11, 1958, for inspection and decision; and for the applicant to correct his plans; hearing closed.

55-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Rainbow Improvement Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a restricted retail and retail use district, the extending of the present use of parking and storage of pleasure cars only by adding thereto, office, scale room, display of new

and used cars and trucks, sale of used auto parts, minor auto repairs, storage, purchase and sale of scrap metals, parking and storage of cars and trucks.

PREMISES AFFECTED—813-845 East 59th Street and 5902-5908 Glenwood Road, southeast corner; 829-843 Paedagat Avenue and 1784-1800 Ralph Avenue, Block 7979, Lots 110, 139, 151 and 161, Borough of Brooklyn.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed.

661-56-BZ—Vol. II

APPLICANT—S. Jules Lakin, for S. Jules Lakin and M. L. Bennett, owners.

SUBJECT—Application reopened October 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non-automatic, minor auto repairs with hand tools only, and parking of cars awaiting service, for a stated term of fifteen (15) years with ground sign in the retail use district.

PREMISES AFFECTED—92-10 Astoria Boulevard, southeast corner of 92nd Street, Block 1366, Lot 32, Jackson Heights, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed.

313-33-BZ—Vol. III

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened January 15, 1957 as Vol. III—re decision of the Borough Superintendent under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, sales space, service parking, motor vehicle repairs, with hand tools only, and with a curb cut on 39th Street.

PREMISES AFFECTED—38-06 Greenpoint Avenue, southwest corner of 50th Avenue, Block 212, Lot 23, Woodside, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed.

547-57-BZ

APPLICANT—Gabriel Nathan, for Boardwalk Holding Corp., owner.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent under sections 7c and 7h of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of a parking lot as an accessory use to an existing class A multiple dwelling.

PREMISES AFFECTED—122-04 to 122-20 Ocean Promenade, north side, from Beach 122nd to Beach 123rd Streets, 121-137 Beach 122nd Street and 120-132 Beach 123rd Street, Block 762, Lot 44, Rockaway Beach, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed.

288-57-BZ

APPLICANT—Anna Pick, owner.

SUBJECT—Application April 10, 1957—decision of the Borough Superintendent under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use district, the extension of a presently legally existing parking lot from the local retail portion of the premises into the residence use portion.

PREMISES AFFECTED—184-05 to 184-13 Hillside Avenue, north side, 40 feet east of Dalny Road, and 87-21 to 87-23 Dalny Road, Block 9954, Lots 6 and 72, Jamaica, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed; applicant to see examiner and file copy of certificate of occupancy for present parking in business district.

CALENDAR

5-57-BZ

APPLICANT—M. Martin Elkind, for Jean Daronnat, Owner.

SUBJECT—Application January 8, 1957—decision of the Borough Superintendent under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) cars.

PREMISES AFFECTED—37-41 73rd Street, east side, 120 feet north of 37th Road, Block 1284, Lot 15, Jackson Heights, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed.

19-57-BZ

APPLICANT—Mathew Manes, for William Rueck and Minnie A. Dunlop, owners; Sun Oil Co., lessee.

SUBJECT—Application April 22, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, lubricatorium, office, sale of auto accessories and parking of cars awaiting service, with curb cuts and show windows within 75 feet of a residence zone and the erection of post standards and illuminated signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—253-02 to 253-26 Hillside Avenue, 84-02 to 84-10 Little Neck Parkway, southwest corner and 84-01 to 84-09 253rd Street, Block 8607, Lot 180 (tentative), Bellerose, Borough of Queens.

Laid over from December 3, 1957, for inspection and decision; date to be set; hearing closed; then set for December 17, 1957; then to January 14, 1958, for further consideration and decision; then to February 11, 1958, for further consideration and possible further inspection.

18-57-BZ

APPLICANT—Lama, Proskauer and Prober, for The Greenpoint Savings Bank, owner.

SUBJECT—Application September 9, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district the use of the premises as a parking lot for more than five (5) motor vehicles for patrons of the bank.

PREMISES AFFECTED—9718 Glenwood Road, south side, 110 feet west of East 98th Street and 1060-1064 East 98th Street, Block 8185, Lots 39 and 46, Borough of Brooklyn.

Laid over from January 21, 1958, to February 11, 1958, for inspection and decision; hearing closed.

01-57-BZ

APPLICANT—Saul Goldsmith, for Lonad Corporation, owner.

SUBJECT—Application May 21, 1957—decision of the Borough Superintendent, under sections 21 and 7e of the zoning resolution, to permit in a residence use and B area district, the erection of a one story building to be used as a factory and occupying more than the permitted area.

PREMISES AFFECTED—58-17 37th Avenue, and 34-62 to 34-70 59th Street, northwest corner, Block 1197, Lot 1, Woodside, Borough of Queens.

Laid over from January 21, 1958, to February 11, 1958, for inspection and decision; hearing closed.

73-57-BZ

APPLICANT—John J. Tricarico, for Transit Authority, City of New York, owner.

SUBJECT—Application June 21, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of the vacant premises for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1023-1033 Union Street, north

side, 214 feet 8 inches west of Franklin Avenue, Block 1185, Lot 30, Borough of Brooklyn.

Laid over from January 21, 1958, to February 11, 1958, for inspection and decision; hearing closed.

595-57-BZ

APPLICANT—Charles V. Halley, Jr. for 236 Riverdale Realty Corp., owner.

SUBJECT—Application August 13, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the zoning resolution, to permit in a residence district, the parking of motor vehicles for patrons using the retail shopping area.

PREMISES AFFECTED—581-587 West 235th Street, northwest corner of Netherland Avenue, Block 3409, Lots 545 and 546, Borough of The Bronx.

Laid over from January 21, 1958, to February 11, 1958, for inspection and decision; hearing closed.

300-56-BZ

APPLICANT—Harry A. Yarish, for Macdonald Holding Corp., owner.

SUBJECT—Application reopened November 26, 1957 for consideration for setting of date for additional hearing as required by Court—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a business and residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—405-417 McDonald Avenue, east side, 300 feet south of Albermarle Road and 298-306 East 2nd Street, Block 5334, Lots 26 and 84, Borough of Brooklyn.

Laid over from December 17, 1957, to January 7, 1958, at the request of an objector, no further requests for adjournment considered; then to January 28, 1958, for inspection and decision; hearing closed; then to February 11, 1958, for decision.

350-57-BZ

APPLICANT—Burke, Green and Groh, for Joseph B. Weynert, owner.

SUBJECT—Application April 29, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a two-story building for use as a doctor's office and two dwellings without the required garages or parking spaces.

PREMISES AFFECTED—58-44 Main Street, west side, 20.74 feet north of 59th Avenue, Block 6378, Lot 40, Flushing, Queens.

Laid over from January 7, 1958, to January 14, 1958, at request of objector, applicant concurring; then to February 4, 1958, for further consideration after applicant has corrected his application and for decision; hearing closed; then to February 11, 1958, for decision; hearing closed.

684-57-BZ

APPLICANT—Paul Friedman, for Louis C. Kaye, owner; Esso Standard Oil Co., conditional lessee.

SUBJECT—Application August 24, 1957—decision of the Borough Superintendent under sections 7f, 7e, 7i, 7h and 7A of the zoning resolution, to permit on a plot located partly within a business use district and partly within a residence use district, on a portion of the plot within the business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing—non-automatic, office and storage and sales of auto accessories, parking and storage of more than five (5) cars and on the portion of the plot in a residence use district the parking and storage of cars, with a ground sign in a business use district, and with curb cuts within 75 feet of residence district for a stated term of fifteen (15) years.

PREMISES AFFECTED—1841-1849 Cornaga Avenue

CALENDAR

(1845 official), southeast corner of Beach 19th Street, Block 79, Lot 1, Far Rockaway, Borough of Queens.

Laid over from January 14, 1958, to February 4, 1958, for inspection and decision; hearing closed; then to February 11, 1958, for inspection and decision; hearing closed.

685-57-A

APPLICANT—Paul Friedman, for Louis C. Kaye, owner; Esso Standard Oil Co., conditional lessee.

SUBJECT—Application August 24, 1957—filed pursuant to section 35, General City Law re portion of premises in bed of a mapped street—proposed widening of Cornaga Avenue.

PREMISES AFFECTED—1841-1849 Cornaga Avenue (1845 official), southeast corner of Beach 19th Street, Block 79, Lot 1, Far Rockaway, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 11, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, February 11, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

555-57-SA

APPLICANT—J. O. Ross Engineering Corporation, owner.

SUBJECT—Application June 28, 1957—Short Bake Beer Can Oven Gas-fired; for drying inside lacquer finish on beer can body, approval of.

97-56-SM

APPLICANT—J. H. Thorp & Company, Inc., owner.

SUBJECT—Application January 24, 1956—48 Inch Saran Net, Model 2915-2918, approval of.

162-56-SM

APPLICANT—N. O. Deputy for Plastic Appliance Company, owner.

SUBJECT—Application February 16, 1956—Rapid Tite Fuel Oil Tank Filling Nipple; Part 90, Fill Box Insert; Part 92 and Fill Box Cap; Part 93, approval of.

340-56-SM

APPLICANT—M. H. Detrick Company, Insulation Division, owner.

SUBJECT—Application April 27, 1956—Detrick Pyro-Scat Fireproofing, approval of.

311-57-SM

APPLICANT—E. I. Du Pont de Nemours & Company, Inc., owner.

SUBJECT—Application April 5, 1957—DuPont Tontine Flame Resistant Vinyl Stage Curtain Material, approval of.

29-56-SM

APPLICANT—E. I. Du Pont de Nemours & Company, Inc., owner.

SUBJECT—Application reopened November 20, 1956 for amendment to resolution for additional flame resistant fabrics for use on folding doors, Fabrilite V-8117FR—re Fabrilite V-8113FR, flame resistant vinyl plastic coated glass fabric for use on folding doors; previously approved.

503-57-SM

APPLICANT—E. I. Du Pont de Nemours & Company, Inc., owner.

SUBJECT—Application June 5, 1957—DuPont Tontine Flame Resistant Quality Washable Window Shade Cloth, approval of.

180-57-SM

APPLICANT—Gilford Leather Company, Inc., Agent for Columbus Coated Fabrics Corporation, owner.

SUBJECT—Application February 28, 1957—Colovin Osna-burg Decorative Wall Covering also to be Gilford Leather Company under the trade names of Dublin Lightweight & Mikado, Decorative Wall Covering, approval of.

407-57-SA

APPLICANT—S. T. Johnson Company, owner.

SUBJECT—Application April 24, 1957—Bankheat Oil Burner, Models BH-0, BH-0A, BH-1A, BH-2, BH-2A, BH-3 and BH-3A, approval of.

502-57-SM

APPLICANT—F. Schumacher & Company, Agent for Fabritate Inc., owner.

SUBJECT—Application June 5, 1957—Rich-Wall, wall covering, approval of.

650-57-SA

APPLICANT—Vanderwater Associates, Inc., for Utility Appliance Corp., owner.

SUBJECT—Application August 5, 1957—Utility Gas-fired Suspended Unit Heaters, Models 25-UF, 50-UF, 75-UF, 100-UF, 125-UF, 200-UF, 75-UB, 100-UB, 125-UB and 150-UB, approval of.

678-57-SA

APPLICANT—Yula Water Heaters, Inc., owner.

SUBJECT—Application August 28, 1957—Yulatom Pre-heater, Model YA, approval of.

685-55-SM

APPLICANT—Hope's Windows, Inc., owner.

SUBJECT—Application July 28, 1955—Automatic Self-Closing Device No. 446, approval of.

802-49-SM—Vol. II

APPLICANT—Hope's Windows, Inc., owner.

SUBJECT—Application reopened May 6, 1952 for amendment of resolution as to additional window sections, Hope's Architectural Projected Solid Section, "LOK'D BAR,"—re Hope's Holfords, Hope's Australs and Hope's Intermediate Casements; previously approved.

29-52-SA

APPLICANT—Modine Manufacturing Company, owner.

SUBJECT—Application reopened October 2, 1956 for amendment of resolution as to additional Models—G25, G50, G75, G105, G135, G165, G225 and G310—re Modine Gas-fired Unit Heaters, space heaters, Models 65, 85, 105, 135 and 165; previously approved.

707-40-SM—Vol. II

APPLICANT—The W. S. Tyler Company, owner.

SUBJECT—Application reopened December 10, 1957 for amendment of resolution as to additional thickness of door, door thickness up to 2½ inches—re Tyler One and One-Half Hour Hollow Metal Fire Door; previously approved.

837-56-A

APPLICANT—Daniel G. Connolly, for Montague Associates, Inc., owner; American Manufacturing Co., lessee.

SUBJECT—Application December 4, 1956—Appeal from a decision of the Fire Commissioner, re permit for smoking PREMISES AFFECTED—50-56 West Street, southeast corner of Noble Street, Block 2568, Lot 5, Borough of Brooklyn.

192-57-A

APPLICANT—Louis Lieberman, for Edmund Geis Realty Corp. owner, C and M. Auto Spring Co., Inc., lessee.

SUBJECT—Application March 14, 1957—Appeal from a de-

CALENDAR

cision of the Borough Superintendent, re installation of oil burners, etc.

PREMISES AFFECTED—42-36 11th Street, west side, 140.26 feet north of 43rd Avenue, Block 460, Lot 60, Long Island City, Borough of Queens.

79-57-A

APPLICANT—Leonard F. Rothkrug, for Mary Volpe, doing business as Regina Blouse and Sportswear Co., owner.

SUBJECT—Application January 25, 1957—Appeal from a decision of the Borough Superintendent, re frame building, commercial use-exits, etc.

PREMISES AFFECTED—1507 DeKalb Avenue, north side, 300 feet east of Knickerbocker Avenue, Block 3236, Lot 47, Borough of Brooklyn.

140-49-A—Vol. II

APPLICANT—Burke, Green and Groh, for George and Sonia Cullinen, owners, Les Clochettes, lessee.

SUBJECT—Application reopened March 19, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—35-45 223rd Street, east side, 152.83 feet north of 37th Avenue, Block 6192, Lot 68, Bayside, Borough of Queens.

48-57-A

APPLICANT—Harry Hurwit, for Belmont and Son, Inc., owner.

SUBJECT—Application October 18, 1957—Appeal from a decision of the Borough Superintendent, re egress, etc.

PREMISES AFFECTED—337 Broome Street and 151 Bowery, southeast corner, Block 423, Lot 12, Borough of Manhattan.

52-57-A

APPLICANT—Morris Kweller, for Yeshiva of Flatbush, owner.

SUBJECT—Application November 26, 1957—Appeal from a decision of the Borough Superintendent, re Class 4 structure from residence to School use, re exits, stairs, etc.

PREMISES AFFECTED—935 East 10th Street, east side, 280 feet south of Avenue I, Block 6523, Lot 69, Borough of Brooklyn.

018-57-A

APPLICANT—Joseph B. Klein, for The Connecticut Mutual Life Insurance Co., owner.

SUBJECT—Application December 30, 1957—Appeal from a decision of the Borough Superintendent, re non-fire-proof construction, from stores to offices, showrooms and incidental manufacturing.

PREMISES AFFECTED—8-12 West 14th Street, south side, 150 feet west of 5th Avenue and 5-11 West 13th Street, Block 577, Lots 34, 49, 50 and 51, Borough of Manhattan.

58-A

APPLICANT—Albert H. Morgan, for Globe International Inc., owner; Globe Lighting Products, Inc., lessee.

SUBJECT—Application January 7, 1958—Appeal from a decision of the Borough Superintendent, re use of Spraying Equipment not of approved type.

PREMISES AFFECTED—1710 Flushing Avenue, southeast corner of Cypress Avenue, Block 3412, Lot 47, Maspeth, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 18, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 18, 1958, at 10 o'clock in Room 113, Municipal Building, Manhattan, on the following matters:

517-56-BZ

APPLICANT—T. S. Nilsen, for Theresa La Vine, owner.

SUBJECT—Application July 16, 1956—decision of the Borough Superintendent under section 21 and 7h of the Zoning Resolution, to permit in a residence use district, the extension of the present use of a dwelling and 5 car garage to include parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—1071-1073 Hall Place, west side, 174.9 feet south of East 167th Street, Block 2691, Lots 93 and 94, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, at the request of an objector.

796-49-BZ—Vol. IV

APPLICANT—Charles Abrahams, for Columbia Savings and Loan Association, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of an extension to the present bank building occupying more than the permitted area and alter an existing frame dwelling to provide additional offices.

PREMISES AFFECTED—93-20 to 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

Laid over from January 28, 1958, to February 18, 1958, at the request of an objector to permit filing of objections; no further request for adjournment considered.

835-57-A

APPLICANT—Charles Abrahams for Columbia Savings and Loan Association, owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re use of Frame building as Offices, Live Load, etc.

PREMISES AFFECTED—93-20 and 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7i, 7j, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection, station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A.

624-55-BZ—Vol. II

APPLICANT—Paul Gordon, for Oscar and Ethel Gordon, owners.

SUBJECT—Application reopened July 2, 1957, as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, minor auto repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—202-15 Northern Boulevard and

CALENDAR

43-22 to 43-30 203rd Street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

Laid over from February 4, 1958, to February 18, 1958, for hearing at request of applicant's representative, due to illness of the applicant.

199-57-BZ

APPLICANT—Robert Teichman, for 34th Street Kinney, Inc., owner.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted use district, the maintenance of a parking lot for more than five (5) motor vehicles and a frame attendants shanty.

PREMISES AFFECTED—48-54 East 34th Street, south side, 153 feet east of Madison Avenue, Block 863, Lots 53, 54, 55 and 56, Borough of Manhattan.

598-28-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Helen Frankel, owner; Dunhall Manufacturing Corp., lessee.

SUBJECT—Application reopened September 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five motor vehicles for employees of the lamp factory located in the vicinity for a stated term of five (5) years.

PREMISES AFFECTED—1842 Cedar Avenue, northeast corner of West Tremont Avenue, Block 2881, Lot 35, Borough of The Bronx.

785-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner and lessee.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1349 Plimpton Avenue, west side, 75 feet north of West 170th Street, Block 2522, Lots 122 and 123, Borough of The Bronx.

680-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank DeVita, and Minlou Realty Co., Inc., owners.

SUBJECT—Application September 26, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the combining of two adjacent buildings for use as showroom, manufacturing of furniture using power tools, storage of lumber and dwelling.

PREMISES AFFECTED—2731-2735 Atlantic Avenue, north side, 28 feet west of Bradford Street, Block 3673, Lot 38, Borough of Brooklyn.

532-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for F and F Service Stations, Inc., owner.

SUBJECT—Application reopened October 22, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the enlarging of the existing legal gas station, and for extending the accessory building for laundry, office, sale of accessories, mezzanine for storage of tires and accessories, and auto repairs with hand tools only, and for the additional use, in the new extension only, of brake repair and lubrication.

PREMISES AFFECTED—31-04 Astoria Boulevard and 25-25 31st Street, southeast corner, Block 620, Lot 24, Astoria, Borough of Queens.

754-57-BZ

APPLICANT—Leonard F. Rothkrug, for Oscar Schwartz, owner; owner under contract: Hail-A-Cab Corp.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7i of the Zoning

Resolution, to permit in a business use district, the erection and maintenance of an automobile repair shop with body and fender work, including welding and touch-up painting and spraying for a term of fifteen (15) years.

PREMISES AFFECTED—1434-1436 Utica Avenue, northwest corner of Farragut Road, Block 4784, Lot 44, Borough of Brooklyn.

788-57-BZ

APPLICANT—Burke, Green and Groh, for Fitchett-Crescent Corp., and Catherine DuMulle, owners.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of five (5) gasoline storage tanks and two pumps and the parking of employees cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42, Flushing, Borough of Queens.

812-57-BZ

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application November 8, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a B area district, the erection of a fire house that will exceed the permitted area coverage.

PREMISES AFFECTED—159-161 East 85th Street, north side, 204-71 feet west of 3rd Avenue, Block 1514, Lots 27 and 28, Borough of Manhattan.

698-50-BZ—Vol. II

APPLICANT—Henry Kohler, for William Berman and Sam Mintz, owners.

SUBJECT—Application reopened March 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of an auto laundry-boiler room, storage, office and locker room.

PREMISES AFFECTED—769-803 (799 displayed) Lefterts Avenue, northwest corner of Schenectady Avenue, Block 1427, Lots 20 and 40, Borough of Brooklyn.

642-57-BZ

APPLICANT—Jerome W. Perlstein, for Henry Kaufman, owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a sales office and maintain the premises for the storage and sale of used cars.

PREMISES AFFECTED—185-11 Merrick Boulevard, north side, 22.82 feet east of Montauk Street, Block 12711, Lots 12 and 15, Springfield Gardens, Borough of Queens.

887-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Julia Gambeski and Herbert F. Saul, owners.

SUBJECT—Application reopened November 13, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7h, 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles with a ground sign on the retail portion of the plot and show windows and signs within 75 feet of the residence use district.

PREMISES AFFECTED—218-01 to 218-19 (218-15 official) Northern Boulevard, north side, from 218th to 219th Streets, 43-31 to 43-39 218th Street and 43-32 to 43-40 219th Street, Block 6321, Lots 21 and 25, Bayside Borough of Queens.

CALENDAR

381-24-BZ—Vol. II

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application reopened November 13, 1957, as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.

PREMISES AFFECTED—1292 Sheakespeare Avenue, east side, 101.78 feet north of West 169th Street, Block 2506, Lot 115, Borough of The Bronx.

390-57-BZ

APPLICANT—Gilbert Lazerus, for Elsie C. Katz and Adele Wilson, owners.

SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the construction and maintenance for a term of fifteen (15) years of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only (no welding or spraying), storage and sale of accessories, and incidental parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—43-32 to 43-38 222nd Street and 221-11 to 221-19 Northern Boulevard, northwest corner, Block 6327, Lots 40 and 42, Bayside, Borough of Queens.

36-57-BZ

Applicant—Andrew Di Camillo, for Sebastiano Circo, owner.

SUBJECT—Application October 14, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, an addition to the first floor that will occupy the entire vacant area.

REMISES AFFECTED—312 Knickerbocker Avenue and 801 Hart Street, northwest corner, Block 3219, Lot 34, Borough of Brooklyn.

51-57-BZ

APPLICANT—Bernard Segal, for Samuel Eidelberg and Jeffery Rosenberg, owners.

SUBJECT—Application July 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessory parts and office.

REMISES AFFECTED—9504-9514 Seaview Avenue, southeast corner of East 95th Street, Block 8318, Lot 20, Borough of Brooklyn.

31-57-BZ

APPLICANT—Frederick A. Ketcher, for Cromwell Realty Co., Inc., owner.

SUBJECT—Application July 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the continuation on the residence portion of the plot, an accessory kitchen used in conjunction with the catering business located on the retail portion of the plot.

REMISES AFFECTED—1574 Townsend Avenue and 50-62 East Mt. Eden Avenue, southeast corner, Block 2845, Lot 34, Borough of The Bronx.

16-57-BZ

APPLICANT—Albert Melniker, for Ambrose Coppotelli, owner.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor motor vehicle

repairs with hand tools, sale of accessories and parking for more than five (5) motor vehicles.

PREMISES AFFECTED—2333 Hylan Boulevard, 294 Bancroft Avenue, southwest corner and 293 Bryant Avenue, Block 3617, Lot 1, New Dorp, Borough of Richmond.

134-56-BZ

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—decision of the Borough Superintendent, under sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the extension of the garage use of the present three story building to include the parking and storage of more than five (5) motor vehicles of the passenger type on the roof.

PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

135-56-A

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—Appeal from a decision of the Borough Superintendent re non-fireproof construction—garage use.

PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

395-46-BZ

APPLICANT—Leonard F. Rothkrug, for Tri-Line Motors Inc. and Eckoff Holding Corp., owners; Tri-Line Motors Inc., lessee.

SUBJECT—Application reopened January 21, 1958 for consideration as to extension of time to complete—expired May 27, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the change of occupancy from public garage to repairing and servicing of cars, parts department, auto showroom, office, wheel alignment, brake testing, gasoline service station, storage of more than five motor vehicles, auto laundry and sale and display of used cars.

PREMISES AFFECTED—155-157 Empire Boulevard, 1727-1749 Bedford Avenue, northeast corner and 112-122 Sullivan Place, Block 1307, Lots 1 and 6, Borough of Brooklyn.

621-56-BZ

APPLICANT—Lama, Proskaner and Prober, for One Seventeen Operating Corp., and One Twenty Two Operating Corp., owners.

SUBJECT—Application September 18, 1956—re decision of the Borough Superintendent, under section 7f of the zoning resolution, to permit in a retail use district, the erection of a Class I structure to be occupied as a non-storage garage for more than 150 cars and stores.

PREMISES AFFECTED—117-127 East 59th street, north side, 120 ft. west of Lexington avenue and 122 East 60th street, Block 1394, Lots 7-11 inclusive, 64 and 109, Borough of Manhattan.

Laid over from March 19, 1957, to April 9, 1957, at request of the applicant, notices to affected owners not having been sent out; then to May 7, 1957, for inspection and decision; hearing closed; then to May 28, 1957, for applicant to file revised plans as to entrance, and for further consideration; then to July 2, 1957, at the request of an objector, applicant to notify affected property owners; then set for hearing September 10, 1957; then to October 8, 1957, for notices to be sent out to owners by registered mail, the owner to file new corrected application; then laid over from October 8, 1957, date for decision to be set; hearing closed; then set for February 18, 1958.

CALENDAR

600-57-BZ

APPLICANT—Reginald S. Hardy, for John and Tessie Dugach, Steve and Natalie Washilchuk and Daniel Karotka, owners.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing—non-automatic, minor repairs, with hand tools only, office, sales and storage of auto accessories, and parking of cars waiting for service, with curb cuts and ground sign in a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—76-26 to 76-46 (76-36 official) 164th Street, west side, from 76th Road to 77th Avenue; 162-27 to 162-37 77th Avenue and 162-28 to 162-38 76th Road, Block 6848, Lots 1, 6 and 8(1), Flushing, Borough of Queens.

Laid over from January 14, 1958, to February 18, 1958, for inspection and decision; hearing closed.

609-50-BZ—Vol. II

APPLICANT—M. Martin Elkind, for John Batha, owner. SUBJECT—Application reopened November 7, 1956 as Vol.

II—re decision of the Borough Superintendent under sections 7c, 7h and 21 of the zoning resolution, to permit in a residence use, F area district, the erection of a one story extension to the present factory building with less than the required setback and the maintenance of a parking lot.

PREMISES AFFECTED—41-24 219th Street, west side, 310 feet north of 43rd Avenue, Block 6315, Lot 140, Bay-side, Borough of Queens.

Laid over from January 14, 1958, to February 18, 1958, for inspection and decision; hearing closed.

820-56-BZ—Vol. II

APPLICANT—Robert Gottlieb and Charles A. Buckley, Jr., for 174 Boston Property Corp., owner.

SUBJECT—Application reopened April 2, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, car wash, storage, auto accessory sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1660-1666 Southern Boulevard, northeast corner of East 173rd Street, Block 2983, Lots 1 and 46, Borough of The Bronx.

Laid over from January 14, 1958, to February 18, 1958, for inspection and decision; hearing closed.

416-56-BZ

APPLICANT—James E. Vassalotti, for Harry Heiman, Inc., owner.

SUBJECT—Application June 11, 1956—re (decision of the borough superintendent) under sections 7e, 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, store and storage room, with show windows and sign within 75 ft. of a residence use district and the parking and storage of motor vehicles; for a stated term of fifteen (15) years.

PREMISES AFFECTED—2237-2249 Westchester avenue and 2101-2115 Glebe avenue, northwest corner, Block 3963, Lots 57 and 62, Borough of The Bronx.

Laid over from March 5, 1957, to April 2, 1957, for inspection and decision; hearing closed; then to May 7, 1957, for further inspection and for decision; then laid over, date to be set; for consideration by the full membership of the Board; and then set for November 6, 1957; then laid over from November 6, 1957, to December 10, 1957, for further inspection and decision; then to January 14, 1958, at the request of the applicant, as the City may take the property;

hearing previously closed; then laid over from January 14, 1958, to February 18, 1958, for further inspection and decision.

294-57-BZ

APPLICANT—Henry Nordheim, for Frank Negron, owner, Domingo Leon, lessee.

SUBJECT—Application April 15, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution to permit in a business use district, the change in occupancy of an existing one story building from a three car garage to a motor vehicle repair shop doing body and fender work and using acetylene torches.

PREMISES AFFECTED—842 East 150th Street and 574 Union Avenue, southeast corner, Block 2674, Lot 6, Borough of The Bronx.

Laid over from January 21, 1958, to February 18, 1958, for inspection and decision; hearing closed.

642-29-BZ—Vol. IV

APPLICANT—Herman Kron, for 49-51 Lexington Avenue, Inc., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. IV—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use, district, the reconstruction of the present gasoline station, and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than five (5) cars and sale of used cars.

PREMISES AFFECTED—137-159 East 98th Street and 2-14 Blake Avenue, southeast corner, Block 3548, Lot 1, Borough of Brooklyn.

Laid over from January 21, 1958, to February 18, 1958, for applicant to file dimensioned revised plans relating to curb cuts and for inspection and decision; hearing closed.

240-57-BZ

APPLICANT—John F. Fitzsimons, for Fun Fair Park, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a business and residence use, district, the maintenance of a parking lot for the stated term of ten (10) years.

PREMISES AFFECTED—28-31 (28-21 to 28-51) Linden Place; 28-20 to 28-80 Whitestone Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, Lots 35 and 40, Block 4337, Lots 62 and 70 and Block 4339, Lots 46 and 65, Flushing, Borough of Queens.

Laid over from January 21, 1958, to January 28, 1958, for hearing at request of objectant, applicant concurring; then to February 18, 1958, for inspection and decision; hearing closed.

155-57-BZ

APPLICANT—Angelo S. Mongiello, for Charles D'Amico, owner.

SUBJECT—Application February 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1690-1692 Nelson Avenue, east side, 410 feet north of West 174th Street, Block 2876, Lots 167 and 168, Borough of The Bronx.

Laid over from January 7, 1958 to January 28, 1958, for inspection and decision; hearing closed; then to February 18, 1958, for revised plans indicating means of prevention of damage to property and for decision.

477-57-BZ

APPLICANT—Gerard M. Bloomfield, for Thirbrook Corp. and Safeway Stores, Inc., owners.

SUBJECT—Application June 25, 1957—(decision of the

CALENDAR

borough superintendent) under section 7c of the zoning resolution, to permit in an unrestricted use and business use districts, the erection and maintenance of a gasoline service station, car washing, lubritorium, minor auto repairs, storage rooms and storage for more than five (5) motor vehicles on the vacant portion of the lot, and extending from the unrestricted portion into the business portion of the plot. PREMISES AFFECTED—851-865 St. Anns avenue and 3150-3172 3rd avenue, southwest corner, Block 2360, Lots 92 and 97, Borough of The Bronx.

Laid over from November 26, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further examination of plans and decision; then to January 14, 1958, for revised plans and decision; then to January 21, 1958, for applicant to consult examiner; then to January 28, 1958, at request of the applicant; then to February 18, 1958, for consideration of exits and decision; hearing closed.

614-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from July 2, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to September 10, 1957, for further inspection and decision; then to September 24, 1957, for further inspection and decision; then to October 8, 1957, at request of the applicant and for decision; then to November 6, 1957, at request of the applicant as to possible sale of the premises; then to December 3, 1957, at request of the applicant, as to possible sale of the property; then to January 21, 1958 at the request of the applicant; then laid over to February 4, 1958, for inspection and decision; hearing closed; then to February 18, 1958, for vote by the full complement of the Board.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 18, 1958, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, February 18, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

533-53-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Bais Yaacov of Williamsburg, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—Sprinkler System.

PREMISES AFFECTED—107-119 Heyward Street (129 displayed), north side, 120 feet 7½ inches west of Lee Avenue, Block 2225, Lot 42, Borough of Brooklyn.

723-57-A

APPLICANT—Louis Santangelo, for Iglesia De Dios Pentacoastal, Inc., owner.

SUBJECT—Application October 8, 1957—Appeal from a decision of the Borough Superintendent, re use of Class 4 structure as Church and Sunday School.

PREMISES AFFECTED—1239 Intervale Avenue and 1265 Chisholm Street, southwest corner, Block 2973, Lot 20, Borough of The Bronx.

557-47-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for C and A Breninkmeyer, Inc., owner.

SUBJECT—Application reopened January 14, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—524-528 Fulton Street, south side, 80 feet 6 inches east of Hanover Place, Block 161, Lots 27 and 34, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 25, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, February 25, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

367-51-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Patrick Flood, Laura Grieco and John Bauzer, owners.

SUBJECT—Application reopened October 29, 1957 as Vol. III—re (decision of the Borough Superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension of an existing gasoline service station to be as a lubritorium, car washing (non automatic), minor repairs with hand tools only, office, storage and sale of auto accessories and parking of more than five (5) cars awaiting service.

PREMISES AFFECTED—50-72 Jamaica Avenue and 2-16 Pennsylvania Avenue, southwest corner and 1-7 Sheffield Avenue, Block 3659, Lots 1, 14 and 15, Borough of Brooklyn.

751-57-BZ

APPLICANT—Henry J. Nurick for Realty Syndicate Inc., owner.

SUBJECT—Application October 22, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a local retail use district, the parking and storage of more than five (5) motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—146-154 3rd Avenue and 149-153 East 15th Street, northwest corner, Block 871, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

910-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Gregmal Realty Corp., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, utility room, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2309-2319 8th Avenue and 301-315 West 124th Street, northwest corner, Block 1951, Lot 29, Borough of Manhattan.

1253-25-BZ—Vol. III

APPLICANT—Wechsler and Schimenti, for Solomon N. Petchers, owner.

SUBJECT—Application reopened May 28, 1957 as Vol. II—re (decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage facilities for more than five (5) motor vehicles.

PREMISES AFFECTED—2150 Bolton Street, east side, 122.12 ft. north of Lydig Avenue, Block 4317, Lot 83, Borough of The Bronx.

109-56-BZ

APPLICANT—Julius S. Rapson, for Theresa Petrillo, owner.

SUBJECT—Application February 14, 1956—(decision of

CALENDAR

the Borough Superintendent) under section 7c of the zoning resolution, to permit in a G-1 area district, the erection of an enclosed extension on the rear of a one family dwelling with less than the required distance from the lot line.

PREMISES AFFECTED—219-75 Stewart Road, northeast corner of Grand Central Parkway Service Road, Block 7794, Lot 206, Queens Village, Borough of Queens.

846-57-BZ

APPLICANT—Harry M. Prince, for Walter Cohen, owner; The Seven Arts Center, lessee.

SUBJECT—Application November 21, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail use district, the change of use of an existing building from Club, Concert, Recital Halls, and dance studio to Club, Theatres and dance studio.

PREMISES AFFECTED—120 Madison Avenue, west side, 25 feet north of East 30th Street, Block 860, Lot 16, Borough of Manhattan.

541-57-BZ

APPLICANT—Henry George Greene, for Wally and Lilian Nelson, Philip and Gilda Nelson and Hilda M. Folkman, owners.

SUBJECT—Application July 18, 1957—(decision of the Borough Superintendent) under section 7e of the zoning resolution, to permit in a residence use district, extending the present uses of existing structure from garage in cellar and first floor, office, loading and unloading and two apartments by eliminating the garage on the first floor and use the area for packing and storage of linen.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

542-57-A

APPLICANT—Henry George Greene, for Wally and Lilian Nelson; Philip and Gilda Nelson and Hilda M. Folkman, owners and co-partners.

SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re garages in excess of 5000 sq. ft. Class 3 residence structures.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

526-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sondra Vecchio and Anna Cara, owners.

SUBJECT—Application July 16, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a manufacturing use district, the maintenance of a parking lot for a term of five (5) years.

PREMISES AFFECTED—22-28 North Portland Avenue, west side, 197 ft. south of Flushing Avenue, Block 2027, Lots 35, 36, 37 and 38, Borough of Brooklyn.

100-38-BZ—Vol. II

APPLICANT—Levitt, Rosenberg, Stone and Notkins, for Prudential Insurance Co., owner (Bond Stores, Inc. and Gotham Parking Co., Inc. lessees).

SUBJECT—Application reopened February 26, 1957 as Vol. II—re (decision of the Borough Superintendent) under sections 7h and 7c of the zoning resolution, to permit in a restricted retail use district, the extension of the existing parking lot for additional parking and storage of motor vehicles.

PREMISES AFFECTED—9-19 West 35th Street, north side, 200 ft. west of 5th Avenue, and 12-14 West 36th Street, Block 837, Lots 30, 31 and 54, Borough of Manhattan.

62-47-BZ—Vol. III

APPLICANT—Joseph M. Lonergan, for Expert Lace and Embroidery Inc., owner (Stephen Ecsery, lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. III—re (decision of the Borough Superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the use of part of an apartment on the third floor northeast part of an existing multiple dwelling as a chiropractor's office and dwelling for a stated term of ten (10) years.

PREMISES AFFECTED—120-122 East 86th Street, south side, 118 ft. west of Lexington Avenue, Block 1514, Lot 61, Borough of Manhattan.

519-57-BZ

APPLICANT—Albert Melniker, for Jo Mar Di Realty Corp., owner.

SUBJECT—Application July 9, 1957—(decision of the Borough Superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, sale of accessories, minor motor vehicle repairs with hand tools, parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2071 Victory Boulevard and 8 Bradley Avenue, northwest corner, Block 462, Lot 35, Fairview Heights, Borough of Richmond.

924-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Lou Halpern Stations, Inc., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—32-09 38th Street, east side, 100 feet south of Broadway, Block 656, Lot 33, Long Island City, Borough of Queens.

529-57-BZ

APPLICANT—Burke, Green and Groh, for C.B.S. Trading Corp., owner.

SUBJECT—Application July 16, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district, the erection of a sales office and use the lot for the display and sale of used cars.

PREMISES AFFECTED—234-04 Northern Boulevard, southeast corner of 234th Street, Block 8167, Lots 286 and 293, Douglaston, Borough of Queens.

724-50-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Laram Realty Corp., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. III—re (decision of the Borough Superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use district, the roofing over of the brick walled yard on the east portion of the plot that is to be used for factory purposes.

PREMISES AFFECTED—2241 Light Street, northeast corner of Rombouts Avenue, Block 4951, Lot 20, Borough of The Bronx.

564-41-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Helen Knopke, owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of the existing legal gasoline service station to be used as a lubritorium, car washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, parking of more than five (5)

CALENDAR

cars waiting to be served with show windows within seventy-five (75) feet of the residence use district.

PREMISES AFFECTED—521-531 Coney Island Avenue and 39-49 Hinckley Place, northeast corner, Block 5113, Lot 24, Borough of Brooklyn.

832-57-BZ

APPLICANT—Richard B. Rutledge, for St. John Baptist Church, owner.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles of the pleasure type only.

PREMISES AFFECTED—455 West 152nd Street, north side, 151 feet west of St. Nicholas Avenue, Block 2067, Lot 16, Borough of Manhattan.

1306-22-BZ—Vol. II

APPLICANT—J. Daniel Dougherty, for Craft Realty Corp., owner; Standard Brands, Inc., lessee.

SUBJECT—Application reopened for consideration as to extension of term of variance—expired June 25, 1956—decision of the Borough Superintendent, previously granted on condition under section 7e of the Zoning Resolution, permitting in a business use district, the change of use for a temporary period, to office, storage of packaged food products and garage space.

PREMISES AFFECTED—113-129 Empire Boulevard, north side, 140 feet west of Bedford Avenue, Block 1306, Lot 41, Borough of Brooklyn.

43-57-BZ

APPLICANT—John F. Fitzsimons, for Lincoln Arcade Inc., owner (Wenlar Corp., lessee).

SUBJECT—Application February 25, 1957, decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and business use district, the extension into the residence portion of a plot of a parking lot presently established on the business portion of a plot.

PREMISES AFFECTED—125-02 to 124-24 (125-10) Queens Boulevard, west side, from 82nd Road to 83rd Avenue, 123-42 to 123-60 82nd Road and 123-47 to 123-67 83rd Avenue, Block 3360, Lots 21, 27, 28, 29, 32, 40, 41, 45 and 46, Kew Gardens, Borough of Queens.

Laid over from January 28, 1958, to February 25, 1958, for inspection and decision; hearing closed.

50-54-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 19, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c and 7 A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, auto repair, office, store and parking of cars waiting to be served, with vehicular entrance or exit within 75 feet of a residence use district.

PREMISES AFFECTED—1475 Bruckner Boulevard, northwest corner of Evergreen Avenue, Block 3711, Lot 1, Borough of The Bronx.

Laid over from January 28, 1958, to February 25, 1958, for inspection and decision; hearing closed.

51-22-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II, re decision of the Borough Superintendent, under sections 7d and 21 of the Zoning Resolution, to permit in a residence and retail use, C area, and one and one-quarter height district, the construction of two additional floors on an existing three story telephone exchange building exceeding the permitted area and height.

PREMISES AFFECTED—7701-7713 (7701 official) 3rd Avenue and 302-318 77th Street, southeast corner, Block 5960, Lot, Borough of Brooklyn.

Laid over from January 28, 1958, to February 25, 1958, for inspection and decision; hearing closed.

621-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Weinick and Albert H. Sanders, owners.

SUBJECT—Application September 10, 1957—decision of the Borough Superintendent under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—102-07 to 102-23 Flatlands Avenue, 764-776 East 103rd Street, northwest corner and 767-775 East 102nd Street, Block 8190, Lots 1, 7 and 65, Borough of Brooklyn.

Laid over from January 28, 1958, to February 25, 1958, for inspection and decision; hearing closed.

73-56-BZ—Vol. II

APPLICANT—Paul Friedman, for A. F. & G. Realty Corp. and Rosedale Engineering Corp., owners (Esso Standard Oil Co., conditional lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, accessory building for salesroom, lubritorium, auto washing and minor repairs with hand tools only, and parking and storage of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1543-1547 Bruckner Boulevard, north side, from Boynton Avenue to Ward Avenue, Block 3715, Lots 1 and 5, Borough of The Bronx.

Laid over from January 28, 1958, to February 25, 1958, for inspection and decision; hearing closed.

92-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application February 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, storage, parking and storage of motor vehicles and a ground sign.

PREMISES AFFECTED—14-40 to 14-50 (14-44 official) Clintonville Street west side, 61-63 feet south of 14th Road, Block 4697, Lot 5, Whitestone, Borough of Queens.

Laid over from September 17, 1957, to October 15, 1957, for inspection and decision; hearing closed; then to October 22, 1957, at the request of the applicant for consideration of proposed changes in the proposal; then to November 6, 1957, for applicant to file revised plans for relocation of proposed gasoline station in connection with the laundry building; then to November 26, 1957, for further study and for applicant to furnish the Board with a plan showing the area of the entire property and the surrounding streets; then to December 3, 1957, at the request of the applicant; then to December 17, 1957, then to January 28, 1958, for further study and inspection; then to February 25, 1958, for further consideration and decision.

72-30-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened June 4, 1957 as Vol. II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline station and extend the use to include lubritorium, motor vehicle

CALENDAR

repair shop, parking and storage of more than five (5) cars and the sale of used cars.
PREMISES AFFECTED—3491-3507 Fort Hamilton Parkway, south side, 264.5 feet east of 36th Street, Block 5302, Lot 21, Borough of Brooklyn.

Laid over from January 21, 1958, to January 28, 1958, at request of objector; applicant concurring; then to February 4, 1958, at the request of an objector to permit filing objections; then to February 25, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 25, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, February 25, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

522-57-A

APPLICANT—Lama, Proskauer and Prober, for 27 Realty Corp., owner.

SUBJECT—Application July 1, 1957—Appeal from a decision of the Borough Superintendent—re exit—factory.

PREMISES—27-31 Bleeker Street, north side, 75 feet east of Shinbone Alley, Block 529, Lot 55, Borough of Manhattan.

594-56-A

APPLICANT—Allen Ducker, Simeon Heller and George J. Meltzer, for Great Park Corp., owner.

SUBJECT—Application August 10, 1956—Appeal to review a decision of the Borough Superintendent—re business use in residence district.

PREMISES AFFECTED—36 Central Park South, east side, 270 feet east of Avenue of The Americas, Block 1274, Lot 62, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MARCH 4, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 4, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

755-38-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Rosenstock Motors, Inc., owner.

SUBJECT—Application reopened May 21, 1957 as Vol. II—(decision of the Borough Superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sale of accessories, car washing (non automatic), automobile repairs with hand tools, lubricatorium, parking and storage of more than five motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—880-890 Dawson Street and 929-939 Intervale Avenue, southeast corner, Block 2702, Lot 41, Borough of The Bronx.

Laid over from November 13, 1957, to November 19, 1957, at the request of a representative of the Board of Education; then to December 17, 1957, at the request of the Board of Education to permit a population study of the area, to January 28, 1958, at the request of the Board of Education; no further requests for adjournment entertained; then to March 4, 1958, at the request of the Board of Education.

730-57-BZ

APPLICANT—James E. Vassalotti, for Bartholdi Turcamo, owner.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2375-2385 Cropsey Avenue and 8846-8858 24th Avenue, northwest corner, Block 6890, Lot 1, Borough of Brooklyn.

Laid over from February 4, 1958 to March 4, 1958, for hearing after applicant has sent out notices to affected property owners.

215-57-BZ

APPLICANT—Henry Kohler, for Harry Sweedler, owner.

SUBJECT—Application March 21, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, a change in use of an existing masonry structure from an office and storage of composition shingle, to permit storage of not more than five (5) motor vehicles, body and fender repair work, use of acetylene torch, and spraying of finished motor vehicle repairs.

PREMISES AFFECTED—1603 Coney Island Avenue, east side, 103 feet 9¼ inches north of Locust Avenue, Block 6731, Lot 70, Borough of Brooklyn.

804-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Henry Nurick, for Pasquale Ciervo, owner.

SUBJECT—Application reopened June 18, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e, 7i and 7h of the Zoning Resolution, to permit in a residence use district, the change in use from parking and storage of motor vehicles to the erection and maintenance of a gasoline service station, lubricatorium, minor motor vehicle repairs with hand tools only, office and the parking of cars awaiting service, for a stated term of fifteen (15) years.

PREMISES AFFECTED—602-614 Elderts Lane and 685-695 Conduit Boulevard, northwest corner, Block 4240, Lot 11, Borough of Brooklyn.

617-57-BZ

APPLICANT—Robert Gottlieb, for Harvey Lowenhar, owner.

SUBJECT—Application September 9, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—361 Ford Street, north side and 354 East 183rd Street, south side, 300 feet west of Webster Avenue, Block 3143, Lots 191, 193, 218, 219 and 220, Borough of The Bronx.

925-57-BZ

APPLICANT—James E. Vassalotti, for Harry Augen, owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles and a ground sign on the retail portion of the plot, for a stated term of fifteen (15) years.

PREMISES AFFECTED—133-10 to 133-16 (133-12 official), Liberty Avenue and 104-01 to 104-11 133rd Street, southeast corner, Block 9587, Lots 1 and 2, Richmond Hill, Borough of Queens.

CALENDAR

533-57-BZ

APPLICANT—E. Richard Crino, for Jennie and Pietro Palazzola, owners.

SUBJECT—Application July 17, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in an E-1 area district, the conversion of an existing two-family, brick, three (3) story dwelling to a three (3) family multiple dwelling.

PREMISES AFFECTED—2067 Hering Avenue, west side, 175 feet south of Pelham Parkway South, Block 4311, Lot 13, Borough of The Bronx.

524-57-BZ

APPLICANT—Milton F. Kirchman, for Glenwood Jewish Center, owner.

SUBJECT—Application July 12, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a D area district, the erection of an extension to the existing one story synagogue and school occupying more than the permitted area.

PREMISES AFFECTED—888 East 56th Street, west side, 455 north of Avenue H, Block 7739, Lots 55, 58, 60 and 62, Borough of Brooklyn.

300-57-BZ

APPLICANT—Leonard F. Rothkrug, for Mildren Cohen, owner.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory auto laundry (non automatic), auto repair shop with hand tools only, lubricatorium, office and sales, all for a term of fifteen (15) years.

PREMISES AFFECTED—1290-1304 Remsen Avenue, southeast corner of Avenue J, Block 8040, Lot 61, Borough of Brooklyn.

365-57-BZ

APPLICANT—John F. Fitzsimons, for Domenico Turiano, owner.

SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under section 9A of the Zoning Resolution to permit in a class one (1) height district, the construction of a six story multiple dwelling of 122 families to a height in excess of that permitted within two miles of La Guardia airport, a designated airport.

PREMISES AFFECTED—144-45 35th Avenue, north side, 371.5 feet east of Parsons Boulevard, Block 4995, Lot 66, Flushing, Borough of Queens.

45-47-BZ—Vol. III

APPLICANT—Abraham Grossman, for Zampieri Brothers, Inc., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. III—re decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the extension of the present bakery use to an adjoining building as a retail and wholesale bakery.

PREMISES AFFECTED—17-19 Cornelia Street, north side, 191 feet, 1 inch west of West 4th Street, Block 590, Lots 39 and 40, Borough of Manhattan.

32-57-A

APPLICANT—Abraham Grossman, for Zampieri Brothers, Inc. owner.

SUBJECT—Application May 28, 1957—Appeal from a decision of the Borough Superintendent, re live load, egress etc.

PREMISES AFFECTED—17-19 Cornelia Street, north side, 191 feet 1 inch west of West 4th Street, Block 590, Lots 39 and 40, Borough of Manhattan.

550-57-BZ

APPLICANT—Aaron Halpern, for Frank Primeggia, owner.

SUBJECT—Application July 23, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in an E area district, the erection of a one family dwelling, with the required setback measured from the existing building line instead of the building line of the mapped street.

PREMISES AFFECTED—104-23 127th Street, east side, 206.28 feet south of Liberty Avenue, Block 9581, Lot 88, Richmond Hill, Borough of Queens.

389-57-BZ

APPLICANT—Larry Meltzer, for John Clancy, owner.

SUBJECT—Application May 15, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—50-58 East 94th Street, west side, 350 feet 3 3/8 inches north of Rutland Road and 60-62 Tapscott Avenue, Block 4596, Lots 27 and 30, Borough of Brooklyn.

289-57-BZ

APPLICANT—Henry Nordheim, for Agostino Guerriero, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for motor vehicles for the stated term of two (2) years.

PREMISES AFFECTED—2487 Belmont Avenue, west side, 90 feet north of East 189th Street, Block 3078, Lot 65, Borough of The Bronx.

945-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Abe Saperstein, owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, office, sales, storage, lubricatorium, car washing, minor auto repairs and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1446-1456 Remsen Avenue and 8913-8923 Avenue L, northwest corner, Block 8055, Lot 1, Borough of Brooklyn.

344-38-BZ—Vol. IV

APPLICANT—Joseph M. Lonergan, for Max Salz, owner.

SUBJECT—Application reopened February 13, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7c, 7h, 7i and 7j of the Zoning Resolution, to permit in a retail and residence use district, a gasoline service station, auto washing (non automatic), lubrication, office, sale of auto accessories, repairs with hand tools only, parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—942-958 DeKalb Avenue and 122-134 Lewis Avenue, southwest corner and 419-425 Kosciusko Street, Block 1601, Lot 24, Borough of Brooklyn.

498-57-BZ

APPLICANT—Ferdinand Savignano, for S. and L. Lumber Co., owner.

SUBJECT—Application July 2, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a business and residence use district, the use of an existing building as a lumber yard, cabinet making shop and for the storage of material used in conjunction with the cabinet shop.

PREMISES AFFECTED—2356 Coney Island Avenue, west side, 329 feet 11 inches south of Avenue T, Block 7112, Lot 25, Borough of Brooklyn.

CALENDAR

MARCH 4, 1958, 2 P.M.

722-57-BZ

APPLICANT—Leonard F. Rothkrug, for Richmond Snyder, owner (Court Auction Merchandise Co., lessee).

SUBJECT—Application October 8, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the maintenance of an auction room on part of the first story for a term of five (5) years.

PREMISES AFFECTED—84 Court Street, west side, 71 feet 9 inches north of Schermerhorn Street, Block 268, Lot 50, Borough of Brooklyn.

36-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a heretofore granted warehouse of one story in height, to be increased to the west by a three story and cellar addition and this addition will connect to the heretofore granted factory and warehouse under Calendar 820-48-BZ.

PREMISES AFFECTED—72-15 to 72-23 Metropolitan Avenue, north side, 69.74 feet east of Pleasantview Street, Block 3057, Lot 34, Middle Village, Borough of Queens.

556-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Newspaper Realty Corp., owner.

SUBJECT—Application reopened November 6, 1957 as Vol. II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a retail use district, the erection of a two story building for use as a non-storage garage for more than five (5) and less than one hundred-fifty cars (150) cars, office, toilet and locker room.

PREMISES AFFECTED—406-412 West 34th Street, south side, 80 feet west of 9th Avenue and 405-407 West 33rd Street, Block 731, Lots 50, 51 and 53, Borough of Manhattan.

Laid over from January 28, 1958, to March 4, 1958, for inspection and decision; hearing closed.

107-34-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Shems Realty Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, office and accessory sales, lubritorium, minor repairs with hand tools only, parking of motor vehicles, auto safety inspection and ground signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—248-53 to 248-61 (248-55 official) Jamaica Avenue and 89-14 to 89-22 249th Street, northwest corner, Block 8664, Lot 45, Bellerose, Borough of Queens.

Laid over from January 28, 1958, to March 4, 1958, for inspection and decision; hearing closed.

548-57-BZ

APPLICANT—Vincent D. Luongo, for Glanos Realty Corp., owner.

SUBJECT—Application July 22, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and retail use district, the extension of the existing parking lot now located in a retail district into an adjacent residence district.

PREMISES AFFECTED—305-307 West 27th Street, north side, 62 feet west of 8th Avenue, Block 751, Lots 33, 34 and 35, Borough of Manhattan.

Laid over from January 28, 1958, to March 4, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 4, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

684-56-SM

APPLICANT—Bestwall Gypsum Co., owner.

SUBJECT—Application August 20, 1956—Bestwall Lite Mix lightweight aggregate Perlite Plaster, approval of.

685-56-SM

APPLICANT—Bestwall Gypsum Co., owner.

SUBJECT—Bestwall Gypsum Plaster, Bestwall Common Gauging, Bestwall Satin Spar Gauging, Bestwall Keenes Cement, Bestwall Wood Fiber Plaster, Bestwall Sunflower Molding, Bestwall Concrete Bond Plaster, approval of.

686-56-SM

APPLICANT—Bestwall Gypsum Co., owner.

SUBJECT—Application August 20, 1956—Bestwall Gypsum Lath, approval of.

22-57-SM

APPLICANT—Bestwall Gypsum Co., owner.

SUBJECT—Application December 28, 1957—Bestwall Perlite, approval of.

196-57-SM

APPLICANT—United States Plywood Corp., owner.

SUBJECT—Application March 4, 1957—Weldwood Tack-board bulletin board, approval of.

663-57-SM

APPLICANT—United States Plywood Corp., owner.

SUBJECT—Application August 27, 1957—Asbestolux for permanent interior partitions and as a plasterboard, approval of.

89-57-SA

APPLICANT—Gas Equipment Corp., for Armstrong Furnace Co., owner.

SUBJECT—Application January 29, 1957—Armstrong Climate Conditioners gas-fired Models 101, 102, 901, G2-5-6-7-8, 65,000 to 450,000, approval of.

447-56-SM

APPLICANT—Brunswick Balke Collendar Co., owner.

SUBJECT—Application June 12, 1956—Brunswick Horizontal Folding Gymnasium folding gymnasium Seating, approval of.

82-57-SA

APPLICANT—Carrier Corp., owner.

SUBJECT—Application January 10, 1957—Carrier Air Conditioning Units, Models 38D, 38D2A, 38D4A, 38D6A 38F2, 38F4 and 38F6, approval of.

577-57-SA

APPLICANT—Burgess-Manning Co., Architectural Products Division, owner, Jacobson and Co., Inc., Agent.

SUBJECT—Application July 3, 1957—Burgess-Manning Ceiling acoustical ceiling for radiant Heating and Cooling approval of.

411-57-SA

APPLICANT—General Machine Co., Inc., owner.

SUBJECT—Application May 13, 1957—E.F.M. Oil Burner Models ET-1, ET-2 and ET-3, approval of.

1464-39-GR

APPLICANT—Saul Goldsmith.

SUBJECT—Opening Protective Assemblies Inspection Agency, Addition of the Inspection Agency of Saul Goldsmith.

CALENDAR

951-57-SA

APPLICANT—Ducane Heating Corporation, owner.
SUBJECT—Application November 6, 1957—Ducane Oil-fired Forced Warm Air Furnace, Models HS-84, CS-95, CS-110, S-140, S-180, S-250, C-84, HB-95, HB-110, LB-95, LB-110, LB-150 and LB-180, approval of.

505-56-SM

APPLICANT—Acoustics Manufacturing Corp., owner.
SUBJECT—Application June 29, 1956—Acoustics Manufacturing Corp., A-M Metal Acoustical Tile, Sizes 12 x 24, 12 x 36 and 18 x 36.

15-57-A

APPLICANT—Abraham N. Horwitz, for S T N Realities, owner; Octagon Process Inc., lessee.
SUBJECT—Application January 14, 1957—Appeal from an order and a decision of the Fire Commissioner, re sprinkler, standpipe and storage of Toluol, etc.
PREMISES AFFECTED—15 Bank Street, northwest corner, of Railroad, Block 244, Lots 80, 85, 90 and 750, New Brighton, Borough of Richmond.

308-57-A

APPLICANT—Max Wechsler for Wechsler and Schimenti; Edward P. Weiss, owner.
SUBJECT—Application April 3, 1957—Appeal from a decision of the Borough Superintendent, re use of frame structure as Nursing Home, enlarged, with non-fireproof extension.
PREMISES AFFECTED—103-15 96th Street, east side, 100.09 feet south of 103rd Avenue, Block 9119, Lot 60, Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 11, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 11, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

01-57-BZ

APPLICANT—Joseph Levy Jr., for Marie Kramer, owner.
SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubricatorium, motor vehicle repairs, storage and sales of accessories for the stated term of fifteen (15) years.
PREMISES AFFECTED—1141-1145 Bedford Avenue and 127-129 Madison Street, northeast corner, Block 1817, Lot 1, Borough of Brooklyn.

02-57-BZ

APPLICANT—Frederick A. Ketcher, for Barbchester Estates, Inc., owner; Kesbec, Inc., lessee.
SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a business use district, the extension of an existing legal gasoline station, and for the reconstruction and maintenance of the accessory building for the legal existing use of gasoline service station, office and storage, and for the additional uses of car wash, sale of used cars, motor vehicle repairs with hand tools only and for the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—5701 Broadway, northwest corner of West 234th Street, Block 3405, Lot 175, Borough of The Bronx.
Laid over from February 4, 1958, to March 11, 1958, for inspection and decision; hearing closed.

668-57-BZ

APPLICANT—John F. Fitzsimons, for Astoria Federal Savings and Loan Association, owner.
SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the storage and parking of motor vehicles.
PREMISES AFFECTED—30-20 38th Street, west side, 126.40 feet south of 30th Avenue, Block 659, Lots 54, 55 and 153, Long Island City, Borough of Queens.
Laid over from February 4, 1958, to March 11, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MARCH 11, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, March 11, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

115-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyce Green, owners.
SUBJECT—Application December 22, 1955—Appeal from a decision of the Borough Superintendent—re review of Borough Superintendent's decision re zoning matter.
PREMISES AFFECTED—100-104 Central Park South and 1431-1439 Avenue of the Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.

465-57-A

APPLICANT—Andrew DiCamillo, for Josephine Alessi, owner.
SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re use of frame building as Nursing Home, etc.
PREMISES AFFECTED—8807 21st Avenue, east side, 120 feet north of Cropsey Avenue, Block 6445, Lot 13, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 18, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 18, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

222-57-BZ

APPLICANT—J. G. L. Molloy, for Embers Realty Corp., owner.
SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a F area district, the erection of a six-story and cellar Class A Multiple Dwelling.
PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.
Laid over from January 14, 1958, to March 18, 1958, for consideration and decision; with permission to applicant to file further statement; hearing closed.

587-57-BZ

APPLICANT—Robert Gottlieb for 174 Boston Properties Corp., owner.
SUBJECT—Application August 2, 1957, decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the park-

CALENDAR

ing and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—1675 Hoe Avenue, west side, 100 feet north of East 173rd Street, Block 2983, Lot 42, Borough of The Bronx.

Laid over from February 4, 1958 to March 18, 1958, for inspection and decision; hearing closed.

581-42-BZ—Vol. II

APPLICANT—Sidney H. Kitzler, for Homecrest Service Station, Inc., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c, 7i, 7A of the Zoning Resolution, to permit in a business use district, the erection of an extension to the existing service building and extend the uses of the present gasoline service station to include wheel alignment.

PREMISES AFFECTED—2315-2325 Coney Island Avenue and 1102-1110 Avenue T, southeast corner, Block 7315, Lots 1 and 3, Borough of Brooklyn.

Laid over from February 4, 1958, to March 18, 1958, for inspection and decision; hearing closed.

861-57-BZ

APPLICANT—Leonard F. Rothkrug, for 128 East 62nd Street Corp., owner.

SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a B area district, a two story extension of an existing building occupied as a doctor's office and apartments into the required rear yard.

PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet, 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

Laid over from February 4, 1958, to March 18, 1958, for inspection and decision; hearing closed; applicant to file an additional plan showing what was permitted to be covered and what actually was covered, and accurate and correct plans showing adjoining buildings and yards.

428-57-A

APPLICANT—Henry Kohler, for 128 East 62d Street Corp., owner.

SUBJECT—Application May 23, 1957—Appeal from a decision of the Borough Superintendent—re Permit 452-57 re Alt. 7-57, dated March 1, 1957, revoked by Borough Superintendent.

PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MARCH 25, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 25, 1958 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1366-17-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Hauer Knitting Mills, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change in use in an existing legal factory building from the manufacture of paper boxes on the first floor to the manufacture of clothing.

PREMISES AFFECTED—1920 Harmon Street, south side, 164.59 feet west of Fairview Avenue, Block 3388, Lot 22, Ridgewood, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

611-56-A

APPLICANT—Betty Foernsler, adjoining owner.

OWNER OF PREMISES—John M. Bauer and Frances Haver.

SUBJECT—Application August 29, 1956—Appeal from a decision of the Borough Superintendent re review of Borough Superintendent's decision—re commercial use in residence district.

PREMISES AFFECTED—1920 Harman Street, south side, 165 feet west of Fairview Avenue, Block 3388, Lot 21, Ridgewood, Borough of Queens.

552-57-BZ

APPLICANT—Albert Melniker, for Isle Fuel Oil Service Co., owner.

SUBJECT—Application July 25, 1957—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and operation of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—1310 Forest Avenue and 66 Hamlin Place, southwest corner, Block 386, Lot 20, Port Richmond, Borough of Richmond.

Laid over from February 4, 1958, to March 25, 1958, for inspection; hearing kept open to permit full ten days' notice to affected owners.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechhurst, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for consultation with engineer as to revision of plans and for inspection and decision; hearing closed.

747-57-BZ

APPLICANT—Simeon Heller and George J. Meltzer, for 172nd Street Corp., owner, Eutectic Welding Alloys Corp., lessee.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in the residence portion of the plot, the parking for more than five (5) motor vehicles for employees and patrons.

PREMISES AFFECTED—40-40 172nd Street west side and 171-20 Station Road, entire block bounded by 172nd Street, Station Road, Auburndale Lane and 42nd Avenue, Block 5351, Lot 1, Auburndale, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

602-57-BZ

APPLICANT—Robert Gottlieb, for Rose Gscheidle, owner.

SUBJECT—Application August 27, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

MARCH 25, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 25, 1957, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matter:

505-57-A

APPLICANT--Henry George Greene, for Henry Strauss Realty Corp., owner.

SUBJECT--Application August 29, 1957--Appeal from a decision of the Borough Superintendent--re stair enclosure--Class III structure, commercial use.

PREMISES--31 West 53rd Street, north side, 339 ft. 6 in. east of Avenue of The Americas, Block 1269, Lot 15, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

APRIL 15, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 15, 1958, at 10 o'clock in Room

1013, Municipal Building, Manhattan, on the following matter:

874-57-BZ

APPLICANT--Murray Stockman, for David Koss, owner.

SUBJECT--Application December 2, 1957--decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, and auto safety inspection station, for a stated term of fifteen (15) years.

PREMISES AFFECTED--22-02 to 22-18 (22-14 official) Beach Channel Drive, 10-46 to 10-52 Grassmere Terrace, northeast corner and 22-01 to 22-07 Regina Avenue, Block 216, Lot 46, Far Rockaway, Borough of Queens.

Laid over from February 4, 1958, to April 15, 1958, for hearing at request of the applicant, to purchase additional property; applicant to send out new notices to affected owners.

MINUTES

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 4, 1958, 10 A.M.

Present: Acting Chairman Keating, Commissioner Kleiner, Commissioner Foley and Commissioner Sleeper.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 21, 1958, were approved as printed in the Bulletin of January 28, 1958, Vol. 43, No. 4.

1366-17-BZ--Vol. III

APPLICANT--Charles M. Spindler, for Haver Knitting Mills, owner.

SUBJECT--Application reopened September 24, 1957 as Vol. III--re decision of the Borough Superintendent--under section 7c of the zoning resolution, to permit in a residence use district, the change in use in an existing legal factory building from the manufacture of paper boxes on the first floor to the manufacture of clothing.

PREMISES AFFECTED--1920 Harman Street, south side, 164.59 feet west of Fairview Avenue, Block 3388, Lot 22, Ridgewood, Borough of Queens.

APPEARANCES--

For Applicant: Charles M. Spindler.

For Opposition: Sidney S. Levine, Betty Foernsler, Genevieve Fabian, Agnes Phelan, Lillian Fleischman and Richard Gluss.

ACTION OF BOARD--Laid over to March 25, 1958, at 10 A.M. for inspection and decision; hearing closed.

511-56-A

APPLICANT--Betty Foernsler, adjoining owner.

OWNER OF PREMISES--John M. Haver and Frances Haver.

SUBJECT--Application August 29, 1956--Appeal from a decision of the Borough Superintendent re review of Borough Superintendent's decision re commercial use in residence district.

PREMISES AFFECTED--1920 Harman Street, south side, 165 feet west of Fairview Avenue, Block 3388, Lot 21, Ridgewood, Borough of Queens.

APPEARANCES--

For Applicant: Betty Foernsler, Sidney Levine, Genevieve Fabian, Agnes Phelan, Lillian Fleischman and Richard Gluss.

For Owner: John M. Haver and Charles M. Smoller.

ACTION OF BOARD--Laid over to March 25, 1958, at 10 A.M. for inspection and decision; hearing closed.

72-30-BZ--Vol. II

APPLICANT--Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT--Application reopened June 4, 1957 as Vol. II--decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline station and extend the use to include lubricatorium, motor vehicle repair shop, parking and storage of more than five (5) cars and the sale of used cars.

PREMISES AFFECTED--3491-3507 Fort Hamilton Parkway, south side, 264.5 feet east of 36th Street, Block 5302, Lot 21, Borough of Brooklyn.

APPEARANCES--

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD--Laid over to February 25, 1958, at 10 A.M. for inspection and decision; hearing closed.

44-35-BZ--Vol. IV

APPLICANT--Frederick A. Ketcher, for Kesbec, Inc., owner; Arthur O. Leuck, lessee.

SUBJECT--Application reopened January 8, 1957 as Vol. IV--decision of the Borough Superintendent, under sections 21 and 7h of the Zoning Resolution, to permit in a business use district, the extension of the yard area of the existing legal gasoline service station to include the present use of the parking of more than five (5) motor vehicles for a term to run concurrently with the term of the variance.

PREMISES AFFECTED--46-01 Laurel Hill Boulevard and 50-77 46th Street, northeast corner, Block 2206, Lots 1 and 81, Woodside, Borough of Queens.

APPEARANCES--

For Applicant: Frederick A. Ketcher.

For Opposition: May C. Keeshan.

ACTION OF BOARD--Laid over to February 11, 1958, at 10 A.M. at request of objector, applicant concurring.

MINUTES

581-42-BZ—Vol. II

APPLICANT—Sidney H. Kitzler, for Homecrest Service Station, Inc., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7c, 7i, 7A of the zoning resolution, to permit in a business use district, the erection of an extension to the existing service building and to extend the uses of the present gasoline service station to include wheel alignment.

PREMISES AFFECTED—2315-2325 Coney Island Avenue and 1102-1110 Avenue T, southeast corner, Block 7315, Lots 1 and 3, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. J. Nurick.

For Opposition: None.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A.M. for inspection and decision; hearing closed.

614-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to February 18, 1958, at 10 A.M. for vote by the full complement of the Board; hearing previously closed.

624-55-BZ—Vol. II

APPLICANT—Paul Gordon, for Oscar and Ethel Gordon, owners.

SUBJECT—Application reopened July 2, 1957 as Vol. II—re decision of Borough Superintendent under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, minor auto repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—202-15 Northern Boulevard and 43-22 to 43-30 203rd Street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Paul Gordon.

For Opposition: None.

ACTION OF BOARD—Laid over to February 18, 1958, at 10 A.M. for hearing at request of the applicant.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechurst, Borough of Queens.

APPEARANCES—

For Applicant: Donato Socci and Anthony Nastasi.

For Opposition: Vincent Tesoureo, Joseph D. Pesce, Edward F. Linke, Ella A. Pesce, Anna Meyer and Carl D. Meyer.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A.M. for consultation with engineer as to revision of plans and for inspection and decision; hearing closed.

350-57-BZ

APPLICANT—Burke, Green and Groh, for Joseph B. Weynert, owner.

SUBJECT—Application April 29, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a two-story building for use as a doctor's office and two dwellings without the required garages or parking spaces.

PREMISES AFFECTED—58-44 Main Street, west side 20.74 feet north of 59th Avenue, Block 6378, Lot 40, Flushing, Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Jerome L. Blakeman.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A.M. for decision; hearing closed.

552-57-BZ

APPLICANT—Albert Melniker, for Isle Fuel Oil Service Co., owner.

SUBJECT—Application July 25, 1957—decision of the Borough Superintendent under sections 7f, 7c and 7i of the zoning resolution, to permit in a retail use district, the erection and operation of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—1310 Forest Avenue and 66 Hamlin Place, southwest corner, Block 386, Lot 20, Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker and Emanuel Los Quadro.

For Opposition: B. Franklin Spencer, Robert C. Swanson and Edward J. O'Regan.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A.M. for inspection; hearing kept open to permit full ten days' notice to affected owners.

587-57-BZ

APPLICANT—Robert Gottlieb for 174 Boston Properties Corp., owner.

SUBJECT—Application August 2, 1957—decision of the Borough Superintendent under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—1675 Hoe Avenue, west side, 100 feet north of East 173rd Street, Block 2983, Lot 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: Jacob Rabenowitz.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A.M. for inspection and decision; hearing closed.

602-57-BZ

APPLICANT—Robert Gottlieb, for Rose Gscheidle, owner.

SUBJECT—Application August 27, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Robert Gottlieb and Fred Gscheidle.

For Opposition: Patrick L. Wynne, John Hornung, Thomas Kelly, Margaret Hughes, Mary Hornung and Michael Jaytz.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A.M. for inspection and decision; hearing closed.

668-57-BZ

APPLICANT—John F. Fitzsimons, for Astoria Federal Savings and Loan Association, owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the storage and parking of motor vehicles.

PREMISES AFFECTED—30-20 38th Street, west side, 126.40 feet south of 30th Avenue, Block 659, Lots 54, 55 and 153, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Edward J. Riesbeck.

For Opposition: Robert Emmet O'Farrell, Mary E. Smith, Paul Fenerman, Ethel McKee, Katherine Jankowski, Louise Heisler, V. Minassian, John A. Eller, Mrs. A. Maier, Antonio Caminiti and Dezso Toth.

ACTION OF BOARD—Laid over to March 11, 1958, at 10 A.M. for inspection and decision; hearing closed.

684-57-BZ

APPLICANT—Paul Friedman, for Louis C. Kaye, owner; Esso Standard Oil Co., conditional lessee.

SUBJECT—Application August 24, 1957—decision of the Borough Superintendent under sections 7f, 7e, 7i, 7h and 7A of the Zoning Resolution, to permit on a plot located partly within a business use district and partly within a residence use district, on a portion of the plot within the business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing—non-automatic, office and storage and sales of auto accessories, parking and storage of more than five (5) cars and on the portion of the plot in a residence use district the parking and storage of cars, with a ground sign in a business use district, and with curb cuts within 75 feet of residence district for stated term of fifteen (15) years.

PREMISES AFFECTED—1841-1849 Cornaga Avenue (1845 official), southeast corner of Beach 19th Street, Block 79, Lot 1, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

685-57-A

APPLICANT—Paul Friedman, for Louis C. Kaye, owner; Esso Standard Oil Co., conditional lessee.

SUBJECT—Application August 24, 1957—filed pursuant to section 35, General City Law re portion of premises in bed of a mapped street—proposed widening of Cornaga Avenue.

PREMISES AFFECTED—1841-1849 Cornaga Avenue (1845 official), southeast corner of Beach 19th Street, Block 79, Lot 1, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Laid over to February 11, 1958, at 10 A.M. for inspection and decision; in conjunction with Cal. No. 684-57-BZ; hearing closed.

702-57-BZ

APPLICANT—Frederick A. Ketcher, for Barbchester Estates, Inc., owner (Kesbec, Inc., lessee).

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under sections 7c, 7h and 7i of

the Zoning Resolution, to permit in a business use district, the extension of an existing legal gasoline station, and for the reconstruction and maintenance of the accessory building for the legal existing use of gasoline service station, office and storage, and for the additional uses of car wash, sale of used cars, motor vehicle repairs with hand tools only and for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—5701 Broadway, northwest corner of West 234th Street, Block 3405, Lot 175, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Laid over to March 11, 1958, at 10 A.M. for inspection and decision; hearing closed.

730-57-BZ

APPLICANT—James E. Vassalotti, for Bartholdi Turcamo, owner.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2375-2385 Cropsey Avenue and 8846-8858 24th Avenue, northwest corner, Block 6890, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to March 4, 1958, at 10 A.M. for hearing after applicant has sent out notices to affected property owners.

747-57-BZ

APPLICANT—Simeon Heller and George J. Meltzer, for 172nd Street Corp., owner (Eutectic Welding Alloys Corp., lessee).

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent under section 7h of the zoning resolution, to permit in the residence portion of the plot, the parking for more than five (5) motor vehicles for employees and patrons.

PREMISES AFFECTED—40-40 172nd Street, west side and 171-20 Station Road, entire block bounded by 172nd Street, Station Road, Auburndale Lane and 42nd Avenue, Block 535I, Lot 1, Auburndale, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Opposition: Henry W. Parker, Wm. Bolen, K. D. Kennedy, R. Koppe, Edward Spaeth, Christopher F. Kelly, Eugene Schmitt, Agnes G. Kelly, Carl Renner, Julia L. Spaeth, Anna M. Toohey and S. Reiskin.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A. M. for inspection and decision; hearing closed.

861-57-BZ

APPLICANT—Leonard F. Rothkrug, for 128 East 62nd Street Corp., owner.

SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a B area district, a two story extension of an existing building occupied as a doctor's office and apartments into the required rear yard.

PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet, 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Egon Neustadt and Henry Kohler.

For Opposition: Joseph Trachtman, Kenneth C. Schwartz, Mrs. Cherry Clark and Samuel Benjamin.

MINUTES

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for inspection and decision; hearing closed; applicant to file an additional plan showing what was permitted to be covered and what actually was covered, and accurate and correct plans showing adjoining buildings and yards.

428-57-A

APPLICANT—Henry Kohler, for 128 East 62nd Street Corp., owner.

SUBJECT—Application May 23, 1957—Appeal from a decision of the Borough Superintendent—re Permit 452-57 re Alt. 7-57, dated March 1, 1957, revoked by Borough Superintendent.

PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Kohler.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for inspection and decision, in conjunction with Cal. No. 861-57-BZ; hearing closed.

874-57-BZ

APPLICANT—Murray Stockman for David Koss, owner.

SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, and auto safety inspection station, for a stated term of fifteen (15) years.

PREMISES AFFECTED—22-02 to 22-18 (22-14 official) Beach Channel Drive, 10-46 to 10-52 Grassmere Terrace, northeast corner and 22-01 to 22-07 Regina Avenue, Block 216, Lot 46, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Murray Stockman.

For Opposition: None.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A. M. for hearing at request of the applicant, to purchase additional property; applicant to send out new notices to affected owners.

60-31-BZ—Vol. II

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner (Bay Ridge Lumber Co., Inc., lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), minor repairs with hand tools only, office, storage and sales of auto accessories and parking and storage of more than five (5) cars, for a stated term of fifteen (15) years.

PREMISES AFFECTED—6313-6327 5th Avenue, east side, 100 feet south of 63rd Street, Block 5810, Lots 1, 2, 5 and 83, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: George H. Hearn, Elizabeth Maresca, Teresa Ryan, Margaret Adamson and Michael Hayden.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert. 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 23, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on December 10, 1957 after due notice by publication in the Bulletin; and postponed to January 14, 1958, to permit objectors to be present who were delayed by traffic condi-

tions; applicant to send notices by regular mail; then to February 4, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 5th Avenue are in a business use, A area, class 1¼ height district; 63rd Street and 65th Street are in business and unrestricted use, A area, class 1¼ height districts; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated July 8, 1957 acting on N.B. Applic. 1206-57, reads:

"1. Proposed building and premises to be used for gasoline service station, auto washing (non-automatic), lubritorium, minor repairs hand tools only, office, storage and sales of auto accessories, parking and storage of more than 5 motor vehicles in a Business Zone is contrary to Art. II, PP. 4a, subsections 20 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 130 feet frontage by 100 feet, irregular in depth, presently occupied for storage of lumber and free parking of more than five patrons' cars; that according to records in the Building Department, there is no approval for this lumber yard although said use has existed on official lots 2 and 76 from March 14, 1925 to February 23, 1927, and the City of New York, which acquired title to the subject premises in a tax foreclosure on April 17, 1951 collected rent for its occupancy as a lumber yard until it sold the property to the present owner on May 13, 1957; that it is proposed to remove the existing lumber yard use and to erect and maintain for a stated term of fifteen years, a modern gasoline service station with customary incidental uses of lubritorium, non-automatic auto washing, minor repairs with hand tools only, office, storage and sales of auto accessories and parking and storage for more than five motor vehicles; and

WHEREAS, the applicant states that on July 7, 1931 the Board denied an application under Cal. No. 60-31-BZ to permit under sections 7b, 7c, 7g and 21 of the zoning resolution the erection of a two story garage for the storage of more than five motor vehicles, an automobile repair shop, and a gasoline service station on a larger plot, of which, part of the subject premises was a part, located partly in an unrestricted and partly in a business use district, in block 5810, lots 1, 2, 76 and 82; that the Board denied the prior application under section 21 holding that the other sections of the zoning resolution were inapplicable and that the applicant failed to substantiate the basis of the appeal under section 21; that the Board subsequently reopened the application under substantial new facts on March 18, 1932 and later dismissed it for lack of prosecution on April 3, 1934; and

WHEREAS, the applicant states that the instant application differs materially and substantially from the previously denied application in the following respects: that the subject premises is substantially different; that the previous application affected official lots 1, 2, 76 and 82 whereas the instant application affects official lots 1, 2, 5 and 82; that consequently the present application includes an additional official lot, No. 5, which was not included in the previous application, but excludes an official lot, No. 76, which was included in the prior application; that the proposed use is substantially different; that the previous application proposed to erect a large two story garage building with a small accessory gasoline service station and motor vehicle repair shop, whereas the instant application proposes a small one story building and is solely to permit the erection of a gas station with its incidental and accessory uses; that the basis of the application is different; that the previous application was heard and denied under section 21, which required proof of practical difficulties and unnecessary hardship, whereas the instant application is made under permissive subdivisions f and i of section 7, which empowers

MINUTES

the Board to decide applications brought thereunder, without the burden of proof required under section 21; that these subdivisions of section 7 are different from those under which the application was made inasmuch as sections 7f and 7i in their present form and substance were adopted subsequent to the denial of the prior application; and

Whereas, the applicant contends that the premises cannot be developed to yield a reasonable return on the owner's investment unless it can be developed substantially as proposed; that the property is presently under lease to the Bay Ridge Lumber Company which also occupies the adjoining properties to the north and east; that the rental derived from the lumber company is barely enough to cover the real estate taxes on the property and does not provide any return on the owner's investment; that the premises cannot be developed for any conforming use because it is located in an area which is generally characterized as manufacturing and industrial; that the area to the east is zoned for unrestricted use and is developed with many conforming industrial and commercial uses; that the area to the south is zoned for unrestricted use and is occupied by the freight yards of the Long Island Railroad; that also to the south in the affected area, there are a power house, a gas station, an auto showroom and billboard signs; that opposite the site and north of the premises on both sides of 5th Avenue the properties are occupied by two, three and four story buildings with stores on the first floors and dwellings above; that these properties are all zoned for business use; that the premises is remotely located from the residential areas which are located mainly along the side streets; that 5th Avenue is zoned for business use and is substantially developed with stores and other business uses, which service the needs of the residents in the area; that due to its remoteness from residential areas, there is no economic demand for the development of the subject premises for store use, and because of its proximity to the unrestricted uses, and especially the freight yards, the premises is not adaptable for residential development; and

WHEREAS, the applicant further contends that there is an economic demand for development of the site as proposed, as it is located along 5th Avenue, which sustains a heavy volume of automotive traffic; that the proposed use would not adversely affect the essential character of the neighborhood, which is already determined by the above mentioned uses and zoning pattern; that the proposed gas station would not create any additional traffic but would be supported by the heavy automotive traffic which now exists, and the patronage of the service station would be provided by transients as well as by local residents; that a grant of the instant application would reduce, rather than create parking congestion in the area; that if the property were to be devoted to a conforming use, such as a drive-in refreshment stand or stores, it would tend to increase street parking and consequent traffic congestion to a far greater extent than if the property were to be developed as proposed; that the proposed use would have no greater effect upon the safety of pedestrians using the crosswalk in front of the premises than if the property were to be devoted to any number of conforming uses which could be unconditionally established and which would involve precisely the same, or even greater inconvenience to the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since April 10, 1957 and that the assessed valuation of land is \$22,500.; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate use in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Sections 7f and 7i for a term of fifteen years, to permit the erection

of a gasoline service station and accessory uses, substantially as proposed and shown on plans filed with this application marked "Received July 12, 1957", 3 sheets, except that where the plans show a 5 foot high chain link fence continuing from the building to the lot line, there shall be erected a 5 foot 6 inch brick wall, which wall shall be continued to the lot line of the adjoining building to the north, and on condition that suitable bumpers shall be installed where necessary; that seeding and planting shall be placed where shown, protected by a proper concrete curb 6 inches by 8 inches on the northerly side; that a curb one foot above grade and two feet below, properly anchored, shall be installed where necessary; that pumps shall be restricted to two islands containing three pumps each, located not less than 13 feet from the building line of 5th Avenue; that the number of gasoline tanks shall not exceed twelve 550 gallon approved tanks; that the premises shall be surfaced with concrete or bituminous paving; that the building shall be faced with face brick, as shown, and that all other laws, rules and regulations applicable to its construction shall be complied with; that a sign advertising only the brand of gasoline sold shall be installed at the southwesterly corner on a concrete block as required by the Board, which sign may be illuminated and may extend not more than 4 feet beyond the building line; that curb cuts shall be restricted to two, each not more than 30 feet in width, located where shown on plans, and no curb cut nearer than 5 feet from the intersection of 5th Avenue; that under section 7i there may be minor repairing with hand tools only, done solely within the accessory building; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

548-47-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug and Samuel Gardstein, for Progressive Synagogue, owner.

SUBJECT—Application reopened June 4, 1957 as Vol. III—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district the erection of an open front vestibule extension to the existing building exceeding the permitted area.

PREMISES AFFECTED—1387-1395 Ocean Avenue and 2001-2013 Avenue I, northeast corner, Block 7566, Lots 6, 9 and 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on June 4, 1957 subject to regular procedure, to consider addition; and

WHEREAS, a public hearing was held on this application on January 7, 1958 after due notice by publication in the Bulletin; laid over to February 4, 1958 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Ocean Avenue are in a residence use, C area, class 1¼ height district; Avenue I is in a residence use, C and E-1 area, class 1¼ height district; East 21st Street is in a residence use, E-1 area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated February 20, 1957 acting on Alt. Applic. 4212-56, reads:

"1. Proposed open front vestibule extension to existing building is contrary to Art. 4, Sect. 13b of zone

MINUTES

resolutions for excessive area. Note these premises subject to a variation under 548-47-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 90 foot frontage by 110 feet in depth, on which is located a one and two story building, 30 feet in height, of class 3 construction, 80 feet front by 105 feet in depth, occupied in accordance with Certificate of Occupancy No. 141552 issued November 9, 1954 after completion of work under Cal. No. 548-47-BZ and Cal. No. 447-52-A, as follows: cellar—boiler room, kitchen, toilets, compressor room and bride's room, 25 persons; social hall, toilets and collation kitchen—150 persons; first—auditorium and private banquet hall, 300 persons; and Synagogue—350 persons; second floor—classrooms and superintendent's apartment—160 persons; and balcony of Synagogue—164 persons; that it is proposed to legalize the extension of the building at the northerly lot line, one story, 8 feet in height, 10 foot front by 16 feet in depth, open at the Ocean Avenue front to be used as an entrance vestibule; and

WHEREAS, the applicant states that the entrance to the auditorium portion of the first floor is by an entrance at the northerly side yard; that there is an awning from the curb to the building line which offers protection to those persons about to enter the auditorium in inclement weather; that the small extension, subject of the application, offers the same protection from the building line to the entrance door of the auditorium; that in a sense, this is not an extension to the building, but rather a protective awning; that there is no wall or door at the Ocean Avenue frontage and it is completely open; that the roof is of a corrugated plastic on steel pipe frame supports; that the rear enclosure is provided with a door; and

WHEREAS, the applicant contends that the extension is small in area, 160 square feet, as compared to the size of the lot, 9900 square feet, and does not constitute an increase in the usable area of the building; that the rear wall of this portion would be permitted, and by itself would not constitute additional area coverage; that its principle function is to shield the garbage disposal cans awaiting collection from the public, and thereby beneficial to the appearance of the neighborhood; that the basis of the new area zoning question is the corrugated plastic protective awning; that the maintenance of the extension does not deprive the adjoining building of any light, air or ventilation; that the adjoining six story multiple dwelling is built right along the lot line for at least 18 feet to the rear of the extension and has no windows or opening along the common lot line; that the extension is of the minimum area required to permit protected ingress and egress of the side yard entrance doors; that there is no available vacant land in this densely developed area which can be used as accessory to the existing structure; and

WHEREAS, the applicant states that the present owner has held title to the property since June 3, 1944; that the assessed valuation of land is \$20,000 and of the building \$250,000 making a total of \$270,000; that the building was erected in 1954; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the erection of an open front vestibule extension to the existing building *on condition* that the vestibule shall be substantially as shown on plans filed with this application marked "Received April 2, 1957," 2 sheets, and "May 10,

1957," one sheet; that in all other respects all laws, rules and regulations applicable thereto shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

470-56-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for The Booth Felt Company, Inc., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent under section 7c of the zoning resolution, to permit in a local retail use district, the erection of a one story building to be used for the processing of felt products, shipping and receiving, office, boiler room, loading and unloading and the parking of employees cars and owners trucks for a stated term of twenty-five (25) years.

PREMISES AFFECTED—1712-1720 10th Avenue, northwest corner of 18th Street, Block 877, Lots 45, 46, 47, 48 and 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinfert 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 24, 1957, subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 14, 1958 after due notice by publication in the Bulletin; laid over to February 4, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 10th Avenue are in a local retail use, C area, class 1 height district; 17th Street and 18th Street are in local retail and residence use, C area, class 1 height districts; that as of July 25, 1916 the premises were in a business use district and the present use designation became effective May 10, 1956; and

WHEREAS, the decision of the Borough Superintendent, dated July 31, 1957 acting on N.B. Applic. 964-57, reads:

"1. Proposed boiler room, processing of felt products, shipping and receiving, office, toilets, loading and unloading, parking of employees cars and owners trucks within a local retail use district is contrary to Art. II Para. 4-C of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 foot 2 inch frontage by 100 feet in depth; that it is proposed to obtain a variance for a period of twenty-five years in order to erect a building one story in height, of class 3 construction, having a frontage of 75 feet and a depth of 100 feet, for use as boiler room, processing of felt products, shipping and receiving, offices, toilets, loading and unloading, parking of employees' cars and owner's trucks; and

WHEREAS, the applicant contends that the improvement of the site with a modern one story factory will do much to enhance the appearance of the entire neighborhood; that the residential use district within the affected area is completely developed, so that there is no economic demand for any more retail stores; that there is no economic demand for use of the premises for residential purposes as it is located in a retail use district and along the proposed Prospect Expressway, which is not conducive to residence use as it will have heavy traffic and ensuing gas fumes; that the granting of this application will not have an adverse effect upon adjoining properties as there will be provided a 10 foot yard at the west side of the building which will provide permanent light and ventilation for the adjoining owner on

MINUTES

lot 51; that loading and unloading and the parking of trucks will be on the Tenth Avenue side adjoining the present one story garage on lot 44; and

WHEREAS, the applicant states that the present owner has held title to the property since May 3, 1955 and that the assessed valuation of land is \$6,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the erection of a one-story building to be used for the processing of felt products, shipping and receiving and the parking of employees' cars and owners' trucks, for a stated term of twenty years, substantially as proposed and shown on plans filed with this application, dated August 1, 1957, 4 sheets, *on condition* that curb cuts shall be restricted to one curb cut not more than 15 feet in width and not closer than five feet to the lot line, for access to the proposed parking and loading areas; that the building shall be constructed as shown on elevation plan; that the windows within six feet of the grade shall be glazed with translucent glass; and that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

200-57-BZ

APPLICANT—Leonard F. Rothkrug, for Milton Miller, owner; Ralph Attonito, Harry Soccorsi and Frank Nicolichia, lessees.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the maintenance of additional curb cuts and roof signs to an existing use of the premises for retail sales and ice cream manufacturing (Carvel franchised dealer) with accessory parking on unbuilt upon portion of the premises.

PREMISES AFFECTED—1198-1218 Pennsylvania Avenue, northwest corner of Vandalia Avenue, Block 4434, part of Lots 40 and 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 21, 1958 after due notice by publication in the Bulletin; laid over to February 4, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Vandalia Avenue are in a residence use, F-1 area, class ½ height district; Sheffield Avenue and Pennsylvania Avenue are in residence and manufacturing use F-1 area, class ½ height districts; Flatlands Avenue is in a manufacturing use, F-1 area, class ½ height district; that on July 25, 1916 the entire premises was located in an undetermined use district and was zoned to its present designation on January 11, 1954; and

WHEREAS, the decision of the Borough Superintendent, dated March 7, 1957 acting on Alt. Applic. 482-57, reads:

"1. Additional curb cuts & roof signs on premises located within a residential district & occupied as Ice

Cream Mfg. & parking of more than 5 cars, is contrary to Art. 2, Sect. 3 of zone resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 187 feet 57½ inches frontage by 100 feet, irregular in depth, on which is located a one story building, 15 feet in height erected in 1953, of class 3 construction, when in an undetermined district, 37 feet 8 inch front by 20 feet 1½ inches in depth, used and occupied for ice cream manufacturing and sales—Carvel Franchised Dealer—with accessory parking for more than five cars in accordance with Certificate of Occupancy No. 144860 issued August 9, 1955 after completion of work under N.B. Applic. 378-53; that it is proposed to maintain existing roof signs and maintain additional curb cuts in connection with the existing building and uses; and

WHEREAS, the applicant contends that the existing use by the tenant, a Carvel ice cream franchised dealer, was established prior to the change in zone and when the premises was in an undetermined use district; that the Certificate of Occupancy was issued subsequent to the change of zone and based on proof of the established non-conforming use; that the original approved plans, due to an oversight, failed to indicate the Carvel brands signs; that nevertheless, these signs were contemplated and erected by the lessee; that the application for Certificate of Occupancy was made after the zone was changed and the Building Department required the removal of these signs before it would issue the Certificate of Occupancy in view of the fact that they were not shown on the original approved plans; that the reason the tenant delayed in obtaining the Certificate of Occupancy was because it was first necessary to file for the sign permits and by the time the tenant filed for the sign permits the zone had been changed; that the signs would have been approved if they had been indicated on the original new building application, or if it could be satisfactorily established that they were erected prior to January 11, 1954 when the premises was in an undetermined use district; that the building inspector for the area, who was aware that the signs were in place prior to the change of zone and could furnish an affidavit, died during this period; that similarly, if the proposed curb cuts had been shown on the original approved plans they would have been permitted; that there is no sidewalk or curbing at these premises; that the proposed additional curb cuts constitute a legal non-conforming use since the use was established prior to the change of zone; that nothing contained herein waives any rights that the owner has to make application to the Board based on the legal non-conforming use established when the premises was in an undetermined use district; that the proposed additional signs and curb cuts cannot adversely affect the surrounding property; that there is no residential use established anywhere within the 500 foot radius; that Flatlands Avenue to the north is in a manufacturing use district and is developed with uses normally found in manufacturing and unrestricted use districts; that opposite the premises on Pennsylvania Avenue there is a golf driving and batting range; that there is no development to the south; that the present owner became the owner of record of the premises on March 4, 1956, but he has been the real party in interest since June 9, 1947; and

WHEREAS, the applicant states that the present owner has held title to the property since June 9, 1947; that the assessed valuation of land is \$4,200 and of the building \$7,500 making a total of \$11,700; that the building was erected in 1953; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit two

MINUTES

additional curb cuts on Pennsylvania Avenue, not more than 14 feet in width each and the sign advertising "Carvel" may be attached to the roof or fascia of the building, as shown on plans filed with this application, marked "Received March 19, 1957," 2 sheets and "November 29, 1957," 2 sheets, *on condition* that in all other laws, rules and regulations shall be complied with; and that all permits required and a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

260-57-BZ

APPLICANT—Joshua Brown, for Norman Simonson, owner.

SUBJECT—Application March 20, 1957—decision of the Commissioner of Marine and Aviation under section 7f of the zoning resolution, to permit in a business use district, the installation of three gasoline storage tanks and one dispensing pump to be used for marine service only in conjunction with the existing boat repair shop.

PREMISES AFFECTED—405 Bayview Avenue, east side, 396 feet south of Hylan Boulevard, Block 6691, Lots 1 and 10, Princess Bay, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 4, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Bayview Avenue and Lemon Creek are in a business use, D area, class 1 height district; Hylan Boulevard is in a residential use, D area, class 1 height district; that these designations have not been changed since July 25, 1916; and

WHEREAS, the decision of the Borough Superintendent, dated October 7, 1957 acting on Alt. Applic. 256-57, reads:

"2. Proposed marine gasoline selling station, located in a business use district is contrary to Art. II Sect. 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 370.65 feet frontage by 81.28 feet in depth, improved with a boat yard, restaurant and dwelling; that it is proposed to install three 550 gallon gasoline storage tanks and dispensing pump for the sale of gasoline accessory to the conduct of the existing business of boat yard, boat repairs, restaurant and dwelling, now conducted on these premises pursuant to Misc. Applic. No. 63-56, approved by the Borough Superintendent on January 30, 1957 for public assembly as bar room, restaurant and cabaret, and boat maintenance shop approved by the Department of Marine and Aviation under Applic. No. 551618 of April 17, 1956, for which Certificate of Completion No. 2536 was issued; and

WHEREAS, the applicant contends that the sale of gasoline is a necessary adjunct to the boat repair and maintenance business conducted on the premises; that no gasoline will be sold to passing motor vehicles; that the proposed gasoline installation will be in harmony with the general purpose and intent of the Zoning Resolution and will, in no way, have any deleterious effect on the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since August 15, 1955; that the assessed valuation of land is \$6,000 and of the building \$3,000 making a total of \$9,000; that the building was erected in 1940 and 1956; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the installation of three gasoline storage tanks and one dispensing pump for marine service as proposed and as indicated on plans filed with this application marked "Received March 20, 1957," two sheets, "August 13, 1957," one sheet and "October 23, 1957," one sheet, *on condition* that all laws, rules and regulations applicable thereto, where not inconsistent with the terms of this resolution, shall be complied with; that such fire-fighting equipment as required by the Fire Commissioner shall be maintained; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

292-57-BZ

APPLICANT—Herman Kron, for 61-44 Fresh Meadow Road, Inc., owner.

SUBJECT—Application April 10, 1957—decision of the Borough Superintendent, under sections 7c, 7e, 7A, 7h and 7i of the zoning resolution, to permit in a retail and residence use district, the reconstruction and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and sale of used cars, parking and storage of more than five (5) cars, with curb cuts within 75 feet of a residence use district and a ground sign on the retail use portion.

PREMISES AFFECTED—130-36 Merrick Boulevard, northwest corner of 130th Road, Block 12541, Lot 50, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 26, 1957 after due notice by publication in the Bulletin; laid over to December 10, 1957 for applicant to correct papers and supply new photographs; then hearing postponed from December 10, 1957, to January 14, 1958, to permit objectors to be present who were delayed by traffic conditions; applicant to send notices by regular mail; then to February 4, 1958, for consideration and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in retail and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated March 11, 1957 acting on N.B. Applic. 311-57, reads:

"1. Proposed erection of a gasoline station, lubritorium, motor vehicle repair shop, sale of used cars, parking and storage of more than 5 cars on a lot in a Retail use district and extending into a Residence use district is contrary to Art. 2, Sec. 3 and Sec. 4-A of the Z.R.

"2. Proposed curb cut less than 75' from the residence portion of the lot is contrary to Sec. 7A of the Z.R.

"3. Proposed ground sign on the retail portion of the lot is contrary to Sec. 4-A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 53.24 foot frontage by 105.26 feet in depth, presently

MINUTES

improved with a gasoline service station, store, dwelling and auto repair shop; that it is proposed to demolish all buildings to the ground and construct a new building consisting of office, store room, service bays, lubritorium, auto repair, car wash, toilets, ten 550 gallon gasoline tanks, one 550 gallon fuel oil tank, one 550 gallon waste oil tank and gas pumps; that it is also proposed to construct the necessary curb cuts as shown on plans filed with this application; that it is also proposed to use the premises as parking and storage for more than five motor vehicles; and

WHEREAS, the applicant contends that the proposed use of these premises will be in harmony with the existing development of the neighborhood and its conduct will be such as not to interfere with the welfare of the inhabitants; and

WHEREAS, the applicant states that the present owner has held title to the property since April 18, 1956; that the assessed valuation of land is \$11,000 and of the building \$2,000 making a total of \$13,000; that the building was erected in 1922; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, h, i and 7A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e, h, i and 7A, to permit the premises to be occupied for a term of fifteen years as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with the application marked "Received April 10, 1957," 2 sheets, and "June 6, 1957," one sheet, *on condition* that all buildings on the premises shall be demolished and that the premises shall be constructed and arranged as shown on the plans above cited; that the pumps shall be not less than 15 feet from the building line; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that curb cuts shall be restricted to three curb cuts to 130th Road, one not more than 35 feet in width and not less than five feet from the lot line, one not more than 25 feet in width and not more than 5 feet from the intersection, and one not more than 20 feet in width, as shown, and two curb cuts to Merrick Road not exceeding 15 feet in width, where shown; that a sign may be erected on a concrete base at the intersection, which sign shall advertise only the brand of gasoline on sale, and may be illuminated and may extend beyond the building line for a distance of not more than four feet; that where not occupied by pumps and accessory building the premises shall be surfaced with asphaltic or concrete pavement; that a fence of the woven wire type on a masonry base and not less than 5 feet 6 inches in height shall be erected from the end of the accessory building to the building line; that under Section 7i, for a similar term, there may be minor auto repairs with hand tools only maintained within the building; that under Section 7h there may be parking and storage of motor vehicles on the portion of the premises not occupied by the accessory building or other impediments provided such parking and storage does not interfere with the proper servicing of the station; that on occasions not more than two motor vehicles may be permitted to be displayed for sale on the premises; that any entrances deemed to be contrary to the provisions of Section 7A are hereby permitted; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

525-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Cabro Realty Corp., owner.

SUBJECT—Application July 15, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the

Zoning Resolution, to permit in a residence use district the use of the premises for the parking and storage of motor vehicles.

PREMISES AFFECTED—14-34 East 93rd Street, west side, 90 feet south of East New York Avenue, Block 4595, Lots 15, 19 and 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Celia Stein and Felice Rosenblatt

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 7, 1958 after due notice by publication in the Bulletin; laid over to February 4, 1958 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; East 93rd Street and East 92nd Street are in residence and local retail use, C area, class 1 height districts; East New York Avenue is in residence and retail use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated July 11, 1957 acting on Alt. Applic. 1833-57, reads:

"1. Proposed parking and storage of motor vehicles within a residence use zone is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 179 feet, 11¼ inches frontage by 100 feet in depth, irregular; that as of July 25, 1916 that part of the premises within 100 feet of East New York Avenue was in a business use district and the present use designation became effective March 25, 1954; that the premises are presently being used for the storage of building materials and parking of trucks; that Department of Buildings records do not indicate any permits or violations; that it is proposed to secure a variance for a temporary period of ten years in order to use the premises for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the parking situation in this area is acute since there are many apartment houses and attached homes without garage facilities; that the site is situated directly across from the parking lot on lot No. 4, block 4596, which is a non-conforming use; that East 93rd Street is an unpaved street with many odd-shaped lots fronting on it that cannot possibly be used for the purpose for which they are zoned; and

WHEREAS, the applicant states that the present owner has held title to lots 15 and 19 since March 10, 1952 and to lot 23 since June 30, 1954; that the assessed valuation of land is \$12,400; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e and h for a term of five years to permit the premises to be occupied for the parking and storage of motor vehicles as proposed and as indicated on plans filed with this application marked "Received July 15, 1957," 3 sheets, *on condition* that the premises shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that the 5 feet 6 inches high solid wooden fence to the rear shall be repaired and repainted; that a new woven wire fence on

MINUTES

a masonry base to a total height of 5 feet 6 inches shall be erected on the lot lines where walls of adjoining buildings do not occur; that a structure not exceeding one story in height and one hundred square feet in area may be constructed for use solely as an office and shelter for the attendant; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

540-57-BZ

APPLICANT—Edward K. Pincus for Sol Rosenbaum, Inc., owner.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles and the daytime parking for patrons of the store at 2689 Atlantic Avenue.

PREMISES AFFECTED—142-150 Vermont Street, west side, 122 feet 2 inches north of Atlantic Avenue, Block 3671, Lots 30-33 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward K. Pincus.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 21, 1958 after due notice by publication in the Bulletin; laid over to February 4, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Vermont Street and New Jersey Avenue are in residence and business use, C area, class 1 height districts; Fulton Street and Atlantic Avenue are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 27, 1957 acting on Alt. Applic. 1893-57, reads:

"1. Proposed parking & storage of motor vehicles & day time parking for patrons of store at 2689 Atlantic Avenue is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 95 feet 4 inches frontage by 100 feet in depth; that the plot is now enclosed with an unsightly 8 foot high wooden fence and is vacant except for an 8 foot high wooden fence dividing the lot in two, and two old dilapidated open wooden sheds, one in each portion of the lot; that the plot was used by its former owner for the storage of heavy building material and construction equipment and consequently it is broken, uneven and covered with assorted debris, weeds and left over building supplies; that it is proposed to obtain an approval for the parking and storage of more than five motor vehicles and the day time parking, without charge, for patrons and employees of the owner's retail store located at 2689 Atlantic Avenue, Borough of Brooklyn, within a residence use district; and

WHEREAS, the applicant contends that there are now many non-conforming uses in the affected area, namely, the public parking lots, auto supply store, large tire dealer, etc.; that the affected area is in urgent need of off street parking as it encompasses two extremely busy and much travelled thoroughfares zoned for business use, namely Atlantic Avenue and Fulton Street; that there will be no charge for parking for patrons and employees of the owner's retail shoe store who would otherwise be forced to park in the streets and thereby increase the existing strain on presently inadequate metered and side street parking places; that

there is also a shortage of garage space for residents of said area; that the use of the subject plot for a parking area would keep it clear of rubbish, remove an eyesore to the community and would be instrumental in taking cars off the streets; and

WHEREAS, the applicant states that the present owner has held title to the property since May 21, 1957 and that the assessed valuation of the land is \$7,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7h, for a term of two years, to permit the premises to be used for parking and storage, as shown on plans filed with this application, marked "Received July 18, 1957", 2 sheets, on condition that the premises shall be graded substantially to the grade of Vermont Street, surfaced with steam cinders, treated with a suitable binder; that a new woven wire fence of the chain link type shall be erected on all lot lines, except where buildings occur, on a masonry base to a total height of 5 feet, 6 inches; that curb cuts shall be restricted to two on Vermont Street, each not more than 16 feet in width, where shown; that openings opposite such curb cuts shall be fitted with gates; that all fences shall be a minimum height of 5 feet, 6 inches; that on Vermont Street the entrance gates shall be kept closed when the parking lot is not in operation; that proper bumpers shall be provided for protection where necessary; and that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

596-57-BZ

APPLICANT—Joseph Lau, for 10 East 30th Street Corp., owner.

SUBJECT—Application August 19, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot and attendant's shanty for the parking and storage of more than five (5) motor vehicles for a stated term of ten (10) years.

PREMISES AFFECTED—10-14 East 30th Street, south side, 177 feet 6 inches east of 5th Avenue, Block 859, Lots 77, 79 and 80, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 28, 1958 after due notice by publication in the Bulletin; laid over to February 4, 1958 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 30th Street, East 29th Street, Fifth Avenue and Madison Avenue are in a restricted retail use, B area, class 2 height district; that this property was in a business use district from 1916 to 1927 when a change was made to restricted retail use district; that the height and area were not altered; and

WHEREAS, the decision of the Borough Superintendent, dated July 30, 1957 acting on Alt. Applic. 562-57, reads:

"1. Parking or storage of motor vehicles on vacant land for more than 5 motor vehicles is not permitted in

MINUTES

a Restricted Retail Use District, Art. II Section 4(a) (15) and 4B of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 72 feet 6 inches frontage by 98 feet 9 inches in depth, and is composed of three lots; that at present the property is occupied by three buildings; that it is proposed to demolish these buildings and use the vacant lots for a parking lot for more than five motor vehicles; that the entire lot will be cleaned, thoroughly leveled and graded with a finish of clean hard burned steam cinders treated with a binder and properly rolled; that there shall be erected on the lot lines, where required, a woven wire fence of the chain link type, not less than 5 feet 6 inches high, with no openings except the two entrances in line with the two proposed curb cuts; that the Traffic Department and the Borough President's Office have tentatively approved the proposed curb cuts; that proper bumpers shall be installed and maintained against all walls and fences for protection of adjacent property; that the lot will be graded to meet the sidewalk; that there shall be erected an attendants' office, 7 feet by 12 feet and 10 feet high of an attractive frame design; that a sign, not exceeding 15 square feet, shall be attached to the fence between the entrances, advertising parking use, the rates charged and such information as required by the Commissioner of Licenses; that the sign will not be illuminated and will not project beyond the building line; and

WHEREAS, the applicant states that the buildings are as follows: No. 10 East 30th Street, Block 859, Lot 80—20 feet wide by 50 feet deep, basement and four stories high, or 56 feet; erected prior to 1890, this being the first alteration on record; that the occupancy on record is basement and first floor, stores, and second to fourth floors inclusive, class B multiple dwelling, non-fireproof building; No. 12 East 30th Street, Block 859, Lot 79—30 feet 3 inches wide by 60 feet deep, basement and four stories high or 58 feet, erected prior to 1876, which is the first alteration recorded; that the legal occupancy according to Alt. Applic. 1084-1934 is class A multiple dwelling; No. 14 East 30th Street, Block 859, Lot 77—22 feet 3 inches wide by 40 feet in depth, five stories in height or 56 feet, erected under N.B. Applic. 489-1886 for a private dwelling; that the present legal occupancy is class A multiple dwelling; that these buildings are in extremely poor condition and occupied only for business use in the basement portion; that the upper floors have been vacant for years as the property has been in poor condition for years and is in need of extensive alterations, which would not be a beneficial investment; and

WHEREAS, the applicant contends that the owner desires to utilize this property for parking purposes for a period of ten years in order to aid in alleviating the parking problem in this congested section; that the owner of this property owns additional properties close by, thus naturally making him an interested owner in the future development of this neighborhood; that the owner intends to hold this property together with his other property so that when the neighborhood shows development in one substantial manner or another, he will then be in a position to advantageously develop his property in accordance with the general trend; that this is a sizable plot for some future improvements when the general trend is substantially determined; that the proposed parking lot would most assuredly aid in reducing the parking problem on this and adjacent over-crowded streets where parking facilities are practically non-existent at this time; and

WHEREAS, the applicant states that the present owner has held title to the property since May 10, 1956; that the assessed valuation of land is \$111,000 and of the buildings \$23,000 making a total of \$134,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the use of the parking lot, as shown on plans marked "Received August 19, 1957," 2 sheets, and "November 29, 1957," one sheet, *on condition* that the buildings now on the plot shall be demolished; that the plot shall be graded substantially to the grade of East 30th Street, surfaced with steam cinders and treated with a suitable binder; that proper bumpers shall be installed, as shown; that curb cuts shall be restricted to two on East 30th Street, not more than 15 feet in width each; that a building for an attendant may be permitted, not exceeding 100 square feet in area and one story in height; that in all other respects the use and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

599-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Marguerite F. Brower, owner.

SUBJECT—Application August 22, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and toilets, for a stated term of fifteen (15) years.

PREMISES AFFECTED—758-764 Fulton Street and 423-431 Carlton Avenue, southeast corner, Block 2007, Lot 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 7, 1958 after due notice by publication in the Bulletin; laid over to February 4, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Fulton Street are in a business use, B area, class 1½ height district; Carlton Avenue and Adolph Street are in business and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated August 1, 1957 acting on N.B. Applic. 1214-57, reads:

"1. Proposed building and premises in a business use district to be used for gasoline service station, lubritorium, minor auto repairs, car washing, office and toilet, is contrary to Art. II, P.P. 4a, subsections 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 67 foot 3 inch frontage by 99 feet, 11 inches in depth; that it is proposed to secure a variance for a temporary period of fifteen years and to erect a modern gasoline service station consisting of ten 550 gallon approved type buried gasoline tanks and three dual gasoline dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 34 feet, a depth of 9 feet 9 inches, irregular in shape, and will contain the conjunctive uses of lubritorium, car wash, minor auto repairs and office; that curb cuts will be restricted to two 25 foot cuts on Fulton Street and two 25 foot cuts on Carlton Avenue; that the gasoline dispensing pumps will be set 10 feet in from the building line of Fulton Street so that pedestrian traffic will be amply protected; and

MINUTES

WHEREAS, the applicant contends that Fulton Street is a heavily trafficked auto lane and inasmuch as there are no other gas stations within the affected area, the proposal is entirely within keeping and will provide a necessary and vital service to this neighborhood; that the site is situated approximately one half mile from the main shopping center of the entire Borough of Brooklyn, so that the erection of stores on this plot would not be economically feasible due to high construction costs, in addition to being a low rental area; that the plot is small, triangular in shape and very high in assessed value, and it is therefore mandatory for the owner to develop this site as proposed in order for him to receive an equitable return on his investment and continue to pay city real estate taxes; that the block in which the site is located is 90% in an unrestricted use district, so that the erection of a gas station could not adversely affect any of the adjoining property owners; that the building contemplated will be highly modern in design and will lead the way to any new development in this area; and

WHEREAS, the applicant states that the present owner has held title to the property since October 23, 1940 and that the assessed valuation of land is \$9,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f to permit the premises to be occupied as a gasoline service station and accessory uses for a term of fifteen years substantially as indicated and proposed on plans filed with the application marked "Received August 22, 1957", 3 sheets, *on condition* that the curb cuts shall be restricted to two curb cuts to Carlton Avenue not over 25 feet in width and not nearer than 5 feet to the intersection and two curb cuts to Fulton Street not over 25 feet in width and not nearer than 5 feet to the intersection; that pumps shall be erected not nearer than ten feet to the street building line of Fulton Street; that the premises, where not occupied by building and pumps, shall be surfaced with concrete or bituminous pavement; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that the building shall be faced with face brick, as shown on elevation plan; that all laws, rules and regulations applicable to the building and occupancy shall be complied with; that there may be a sign erected at the intersection of Carlton Avenue and Fulton Street, as shown, which sign shall be used only for advertising the brand of gasoline on sale, and may be illuminated and may extend beyond the building line for a distance of not more than four feet; that under Section 7i, for a similar term, there may be minor auto repairs with hand tools only for adjustments maintained solely within the accessory building; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

619-57-BZ

APPLICANT—Department of Water Supply, Gas and Electricity, for City of New York, owner.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent, under sections 7c, 7e and 7f of the zoning resolution, to permit in a residence and business use district, the erection of a two story building to be used as a garage for the parking of more than five (5) cars, office and locker rooms.

PREMISES AFFECTED—886 St. Nicholas Avenue and 416 West 155th Street, southeast corner, Block 2069, Lots 26, 28 and 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Lempit.

For Opposition: Moses Kooperstein.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 21, 1958 after due notice by publication in the Bulletin; laid over to February 4, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, St. Nicholas Avenue and St. Nicholas Place are in residence and business use, B area, class 1½ height districts; 155th Street is in a business use, B area, class 1½ height district; 153rd Street is in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated July 31, 1957 acting on N.B. Applic. 42-57, reads:

"1. Proposed use on a lot partly in a residence & partly in a business use district as Garage, Office & Company Headquarters for men on 24 hour maintenance of water distribution system is contrary to Art II, Para. 3 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 225 feet frontage by 113 feet in depth, presently vacant, except that on the St. Nicholas Avenue side of the property, there is a billboard fence, and at the southeast corner of West 155th Street and St. Nicholas Avenue a frame newsstand has been erected, which will be demolished; that it is proposed to erect a Headquarters Building and Garage for the storage of more than five motor vehicles; that the proposed building will be a two story steel frame garage and headquarters building, with brick exterior walls; that the first floor will be used as a garage for the storage of more than five motor vehicles, an office and a boiler room; that the second floor, which will occupy approximately only one-half of the depth of the building will be used as locker rooms and toilet for the personnel; and

WHEREAS, the applicant further states that this building would be used by this Department to house the emergency repair companies and maintenance divisions, whose duties comprise the servicing and repair of the various water mains in the upper portion of the Borough of Manhattan; that the storage of motor vehicles in the proposed building is a necessary adjunct to the duties of these repair companies; and

WHEREAS, the applicant contends that in answering calls for water main breaks, time is an important item in minimizing property damage, traffic obstructions, flooding of subways and possible danger to life; that the nearest adequate headquarters at the present time is located at 38th Street and East River Drive, and additional facilities at the location of the proposed building will aid in reaching scenes of disaster in upper Manhattan in a minimum of time; that the proposed site is the only available property owned by the City in Upper Manhattan suitable for the required purpose of protecting this area; and

WHEREAS, the applicant states that the present owner has held title to the property since 1863 and June 25, 1952 and that the assessed valuation of land is \$30,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the erection of the two-story garage, with office and locker

MINUTES

rooms, as indicated on plans filed with this application, marked "Received August 23, 1957", 6 sheets, and additional plans, marked "Received December 19, 1957", 2 sheets, *on condition* that the building shall be constructed of face brick; that curb cuts shall be restricted to two on St. Nicholas Avenue, not larger than 16 feet in width each and not closer than 5 feet to the lot line, as shown; that there may be permitted an entrance of 12 feet to the rear yard; that the portion of site running from the proposed building to 155th Street shall be landscaped as shown; that a brick fence shall be erected on a lot line of St. Nicholas Avenue and continued on the return on West 155th Street, to a total height of not less than 5 feet, 6 inches; that landscaping and seeding shall be provided as shown; that all other uses existing on the premises shall be removed; that a retaining wall to the rear of the premises shall be erected, protected by a proper bumper for the portion of site to be used for parking of cars; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

731-57-BZ

APPLICANT—James E. Vassalotti, for John M. Kokkins, Deepdene Realty Corp., Anohid Realty Corp. and Aldershot Realty Corp., Manuel E. Kulukundis, Peter T. Kikis, Evengelos T. Hardaloupas and Stephen C. Lyras, owners.

SUBJECT—Application August 26, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence district, the extension of the legal restaurant on the first floor of Building A into the residence use district.

PREMISES AFFECTED—399-423 East 52nd Street, north side, 60 feet 3 inches east of 1st Avenue and 404-420 East 53rd Street, Block 1364, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 21, 1958 after due notice by publication in the Bulletin; laid over to February 4, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 53rd Street and East 52nd Street are in local retail and residence use, B area, class 2 height districts; First Avenue is in a local retail use, B area, class 2 height district; East River Drive is in a residence use, B area, class 2 height district; that as of July 25, 1916 that part of the premises within 100 feet of First Avenue was in a business use district and a class B area district; that the balance of the premises was in an unrestricted use district and a class A area district; that on November 7, 1929 that part of the premises within 100 feet of East 52nd Street was changed to a residence use district starting 100 feet east of First Avenue; that the present use and area designation became effective May 5, 1947; and

WHEREAS, the decision of the Borough Superintendent, dated August 9, 1957 acting on amendment to Alt. Applic. 990-57, reads:

"A12. Business space on 1st story may not extend into Residence District. Art. 11 Sec. 3 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 258 feet 9 inches frontage by 69 feet, 11 $\frac{3}{4}$ inches and 126 feet 7 inches in depth, irregular, presently developed with three apartment houses designated as A, B and C; that building A is the only building under appeal; that buildings A, B and C were erected under N.B. Applic.

25-1954 and Certificate of Occupancy No. 46304 was issued on September 24, 1957; that it is proposed to extend the legal restaurant on the first floor of building A into the residence use district; that the proposed extension into the residence use district has an area of approximately 520 square feet; and

WHEREAS, the applicant contends that the extension of this restaurant approximately 520 square feet into the residence use district cannot possibly have any adverse effect upon any of the adjoining properties, as this extension faces the rear yard of the building and cannot be seen from either East 52nd Street or East 53rd Street; and

WHEREAS, the applicant states that the present owners have held title to the property since February 23, 1956; that the assessed valuation of land is \$700,000 and of the building \$4,100,000 making a total of \$4,800,000; that the building was erected in 1956; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of the legally existing restaurant on the first floor into the residence use district, substantially as proposed and indicated on plans filed with this application, marked "Received August 26, 1957", 6 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained, including a new certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:25 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 4, 1958, 2 P.M.

Present: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper.

270-40-A—Vol. II

APPLICANT—Maxfield Blaufeux, for Regent Nursing Home, owner.

SUBJECT—Application reopened November 13, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—84-24 116th Street, west side 180 feet south of 84th Avenue, Block 9215, Lot 19, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Maxfield Blaufeux.

For Opposition: Anne M. Rosato, Roslyn M. Olson and James G. Rosato.

For Administration: Thomas J. Conboy, Department of Hospitals.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 30, 1957 on Alt. Applic. 1325/57 reads:

"1. Proposed change in use of premises to include office, kitchen and dining space, laundry, morgue, locker

MINUTES

room and lavatory in cellar and to increase the bed capacity of the nursing home on 1st floor is contrary to 4.2.1. Table Bldg. Code and contrary to Board of Standards and Appeals Resolution 270-40-A and is referred back to the Board for reconsideration."

and

WHEREAS, the applicant states that the building is a 1story and attic, 29 feet in height, 40 feet front by 50 feet in depth of class 3 construction, erected in 1910, located on a lot 60 feet front by 125 feet in depth in a residence use G-1 area, 1¼ height district, and used and occupied since 1940: Cellar—storage; 1st floor—nursing home, 8 persons; attic—bedrooms for nurses and attendants, 3 persons, for which use and occupancy Certificate of Occupancy #Q 13149 was issued August 6, 1940, upon completion of work under Misc. Applic. 671/40 approved pursuant to variance granted by the Board under Cal. No. 270-40-A; that the building will be altered as follows: cellar—ordinary use, kitchen, dining room space, laundry, morgue, office, locker room and lavatory, 1 person; 1st floor—nursing home, 19 persons; attic—bedrooms for nurses and attendants, 3 persons; that the building is provided with one 3 feet wide interior wood stairs enclosed in partitions of wood studs and plaster equipped with wood doors which are not self closing, stairhall leads to street but not to roof; and

WHEREAS, the applicant states it is now proposed to relocate existing accessory facilities on the 1st floor to the cellar within the building and to increase the bed capacity on the 1st floor from 8 to 19 beds; and

WHEREAS, the applicant contends that the proposal to increase the bed capacity on the 1st floor and change the use in the cellar has been tentatively approved by the Department of Hospitals pending favorable action by the Board on this appeal; that the proposed conditions as indicated on plans filed with this appeal are in compliance with the requirements of the Department of Hospitals and involve the following compulsory alteration works; that the installation of an additional patient's lavatory and a nurse's station on the 1st floor, erection of partitions in the cellar for the various rooms, installation of a new cellar stair and enclosure and the relocation of the kitchen fixtures from the first floor to the cellar; and

WHEREAS, the applicant states that attic floor will remain unchanged; and

WHEREAS, the applicant contends that the primary basis for this appeal is economic hardship; that the nursing home is owner operated and because of high cost of taxes, the financial management of the institution is difficult; that permitting the proposed increase in bed capacity on the 1st floor would ease the burden on the owner and provide additional income; that there will be no enlargement of the building or major structural changes on the 1st floor; that the total number of beds will increase from 8 to 19 within the same number of rooms on the 1st floor; that the existing kitchen will be occupied by 4 patients and is of adequate size and provided with proper ventilation; that since the building is of class 3 construction and has 2 separate means of egress from the 1st floor and since the cellar uses will be required accessories to the nursing home and the cellar rooms will be enclosed in fireproof partitions equipped with fireproof doors, and as the cellar ceiling is now covered with ½ plaster boards and plaster except for the portion over the boiler which is covered in addition with metal and as the cellar has 3 means of egress, adequate provision is made for the occupants in event of emergency; and

WHEREAS, the Board has been advised under date of December 31, 1957 by the General Inspector of the Department of Hospitals that the existing building is occupied to the satisfaction of the department, and the department recommends that in view of the fact that the attic floor will be occupied by nurses and attendants that an outside iron stairway should be provided for egress from the attic; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the application should be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated September 30, 1957, acting on Alt. App. 1325/57, Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that an outside iron stairway for egress from the attic shall be installed; that the attic shall be occupied only by members of the staff; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; other than as modified by action of the Board under this calendar number, Volume I.

324-51-A

APPLICANT—Legrand Chemical Corp., lessee, for Bush Terminal Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Appeal from an order of the Fire Commissioner; previously granted on condition.

PREMISES AFFECTED—101-111 (103 displayed) 50th Street, northeast corner of 1st Avenue, Block 780, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Victor P. Nacht.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 7, 1951, on certain conditions; and

WHEREAS, the term of variance was extended on February 2, 1954 and February 7, 1956; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 7, 1951 as thereafter *amended* by resolution adopted through February 7, 1956 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted for a term of two years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained."

439-57-A

APPLICANT—Sidney Daub, for M. B. Driscoll and Sons, Inc., owner.

SUBJECT—Application June 7, 1957—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—35-37 Rose Street, south side, 147 feet west of Duane Street, Block 114, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated June 4, 1957 on B.N. Applic. 403/57 reads:

"1. F.E. as second means of egress from 7 story factory bldg. is unacceptable. Sec. 271, Labor Law."

and

WHEREAS, the applicant states that the building is 7 stories; 75 feet in height; 42 feet 6 inches front by 64 feet

MINUTES

0 7/8 inches and 81 feet 8 inches irregular in depth; of class 3 construction; erected in 1906; located on a lot in an unrestricted B area; class 2 height district; and used and occupied since 1952 without a certificate of occupancy as follows: cellar—storage and boiler room, 1 person; 1st floor—printing and bookbinding, 5 persons; 2nd floor—storage of printers type, 1 person; 3rd floor—printing, 4 persons; 4th floor—storage of printers type, 1 person; 5th floor—office, 5 persons; 6th floor—printing, 5 persons; 7th floor—printing, 5 persons; that the building is provided with an approved fire alarm system; and that regular monthly fire drills are maintained; there is one 3 foot wide interior wood stairs enclosed and partitions in fire proof block and equipped with fire proof self closing doors; and leading from the roof bulkhead direct to street, and one fire escape in the rear extending to roof by stair and to yard by stair with egress to street through adjoining tenement at the east; that windows and doors open on the course of the fire escape of fireproof self closing doors; and

WHEREAS, Violation #1086/50 issued by the Borough Superintendent April 18, 1956; was violation sections 271 to 274 of the Labor Law, in that secondary means of egress for each floor, no safe egress from termination of fire escape, windows on course of fire escape not in working order; fire escapes on rear of the building in need of painting, access to fire escape blocked on several floors, and iron shutters on rear of building in need of repairs and repainting; and

WHEREAS, the applicant states the building has been owned for the past 5 years by a printer, who does business on all floors, except the first story; and

WHEREAS, the applicant states that the fire escape in question is located at the rear and has a 3 foot 4 inch wide balcony with 20 inch wide, 60 degree connecting stairs from 1st story to roof and 20 inch wide 45 degree stairway from 1st balcony to the yard of No. 41 Rose Street; that the fire escape balcony and the stairways are protected on the outside with 3 feet high guard rails which it is proposed to raise to 4 feet 6 inches in height; that it is proposed to provide 3 feet high guard rails on the inside of stairs and well opening; that the openings on the course of the fire escape are equipped with fireproof wire glass automatic windows and the owners are prepared to change one of the openings on each of second to the seventh floors to 2 feet by 6 feet fireproof self closing wire doors; that egress from the lower termination of the fire escape is by means of a stairwell in the adjacent 5 story tenement at 41 Rose Street, located to the east of the building in question; and

WHEREAS, the applicant states that the fire escape in question and egress from its termination were accepted by the Board on the Cal. No. 83-29-S; and

WHEREAS, the applicant states that the primary means of exit consist of a 3 foot wide wood stairway from 1st floor to roof with fireproof bulkhead at the roof and enclosed in fireproof partitions throughout and equipped with fireproof self closing doors; and a fireproof enclosed hallway at the first story leading directly to the street; that the building is equipped with an approved interior fire alarm system and central office connections; and that monthly fire drills are maintained; and

WHEREAS, the applicant states that the Board is requested to accept the fire escape with the proposed improvements, as the building is small in area and of a non-hazardous use and light in occupancy; and

WHEREAS, the Board of May 28, 1929 on Cal. No. 83-29-S modified order No. 43712-LD issued by the Fire Commissioner October 4, 1928, requiring safe and unobstructed egress from the lower termination of the rear fire escape on conditions that an unfastened door be provided to adjoining yard to the rear with termination of egress from the open yard through the hallway of the building adjoining to the north; and

WHEREAS, that at the time of the action of the Board on May 28, 1929 it was represented to the Board that changes were made to the rear fire escape under order issued in

1916 and the work completed and approved, and the order dismissed as complied with by State Department of Labor; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted on condition, based upon the revised plans that have been submitted.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on B.N. App. 403/57, Objection No. One and that the appeal be and it hereby is *granted, on condition* that the present drop ladder shown leading to the cellar area shall be replaced with a fixed double rung ladder with hand rails to afford egress from the areaway; that the present wood stairs from the first to the second floor shall be replaced with a three foot wide steel stairs with hand rails and cement treads; that the present three foot wide steel stairs enclosed in fireproof partitions from the intermediate platform to the second floor fire escape at the rear shall be maintained as proposed and shown on plans filed with this appeal marked "Received June 7, 1957," one sheet, and revised plans dated "January 29, 1958", 4 sheets; that steel steps shall be provided from the floor to the window sills at all door openings to the rear fire-escapes; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the occupancy shall be limited to the capacity of the primary means of egress and that a certificate of occupancy shall be obtained.

564-56-A

APPLICANT—Eugene R. Canudo, for Carlton Associates, Inc., owner.

SUBJECT—Application for consideration—restoration to docket—re Appeal from a decision of an order of the Fire Commissioner—re automatic hose valves-removal of; previously dismissed.

PREMISES AFFECTED—1921-1937 7th Avenue, northeast corner of West 116th Street, Block 1901, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal reopened and restored to the docket.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert. 2

594-56-A

APPLICANT—Allen Ducker, Simeon Heller and George J. Meltzer, for Great Park Corp., owner.

SUBJECT—Application August 10, 1956—Appeal to review a decision of the Borough Superintendent—re business use in residence district.

PREMISES AFFECTED—36 Central Park South, east side, 270 feet east of Avenue of The Americas, Block 1274, Lot 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Allen Ducker and George J. Meltzer.

ACTION OF BOARD—Laid over to February 25, 1958, at 2 P. M. for further consideration and decision; hearing closed.

15-57-A

APPLICANT—Abraham N. Horwitz, for S T N Realities, owner; Octagon Process Inc., lessee.

SUBJECT—Application January 14, 1957—Appeal from an order and a decision of the Fire Commissioner, re sprinkler, standpipe and storage of Tolnol, etc.

MINUTES

PREMISES AFFECTED—15 Bank Street, northwest corner of Railroad, Block 244, Lots 80, 85, 90 and 750, New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Nathan C. Horowitz and Harold Rosenberg.

ACTION OF BOARD—Laid over to March 4, 1958, at 2 P. M. for inspection and decision; hearing closed.

308-57-A

APPLICANT—Max Wechsler for Wechsler and Schimenti; Edward P. Weiss, owner.

SUBJECT—Application April 4, 1957—Appeal from a decision of the Borough Superintendent, re use of frame structure as Nursing Home, enlarged, with non-fireproof extension.

PREMISES AFFECTED—103-15 96th Street, east side, 100.09 feet south of 103rd Avenue, Block 9119, Lot 60, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Max Wechsler, Morris Weiss, Edward P. Weiss.

For Administration: Thomas J. Conboy, Dept. of Hospitals.

ACTION OF BOARD—Laid over to March 4, 1958, at 2 P. M. for inspection and decision; hearing closed.

85-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Rinrock, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to term of variance for parking—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7i and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office and permitting the parking of motor vehicles waiting to be serviced and the parking and storage of more than five motor vehicles all for a term of 15 years.

PREMISES AFFECTED—605-633 East New York Avenue and 483-493 Kingston Avenue, northeast corner, Block 1333, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert. 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 25, 1953, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on June 21, 1955; and

WHEREAS, the resolution was amended on February 28, 1956; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1953, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all

work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 820/52)

958-38-BZ—Vol. III

APPLICANT—Wechsler & Schimenti, for E. J. Klein, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7i of the Zoning Resolution, permitting in a business use district, the change in occupancy of front portion of first floor from store to automobile repair shop, body and fender repairs and painting of cars.

PREMISES AFFECTED—345-347 East 103rd Street, north side, 100 feet west of 1st Avenue, Block 1675, Lots 21 and 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Wechsler.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert. 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on June 19, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 19, 1953, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision i for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 623/50).

1293-39-BZ—Vol. II

APPLICANT—Paul Friedman, for Walter Shapiro and Isidore Rachelson, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under section 21 of the Zoning Resolution, permitting in a business use C area district, the erection and maintenance of a one story and cellar building to be used as stores using more than the area permitted.

PREMISES AFFECTED—1401-1407 Avenue M and 1291-1295 East 14th Street, northwest corner and 1402-1406 Chestnut Avenue, Block 6735, Lot 121, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert. 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 24, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 15, 1957; and

MINUTES

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 24, 1956, as thereafter *amended* on January 15, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 2204/55.)

436-49-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7i, and 7h of the Zoning Resolution, permitting in a business use district, the reconstruction of an existing gasoline service station, accessory building and parking and storage lot covered by Certificate of Occupancy #124829 together with conjunctive uses of lubrication, car washing and to include the additional uses of minor auto repairing with hand tools only and the sale of new and used cars.

PREMISES AFFECTED—1550 Bedford Avenue, west side, from Eastern Parkway to Union Street, Block 1266, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert. 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 24, 1956, on certain conditions; and

WHEREAS, the resolution was amended on February 27, 1957; and

WHEREAS, time to obtain permits and complete the work was extended on July 9, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1956, as hereafter *amended* by resolutions adopted through July 9, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that work has been substantially completed, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 2811/55.)

438-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Foster Newkirk Stores, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business and residence use district, the proposed parking of patrons cars on the open portion of the plot.

PREMISES AFFECTED—1875-1925 Nostrand Avenue and 3001-3013 Foster Avenue, northeast corner and 3002-3014 Newkirk Avenue, Block 4964, Lot 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 29, 1957, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 9, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 29, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2187-55)

563-52-BZ

APPLICANT—John F. Donlan, for Frank A. Stuckart, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7e and 7i of the Zoning Resolution, permitting in a residence and business use district, the change in occupancy from four car garage to motor vehicle repair shop in conjunction with the sale and display of more than five motor vehicles on business use portion of lot and permitting existing sign which exceeds permitted area to remain.

PREMISES AFFECTED—2411 Church Avenue, north side, 67 feet east of Bedford Avenue, Block 5090, Lot 91, Borough of Brooklyn.

APPEARANCES—

For Applicant: John H. Donlan.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1953, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivisions e and i, for a term of five years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained." (Alt. App. 2456/52)

MINUTES

171-53-BZ—Vol. I

APPLICANT—Samuel Rosenblum, for Pacwest Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—expired January 15, 1958—re Application—decision of the Borough Superintendent, previously granted on condition, under sections 7e and 21 of the Zoning Resolution, permitting in a residence and business use, B area district, the erection and maintenance of a business building without the required rear yard and using more than the area permitted in the residence use, B area portion of plot and permitting the connection of first floors with adjoining building—Hotel Pierre.

PREMISES AFFECTED—662-666 Madison Avenue, 8-28 East 61st Street, southwest corner and 13-19 East 60th Street, Block 1375, Lots 10-13 inclusive and 56, 56½, 58, 60 and 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on July 28, 1953, on certain conditions; and

WHEREAS, the resolution was amended on January 24, 1956; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on January 15, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 28, 1953, as thereafter *amended* by resolution adopted through January 15, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that a portion of the work has been completed, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 16/53)

184-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fanny Berger, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—1980-1992 Ralph Avenue and 5911-5923 Avenue J, northwest corner, Block 7763, Lots 45 and 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert. 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 24, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 22, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 24, 1956 as *amended* by resolution adopted on January 22, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that permits have been obtained but no work has been commenced, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 87/55.)

386-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fire-O-Matic Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7f, 7i and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor vehicle repairs, oil burner repairs, storage, office and sales showroom for oil burners.

PREMISES AFFECTED—925-931 McDonald Avenue, east side, 139 feet 10½ inches north of 18th Avenue, Block 5408, Lots 55-58 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert. 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 15, 1956, on certain conditions; and

WHEREAS, the resolution was amended on November 7, 1956; and

WHEREAS, time to obtain permits and complete the work was extended on February 5, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 15, 1956 and *amended* on November 7, 1956, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have not been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 536/55.)

74-56-BZ

APPLICANT—Joseph B. Lynch for Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition,

MINUTES

tion, under sections 7e, 7h and 7A of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, storage room, parking and storage of motor vehicles; proposed show window and sign within 75 feet of the residence use district.

PREMISES AFFECTED—42-05 Lawrence Street and 132-02 to 132-06 Sanford Avenue, southeast corner, Block 5101, Lot 7, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleepr 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert. 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 5, 1957, on certain conditions; and

WHEREAS, the resolution was amended on November 6, 1957; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 5, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that 50% of the work has been completed, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 5305/55.)

619-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Beatrice M. Mahoney, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the proposed erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage room, office and sales, car washing, parking and storage of motor vehicles; show window and signs within 75 feet of residence use district.

PREMISES AFFECTED—2441-2449 (2443 official) Richmond Avenue and 2-8 Richmond Hill Road, southeast corner, Block 2400, Lot 60, Greenridge, Borough of Richmond.

APPEARANCES—

For Applicant: Eugene J. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE:

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION:

WHEREAS, this application was granted by the Board on January 15, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 15, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 50/56.)

619-56-BZ

APPLICANT—Samuel Rosenblum, for Jesse Secoles and Harry Freedman, owners, tenants-in-common.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7A and 21 of the Zoning Resolution, permitting in a retail use, B area district, the erection of a Class A Multiple Dwelling with stores, bank and garage having less than the required yard and show windows less than 75 feet from a residence use district.

PREMISES AFFECTED—1250-1268 3rd Avenue, west side, from East 72nd to East 73rd Streets, 167 East 72nd Street and 184-188 East 73rd Street, Block 1407, Lots 33, 34, 35, 36 and 40, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and time to complete extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 5, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 5, 1957, only as to time within which to obtain permits and complete the work so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Buildings, and a portion of the work completed, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 11/56)

433-57-BZ

APPLICANT—Frederick A. Ketcher, for Estate of Thomas P. Hicks, owner. (George P. Hicks, Executor); William Goldstein, lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution as to parking—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7h and 7i of the Zoning Resolution, permitting in a business use district, the extension of use of the existing gasoline service station, to include motor vehicle repair shop with hand tools only and the parking of more than five motor vehicles on the unbuilt upon portion of the plot.

MINUTES

PREMISES AFFECTED—2216 Jerome Avenue, east side, 148 feet south of East 182nd Street, Block 3186, Lot 12, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 10, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 10, 1957, by adding thereto:

“that in the event the applicant desires to park more than five motor vehicles at the rear of the site in the business use district, he may be permitted to do so, provided a new certificate of occupancy shall be obtained and a new decision of the Borough Superintendent shall be furnished to the Board; and that in all other respects, the resolution adopted on December 10, 1957 shall be complied with.” (Alt. 161-57)

235-31-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Mae Weissberg, owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider additional use, subject to regular procedure—re Application, decision of the Borough Superintendent, previously denied, under section 21 of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—701-705 Utica Avenue, east side, 50 feet south of Clarkson Avenue, Block 4637, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider additional use.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

712-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L and G Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider reconstruction, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the extension to existing building to increase the area of present building and to provide a storage space for grease and oils and to change the location of the parking of cars.

PREMISES AFFECTED—1602-1610 39th Street and 3901-3921 16th Avenue, southeast corner, Block 5383, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

231-52-BZ—Vol. II

APPLICANT—Fred C. Dahlem & Victor E. Block, for J. Starr Parking Service, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider additional area, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of existing two car garage and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1131-1139 Woodcrest Avenue, 1124-1140 Nelson Avenue east side, 150 feet north of West 166th Street, Block 2513, Lots 44, 46, 48, 66 and 83, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II, to consider additional area, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

939-53-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Iandor Realty Corp., owner. Roadside Tavern, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution permitting in a residence and business use district, the extension to existing structure of Class 1 construction on 1st floor and to maintain and extend the existing uses of restaurant, dancing, dining, cabaret and catering; and permitting the use of 2nd floor of Class 3 construction to continue as cartaker's apartment; and permitting the parking of patron's cars on unbuilt upon portion of plot.

PREMISES AFFECTED—2245-2283 Hendrickson Street 2544 Flatbush Avenue, northwest corner of 4201-4223 Avenue V, Block 8559, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Kleinert 2

940-53-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Iandor Realty Corp., owner. Roadside Tavern Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Appeal from decision of the Borough Superintendent, previously granted on condition.

PREMISES AFFECTED—2245-2283 Hendrickson Street 2544 Flatbush Avenue, northwest corner of 4201-4223 Avenue V, Block 8559, Lot 1, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

66-55-BZ—Vol. II

APPLICANT—Paul Friedman, for Warren J. Heeg and Thomas Adams, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent, previously denied, under sections 7f, 7e and 7A of the Zoning Resolution, to permit in a residence and business use district, for a term of 15 years, the erection and maintenance of a gasoline service station, auto washing, (non-automatic), lubrication, storage and sale of accessories and office with an entrance and exit nearer the residence use district than is permitted.

PREMISES AFFECTED—105-19 to 105-37 Horace Harding Expressway (official 105-25), northwest corner of 59-02 to 59-28 Granger Street, 105-20 to 105-38 West side Avenue and 60-01 to 60-11 Xenia Street, Block 1963, Lot 5 (official lots 5, 10, 24 and 31) Corona, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

8-55-BZ—Vol. II

APPLICANT—Paul Friedman, for Randolph Kruger, Joan Carole Friedman and Judith Lynn Friedman, owners, Bertha Surdut as Trustee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs with hand tools only, car washing, (non-automatic), office, storage and sale of auto accessories, parking and storage of more than five motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—142-18 Rockaway Boulevard, (official) 142-16 to 142-26 Rockaway Boulevard, southeast corner of 142nd Street, Block 12059, Lot 7, (lots 7, 9, 12 and 14), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

ACTION OF BOARD—Application reopened as Vol II, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

69-56-A—Vol. II

APPLICANT—Paul Friedman, for Joan Carole Friedman, Judith Lynn Friedman and Randolph J. Kruger, owners, Bertha Surdut as Trustee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application January 30, 1956 filed pursuant to Section 35, General City Law—re premises in bed of mapped street, 142nd Street; previously granted on condition.

PREMISES AFFECTED—142-18 Rockaway Boulevard (official) 142-16 to 142-26 Rockaway Boulevard, southeast corner of 142nd Street, Block 12059, Lot 7, (lots 7, 9, 12 and 14), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

151-57-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Robert Pollen and Jerome Gerber, owners.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent, previously denied, under sections 7e 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash—non automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and the parking and storage of cars for the stated term of 15 years.

PREMISES AFFECTED—2914-2932 Nostrand Avenue, west side, 300 feet north of Avenue "P", Block 7690, Lots 86 and 88, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert 2

232-46-SM

APPLICANT—Williamsburg Steel Products Company, owner.

SUBJECT—Application for consideration—reopening for report as to proposed change in construction—re Williamsburg 3 Hr. Test Hollow Steel Door; previously approved.

APPEARANCES—

For Applicant: Sidney J. Rosner.

ACTION OF BOARD—Application reopened for report.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Kleinert. 2

Adjourned: 4:45 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

ANNUAL REPORT

In the attached Statistical Report for the year 1957, it will be seen that even though in all departments the number of appeals and applications disposed of was materially greater than in 1956, still there are as many pending on December 31, 1957 as the year before.

The zoning applications and administrative appeals are, however, of more recent filing. The bulk of the pending applications are for approval of materials and appliances,

and it is clear that more staff is required to advance these to decision.

Now that the law requires filing fees for all appeals and applications, the public is entitled to quicker service which cannot be accomplished without more staff and more space to house them.

Application for larger quarters has been filed.

CASES FILED AND PENDING 1957

Filed 1957	A	BZ	S	SA	SM	SR	M'L	T'L	GR. T'L
JANUARY	16	33	0	7	11	0	142	209	..
Restored	3	24	0	8	3	0	0	38	247
FEBRUARY	22	32	0	16	19	0	138	227	..
Restored	5	16	2	11	0	0	0	34	261
MARCH	19	35	0	12	16	0	122	204	..
Restored	2	15	1	1	9	0	0	28	232
APRIL	17	46	0	27	23	0	109	222	..
Restored	2	20	0	6	7	0	0	35	257
MAY	8	34	0	13	12	0	175	242	..
Restored	1	13	0	8	9	0	0	31	273
JUNE	27	25	0	10	14	0	172	248	..
Restored	3	24	0	6	5	0	0	38	286
JULY	14	31	0	24	17	0	184	270	..
Restored	5	23	0	5	6	0	0	39	309
AUGUST	4	17	0	2	3	0	0	26	..
Restored	0	0	0	0	0	0	0	0	26
SEPTEMBER ..	16	32	0	14	27	0	112	201	..
Restored	1	26	0	9	5	0	0	41	242
OCTOBER	20	44	0	16	10	0	156	246	..
Restored	5	16	0	3	5	0	0	29	275
NOVEMBER ...	14	26	0	20	19	0	100	179	..
Restored	2	13	0	1	2	0	0	18	197
DECEMBER	26	92	0	27	29	0	72	246	..
Restored	4	7	0	0	1	0	0	12	258
FILED	203	447	0	188	200	0			
Restored	33	197	3	58	52	0			
FILED	203	447	0	188	200	0			
Restored	33	197	3	58	52	0			
TOTAL	236	644	3	246	252	0	1482	2863	2863
PENDING									
Dec. 31, 1956 ...	297	522	3	579	737	5	0	2143	2143
GRAND TOTAL	533	1166	6	825	989	5	1482	5006	5006
DISPOSITION									
1957									
JANUARY	43	55	0	17	10	0	142	267	..
FEBRUARY	30	54	0	31	22	0	138	275	..
MARCH	28	44	0	12	17	0	122	223	765
APRIL	27	57	0	14	16	0	109	223	..
MAY	33	42	0	19	27	0	175	296	..
JUNE	39	55	2	11	6	0	172	285	804
JULY	42	102	0	24	19	0	184	371	..
AUGUST	0	0	0	0	0	0	0	0	..
SEPTEMBER ..	41	35	0	11	10	0	112	209	580
OCTOBER	29	68	0	20	48	0	156	321	..
NOVEMBER ...	35	60	0	31	24	0	100	250	..
DECEMBER	19	75	0	7	8	0	72	181	752
TOTAL	366	647	2	197	207	0	1482	2901	2901
PENDING									
Dec. 31, 1957 ...	167	519	4	628	782	5	0	2105	2105

Code: A—Appeals from Administrative Decisions. BZ—Applications under Zoning Resolutions. S—Applications for Variations of Labor Law. SA—Applications for Approval of Appliances. SM—Applications for Approval of Materials. SR—Applications for Adoption of Rules. M'L—Miscellaneous Docket.

ANNUAL REPORT

DOCKET

Cases pending December 31, 1956	2143
Cases filed up to December 31, 1957.....	1038
Restored to Docket	343
MISCELLANEOUS APPLICATIONS	
Requests to reopen	919
Requests to amend	244
Requests to rescind	4
Requests for extension of time	191
Requests for extension of term of variance.....	122
Requests for approval of plans	2
Total	5006
Disposed of	2901
Cases pending December 31, 1957.....	2105

DISPOSITION OF CASES

Withdrawn	151
Dismissed	60
Denied	111
Granted	2
Granted on condition	691
Appliances approved	171
Appliances dismissed, disapproved or withdrawn.....	20
Materials approved	157
Materials dismissed, disapproved or withdrawn.....	56
MISCELLANEOUS ACTIONS	
Requests to reopen granted	906
Requests to reopen denied	2
Requests to amend granted	244
Requests to rescind granted	4
Requests for extension of time granted.....	191
Requests for extension of term of variance.....	122
Plans approved	2
Requests withdrawn or dismissed	11
Total	2901

MONEYS RECEIVED

	1st QUARTER	2nd QUARTER	3rd QUARTER	4th QUARTER	TOTAL
Bulletin	\$1,240.00	\$ 950.00	\$ 925.00	\$1,155.00	\$4,270.00
Cash Sales	617.00	530.70	461.00	534.80	2,143.54
Paid to City Treasurer.....	\$1,857.04	\$1,480.70	\$1,386.00	\$1,689.80	\$6,413.54

REVIEW FROM 1916

Year	Cases Filed	Restored & M'l Actions	Total to Dis- pose of	Pending Previous Year	With- drawn	Dis- missed	Disposed of as follows:				Total Cases	Pending Dec. 31st
							Cases Denied	Granted, etc.	M'l Actions			
1916	502	32	534	0	39	64	59	204	32	398	136	
1917	2620	35	2655	136	291	154	241	838	35	1559	1232	
1918	1734	160	1894	1232	803	666	418	1009	160	3056	70	
1919	1005	73	1078	70	105	47	271	594	41	1058	90	
1920	793	114	907	90	84	100	233	457	33	907	90	
1921	1720	176	1896	90	102	296	337	827	35	1597	389	
1922	1575	405	1980	389	171	195	262	1025	281	1934	435	
1923	1562	308	1870	435	149	189	193	928	219	1678	627	
1924	1540	415	1955	627	173	194	290	1003	324	1984	598	
1925	1350	335	1685	598	140	129	203	793	275	1540	743	
1926	1147	403	1550	743	193	85	289	864	403	1834	459	
1927	1357	575	1932	459	168	137	261	679	477	1722	669	
1928	988	467	1455	669	230	107	312	585	384	1618	506	
1929	765	508	1273	506	177	62	190	518	440	1387	392	
1930	760	523	1283	392	175	38	215	379	451	1258	417	
1931	623	645	1268	417	103	44	184	471	539	1341	344	
1932	631	641	1272	344	158	22	159	492	524	1355	261	
1933	389	648	1037	261	54	34	144	312	542	1086	212	
1934	368	584	952	212	47	51	162	248	493	1001	163	
1935	365	718	1083	163	40	14	122	305	589	1070	176	
1936	393	683	1076	176	59	18	103	330	563	1073	179	
1937	629	691	1320	179	43	14	120	409	587	1173	326	
1938	1230	720	1950	326	96	19	153	910	618	1796	480	
1939	1552	934	2486	480	121	66	244	1010	812	2253	713	
1940	1235	1043	2278	713	138	33	200	851	890	2112	879	
1941	1116	1148	2264	879	122	43	205	852	999	2221	922	
1942	915	1018	1933	922	163	59	275	746	913	2156	699	
1943	638	1050	1688	699	146	69	105	562	939	1821	566	
1944	753	1075	1828	566	119	47	92	562	935	1755	639	
1945	823	1099	1922	639	159	40	129	573	931	1832	729	
1946	1086	1288	2374	729	120	27	147	732	1065	2091	1012	
1947	1113	1450	2563	1012	218	56	243	759	1215	2491	1084	
1948	1140	1603	2743	1084	168	48	242	846	1344	2648	1179	
1949	934	1535	2469	1179	130	49	241	900	1226	2546	1102	
1950	958	1683	2641	1102	120	11	209	810	1439	2589	1154	
1951	917	1611	2528	1154	130	14	118	765	1364	2391	1291	
1952	931	1683	2614	1291	99	9	238	811	1385	2542	1363	
1953	945	1686	2631	1363	154	25	114	847	1296	2436	1558	
1954	1014	1724	2738	1558	161	34	194	800	1363	2552	1744	
1955	1045	1695	2740	1744	95	9	92	915	1317	2428	2056	
1956	901	1846	2747	2056	109	68	140	893	1450	2660	2143	
1957	1038	1825	2863	2143	151	60	187	1021	1482	2901	2105	
otal	43100	36855	79955	29827	6223	3446	8336	29435	30410	77850	31932	

HARRIS H. MURDOCK, *Chairman*

JOSEPH J. DOYLE, *Chief Clerk.*

3
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NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 7

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

SEAN P. KEATING, Vice Chairman

EDWIN W. KLEINERT

MAX H. FOLEY

HAROLD R. SLEEPER

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

CONTENTS

Petitions and Certiorari Orders Served on the Board of
Standards and Appeals.

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting of January 14, 1958, Affect-
ing Calendar Numbers 586-30-BZ—Vol. II, 281-32-BZ
—Vol. II, 658-52-BZ—Vol. II, 12-57-BZ, 373-57-BZ,
484-57-BZ and 615-57-BZ.

Minutes of Regular Meeting, Tuesday Morning, February
11, 1958, Affecting Calendar Numbers 390-27-BZ—
Vol. VI, 313-33-BZ—Vol. III, 300-56-BZ, 122-57-BZ,
241-57-BZ, 319-57-BZ, 339-57-BZ, 340-57-A, 376-57-BZ,
392-57-BZ, 432-57-BZ, 464-57-BZ, 465-57-A, 539-57-BZ,
593-57-BZ, 595-57-BZ, 732-57-BZ, 772-57-BZ, 779-57-
BZ, 796-57-BZ, 326-57-BZ, 22-29-BZ—Vol. III, 44-
BZ—Vol. IV, 904-46-BZ—Vol. II, 55-53-BZ—Vol. II,
859-53-BZ—Vol. II, 748-55-BZ, 661-56-BZ—Vol. II,
6-57-BZ, 221-57-BZ, 259-57-BZ, 288-57-BZ, 350-57-BZ,
401-57-BZ, 437-57-BZ, 438-57-A, 471-57-BZ, 473-57-BZ,
544-57-BZ, 547-57-BZ, 618-57-BZ, 626-57-BZ, 684-57-
BZ, 685-57-A and 838-57-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, Affect-
ing Calendar Numbers 707-40-SM—Vol. II, 802-49-
SM—Vol. II, 685-55-SM, 29-56-SM, 97-56-SM, 162-56-
SM, 340-56-SM, 180-57-SM, 311-57-SM, 407-57-SA,

PETITIONS AND CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS

On January 28, 1958, Copy of Petition and Order of Certiorari was served on the Board by Vincent George B. Cascio, attorney for petitioners, Alexandre and Concetta Veltri, objecting property owners, seeking a review of the Board's determination of December 17, 1957, granting a variance under Section 7e of the Zoning Resolution for a term of 15 years to permit in a business and residence use district the erection and maintenance of a modern high speed auto laundry, Calendar Number 497-57-BZ; Premises 8125-8129 New Utrecht Avenue, east side, 195 feet 2-5½ inches south of 81st Street, Borough of Brooklyn.

On January 31, 1958, Copy of Order to Show Cause and Petition, was served on the Board by Alexander A. Suess, attorney for petitioner, objecting property owner, seeking a review of the Board's determination on December 17, 1957, granting a variance under Sections 7e and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, automobile washing, lubritorium, office, accessory sales, minor repairs with entrances, signs and show windows within 75 feet of a residence use district, Calendar Number 618-56-BZ; Premises 2139-2147 86th Street and 2173-2177 West 10th Street, northeast corner and 95-105 Avenue V, Block 7117, Lots 45, 46, 47, 48, 50, 51 and 52, Borough of Brooklyn.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman.

502-57-SM, 503-57-SM, 678-57-SA, 547-56-SA, 734-54-SM, 4-49-SM, 552-50-SA—Vol. III, 29-52-SA, 650-57-SA, 555-57-SA, 140-49-A—Vol. II, 837-56-A, 192-57-A, 79-57-A, 748-57-A, 852-57-A, 1018-57-A, 4-58-A, 251-32-BZ—Vol. II, 589-38-BZ—Vol. III, 857-47-BZ, 124-49-BZ—Vol. II, 402-52-BZ—Vol. II, 598-52-BZ, 698-52-BZ, 192-53-BZ—Vol. II, 722-53-BZ, 915-55-BZ, 32-57-BZ, 574-21-BZ—Vol. II, 119-29-BZ—Vol. III, 484-48-BZ—Vol. II, 422-49-BZ and 280-57-BZ.

Corrections Affecting Calendar Numbers 283-57-BZ, 618-55-BZ and 682-56-SM.

CALENDAR

DOCKET

New Cases filed up to February 11, 1958

Cal. No. Dept. Premise Affected

40-58-A—F.D.—45-50 Van Dam Street, west side, from Thomson to 47th Avenues, 1st floor; Block 279, Lot 1, Long Island City, Borough of Queens, Decision—re panic bolts.

41-58-BZ—B.Bx.—1365 Nelson Avenue, west side, 40 feet north of West 170th Street, Block 2521, Lot 35, Borough of The Bronx, Alt. 1215-57—re parking and storage—residence use district.

42-58-SA—Turbo-Blast Gas-fired Washing Machine, Model 236, manufactured by Storm-Vulcan Inc., Appliance.

43-58-BZ—B.Q.—41-25 to 41-29 216th Street, east side, 300 feet north of 43rd Avenue and 41-30 217th Street, Block 6307, Lot 18, Bayside, Borough of Queens, Alt. 2615-57—re extension to existing business use—storage, factory and office; area excessive; parking of employees' and visitors cars—business and residence use districts.

44-58-SA—Acme Smoke Detector, Type 418A, manufactured by Acme Fire Alarm Co., Inc., Appliance.

45-58-SA—Williamson Special Hi-Boy Gas-fired Warm Air Furnaces, Models 1627-07, 1627-10, 1527-07, 1527-10, 1527-12 and 1527-15, manufactured by The Williamson Co., Appliance.

46-58-SA—Williamson Special Lo-Boy Gas-fired Domestic Warm Air Furnace, Models 1624-07, 1624-10, 1524-07, 1524-10, 1524-12 and 1524-15, manufactured by The Williamson Co., Appliance.

47-58-SA—Williamson Special Counter-Flow Gas-fired Domestic Warm Air Furnaces, Models 1625-07, 1625-10, 1525-07, 1525-10, 1525-12 and 1525-15, manufactured by The Williamson Co., Appliance.

48-58-A—B.M.—31-39 West 34th Street, north side, 224 feet east of 6th Avenue and 46-60 West 35th Street, Block 836, Lots 10, 12 and 14, Borough of Manhattan, Alt. 1670-57—re escalator.

49-58-BZ—B.Bx.—3960-3962 Bronxwood Avenue, east side, 44.5 feet south of East 225th Street, Block 4860, Lot 51, Borough of The Bronx, Alt. 2-58—re area coverage.

50-58-A—F.D.—1-75 Beard Street, southwest side, 733 feet northwest of Otsego Street and 1-30 Halleck Street, south side, 415 feet southeast of Otsego Street, Block 612, Lot 130, Borough of Brooklyn, Order No. A-104734—re kerosene heater.

51-58-SM—Duronite-200, Solvent-soluble fire retardant liquid, manufactured by Signal Chemical Co., Inc., Material.

52-58-BZ—B.Q.—127-02 Farmers Boulevard and 129-24 to 129-34 Sidway Place, southeast corner, Block 12494, Lot 54,

Springfield Gardens, Borough of Queens, Alt. 41-58—re extension to existing use (iron and steel works); area excessive—local retail use district.

53-58-BZ—B.B.—1474-1484 85th Street and 8502-8524 15th Avenue, southwest corner and 1473-1485 86th Street, northwest corner of 15th Avenue, Block 6340, Lot 38, Borough of Brooklyn, Alt. 4061-57—re extension of existing building used for storage and sale of building materials in open yard, lumber sheds and use of power saws—business use district.

54-58-A—B.B.—1474-1484 85th Street and 8502-8524 15th Avenue, southwest corner and 1473-1485 86th Street, northwest corner of 15th Avenue, Block 6340, Lot 38, Borough of Brooklyn, Alt. 4061-57—re Class III construction—aluminum sheds less than 4 feet from side lot line.

Restored to Docket

552-50-SA—Vol. III—Bowser Motor Fuel Dispensing Pumps, Fig. 1500, 1501, 1502, 1503, 1533, 1510, 1511, 1512, 1513, 1520, 1521, 1522, 1523, 1530, 1531, 1532 computer pumps and/or with suffix R designating remote control pedestal or N.C. designating Non-Computer, manufactured by Bowser, Inc., Appliance.

4-49-SM—Garroll Three Hour Rolling Steel Door (reopened for report as to change of ownership), manufactured by F. M. Gabler, Inc., Material.

734-54-SM—Corruform and Tufcor Steel Deck (reopened for test and report as to additional gauges of material), manufactured by Granco Steel Products Co., Material.

547-56-SA—AZCO Propane Burning Drying Heater, Model 150-A (reopened for amendment as to additional use for construction shanties and 1 family dwellings), manufactured by A to Z Equipment Corp., Appliance.

422-49-BZ—B.B.—1794-1798 Park Place, south side, 202 feet 6 inches west of Saratoga Avenue, Block 1467, Lot 31, Borough of Brooklyn, Alt. 1742-49—reopened for consideration of extension of time to complete—re parking and storage of motor vehicles—residence use district.

484-48-BZ—Vol. II—B.B.—441-453 and 467-477 Prospect Avenue, north side, 148 feet 6 inches east of 8th Avenue, Block 1113, Lots 61, 73 to 77 inclusive, Borough of Brooklyn, Amendment to Alt. 4632-50—reopened for consideration of amended plans as to second story—re erection of an extension for business use, etc.—residence use, C area district

280-57-BZ—B.Bx.—1109-1115 Burke Avenue, north side 50 feet west of Yates Avenue, Block 4614, Lot 3, Borough of The Bronx, N.B. 295-57—reopened for amendment—re meat processing plant with an accessory retail store using more than the permitted area—business and residence use district.

119-29-BZ—Vol. III—B.B.—625 Halsey Street, north side 200 feet west of Patchen Avenue, Block 1662, Lots 50 and 61, Borough of Brooklyn, Alt. 4468-54—re garage parking and storage of more than 5 motor vehicles, on open portion of the plot—residence use district.

CALENDAR

574-21-BZ—Vol. II—B.Bx.—1-15 East Kingsbridge Road and 2658-2690 Jerome Avenue, northeast corner, Block 3317, Lot 6, Borough of The Bronx, Alt. 54-58—re change of use from theatre to supermarket—residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 3, 1937—Vol. 22, No. 31
Procedure, Rules of	Nov. 13, 1956.
Smoking in Factories, Rules for..	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1952—Vol. 37, No. 10A
Sprinkler, Rules	Jan. 8, 1957.
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting.	June 8, 1937—Vol. 22, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..	June 7, 1932—Vol. 17, No. 23
	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

FEBRUARY 18, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 18, 1958, at 10 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

517-56-BZ

APPLICANT—T. S. Nilsen, for Theresa La Vine, owner.
SUBJECT—Application July 16, 1956—decision of the Borough Superintendent under section 21 and 7h of the Zoning Resolution, to permit in a residence use district, the extension of the present use of a dwelling and 5 car garage to include parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—1071-1073 Hall Place, west side, 174.9 feet south of East 167th Street, Block 2691, Lots 93 and 94, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, at the request of an objector.

796-49-BZ—Vol. IV

APPLICANT—Charles Abrahams, for Columbia Savings and Loan Association, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of an extension to the present bank building occupying more than the permitted area and alter an existing frame dwelling to provide additional offices.

PREMISES AFFECTED—93-20 to 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

Laid over from January 28, 1958, to February 18, 1958, at the request of an objector to permit filing of objections; no further request for adjournment considered.

835-57-A

APPLICANT—Charles Abrahams for Columbia Savings and Loan Association, owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re use of Frame building as Offices, Live Load, etc.

PREMISES AFFECTED—93-20 and 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection, station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A.

624-55-BZ—Vol. II

APPLICANT—Paul Gordon, for Oscar and Ethel Gordon, owners.

SUBJECT—Application reopened July 2, 1957, as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, minor auto repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—202-15 Northern Boulevard and

CALENDAR

43-22 to 43-30 203rd Street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

Laid over from February 4, 1958, to February 18, 1958, for hearing at request of applicant's representative, due to illness of the applicant.

199-57-BZ

APPLICANT—Robert Teichman, for 34th Street Kinney, Inc., owner.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted use district, the maintenance of a parking lot for more than five (5) motor vehicles and a frame attendants shanty.

PREMISES AFFECTED—48-54 East 34th Street, south side, 153 feet east of Madison Avenue, Block 863, Lots 53, 54, 55 and 56, Borough of Manhattan.

598-28-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Helen Frankel, owner; Dunhall Manufacturing Corp., lessee.

SUBJECT—Application reopened September 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five motor vehicles for employees of the lamp factory located in the vicinity for a stated term of five (5) years.

PREMISES AFFECTED—1842 Cedar Avenue, northeast corner of West Tremont Avenue, Block 2881, Lot 35, Borough of The Bronx.

785-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1349 Plimpton Avenue, west side, 75 feet north of West 170th Street, Block 2522, Lots 122 and 123, Borough of The Bronx.

680-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank DeVita, and Minlou Realty Co., Inc., owners.

SUBJECT—Application September 26, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the combining of two adjacent buildings for use as showroom, manufacturing of furniture using power tools, storage of lumber and dwelling.

PREMISES AFFECTED—2731-2735 Atlantic Avenue, north side, 28 feet west of Bradford Street, Block 3673, Lot 38, Borough of Brooklyn.

532-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for F and F Service Stations, Inc., owner.

SUBJECT—Application reopened October 22, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the enlarging of the existing legal gas station, and for extending the accessory building for laundry, office, sale of accessories, mezzanine for storage of tires and accessories, and auto repairs with hand tools only, and for the additional use, in the new extension only, of brake repair and lubrication.

PREMISES AFFECTED—31-04 Astoria Boulevard and 25-25 31st Street, southeast corner, Block 620, Lot 24, Astoria, Borough of Queens.

754-57-BZ

APPLICANT—Leonard F. Rothkrug, for Oscar Schwartz, owner; owner under contract: Hail-A-Cab Corp.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7i of the Zoning

Resolution, to permit in a business use district, the erection and maintenance of an automobile repair shop with body and fender work, including welding and touch-up painting and spraying for a term of fifteen (15) years.

PREMISES AFFECTED—1434-1436 Utica Avenue, northwest corner of Farragut Road, Block 4784, Lot 44, Borough of Brooklyn.

788-57-BZ

APPLICANT—Burke, Green and Groh, for Fitchett-Crescent Corp., and Catherine DuMulle, owners.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of five (5) gasoline storage tanks and two pumps and the parking of employees cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42, Flushing, Borough of Queens.

812-57-BZ

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application November 8, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a B area district, the erection of a fire house that will exceed the permitted area coverage.

PREMISES AFFECTED—159-161 East 85th Street, north side, 204-71 feet west of 3rd Avenue, Block 1514, Lots 27 and 28, Borough of Manhattan.

698-50-BZ—Vol. II

APPLICANT—Henry Kohler, for William Berman and Sam Mintz, owners.

SUBJECT—Application reopened March 26, 1957, as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of an auto laundry-boiler room, storage, office and locker room.

PREMISES AFFECTED—769-803 (799 displayed) Lef-ferts Avenue, northwest corner of Schenectady Avenue, Block 1427, Lots 20 and 40, Borough of Brooklyn

642-57-BZ

APPLICANT—Jerome W. Perlstein, for Henry Kaufman, owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a sales office and maintain the premises for the storage and sale of used cars.

PREMISES AFFECTED—185-11 Merrick Boulevard, north side, 22.82 feet east of Montauk Street, Block 12711, Lots 12 and 15, Springfield Gardens, Borough of Queens.

887-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Julia Gambeski and Herbert F. Saul, owners.

SUBJECT—Application reopened November 13, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7h, 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles with a ground sign on the retail portion of the plot and show windows and signs within 75 feet of the residence use district.

PREMISES AFFECTED—218-01 to 218-19 (218-15 official) Northern Boulevard, north side, from 218th to 219th Streets, 43-31 to 43-39 218th Street and 43-32 to 43-40 219th Street, Block 6321, Lots 21 and 25, Bayside, Borough of Queens.

CALENDAR

881-24-BZ—Vol. II

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application reopened November 13, 1957, as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.

PREMISES AFFECTED—1292 Sheakespeare Avenue, east side, 101.78 feet north of West 169th Street, Block 2506, Lot 115, Borough of The Bronx.

590-57-BZ

APPLICANT—Gilbert Lazerus, for Elsie C. Katz and Adele Wilson, owners.

SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the construction and maintenance for a term of fifteen (15) years of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only (no welding or spraying), storage and sale of accessories, and incidental parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—43-32 to 43-38 222nd Street and 221-11 to 221-19 Northern Boulevard, northwest corner, Block 6327, Lots 40 and 42, Bayside, Borough of Queens.

736-57-BZ

Applicant—Andrew Di Camillo, for Sebastiano Circo, owner.

SUBJECT—Application October 14, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, an addition to the first floor that will occupy the entire vacant area.

PREMISES AFFECTED—312 Knickerbocker Avenue and 801 Hart Street, northwest corner, Block 3219, Lot 34, Borough of Brooklyn.

551-57-BZ

APPLICANT—Bernard Segal, for Samuel Eidelberg and Jeffery Rosenberg, owners.

SUBJECT—Application July 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessory parts and office.

PREMISES AFFECTED—9504-9514 Seaview Avenue, southeast corner of East 95th Street, Block 8318, Lot 20, Borough of Brooklyn.

531-57-BZ

APPLICANT—Frederick A. Ketcher, for Cromwell Realty Co., Inc., owner.

SUBJECT—Application July 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the continuation on the residence portion of the plot, an accessory kitchen used in conjunction with the catering business located on the retail portion of the plot.

PREMISES AFFECTED—1574 Townsend Avenue and 50-62 East Mt. Eden Avenue, southeast corner, Block 2845, Lot 34, Borough of The Bronx.

16-57-BZ

APPLICANT—Albert Melniker, for Ambrose Coppotelli, owner.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor motor vehicle

repairs with hand tools, sale of accessories and parking for more than five (5) motor vehicles.

PREMISES AFFECTED—2333 Hylan Boulevard, 294 Bancroft Avenue, southwest corner and 293 Bryant Avenue, Block 3617, Lot 1, New Dorp, Borough of Richmond.

134-56-BZ

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—decision of the Borough Superintendent, under sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the extension of the garage use of the present three story building to include the parking and storage of more than five (5) motor vehicles of the passenger type on the roof.

PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

135-56-A

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—Appeal from a decision of the Borough Superintendent re non-fireproof construction—garage use.

PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

395-46-BZ

APPLICANT—Leonard F. Rothkrug, for Tri-Line Motors Inc. and Eckoff Holding Corp., owners; Tri-Line Motors Inc., lessee.

SUBJECT—Application reopened January 21, 1958 for consideration as to extension of time to complete—expired May 27, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the change of occupancy from public garage to repairing and servicing of cars, parts department, auto showroom, office, wheel alignment, brake testing, gasoline service station, storage of more than five motor vehicles, auto laundry and sale and display of used cars.

PREMISES AFFECTED—155-157 Empire Boulevard, 1727-1749 Bedford Avenue, northeast corner and 112-122 Sullivan Place, Block 1307, Lots 1 and 6, Borough of Brooklyn.

621-56-BZ

APPLICANT—Lama, Proskauer and Prober, for One Seventeen Operating Corp., and One Twenty Two Operating Corp., owners.

SUBJECT—Application September 18, 1956—re decision of the Borough Superintendent, under section 7f of the zoning resolution, to permit in a retail use district, the erection of a Class I structure to be occupied as a non-storage garage for more than 150 cars and stores.

PREMISES AFFECTED—117-127 East 59th street, north side, 120 ft. west of Lexington avenue and 122 East 60th street, Block 1394, Lots 7-11 inclusive, 64 and 109, Borough of Manhattan.

Laid over from March 19, 1957, to April 9, 1957, at request of the applicant, notices to affected owners not having been sent out; then to May 7, 1957, for inspection and decision; hearing closed; then to May 28, 1957, for applicant to file revised plans as to entrance, and for further consideration; then to July 2, 1957, at the request of an objector, applicant to notify affected property owners; then set for hearing September 10, 1957; then to October 8, 1957, for notices to be sent out to owners by registered mail, the owner to file new corrected application; then laid over from October 8, 1957, date for decision to be set; hearing closed; then set for February 18, 1958.

CALENDAR

600-57-BZ

APPLICANT—Reginald S. Hardy, for John and Tessie Dugach, Steve and Natalie Washilchuk and Daniel Karotka, owners.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing—non-automatic, minor repairs, with hand tools only, office, sales and storage of auto accessories, and parking of cars waiting for service, with curb cuts and ground sign in a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—76-26 to 76-46 (76-36 official) 164th Street, west side, from 76th Road to 77th Avenue; 162-27 to 162-37 77th Avenue and 162-28 to 162-38 76th Road, Block 6848, Lots 1, 6 and 8(1), Flushing, Borough of Queens.

Laid over from January 14, 1958, to February 18, 1958, for inspection and decision; hearing closed.

609-50-BZ—Vol. II

APPLICANT—M. Martin Elkind, for John Batha, owner.

SUBJECT—Application reopened November 7, 1956 as Vol. II—re decision of the Borough Superintendent under sections 7c, 7h and 21 of the zoning resolution, to permit in a residence use, F area district, the erection of a one story extension to the present factory building with less than the required setback and the maintenance of a parking lot.

PREMISES AFFECTED—41-24 219th Street, west side, 310 feet north of 43rd Avenue, Block 6315, Lot 140, Bay-side, Borough of Queens.

Laid over from January 14, 1958, to February 18, 1958, for inspection and decision; hearing closed.

820-56-BZ—Vol. II

APPLICANT—Robert Gottlieb and Charles A. Buckley, Jr., for 174 Boston Property Corp., owner.

SUBJECT—Application reopened April 2, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, car wash, storage, auto accessory sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1660-1666 Southern Boulevard, northeast corner of East 173rd Street, Block 2983, Lots 1 and 46, Borough of The Bronx

Laid over from January 14, 1958, to February 18, 1958, for inspection and decision; hearing closed.

416-56-BZ

APPLICANT—James E. Vassalotti, for Harry Heiman, Inc., owner.

SUBJECT—Application June 11, 1956—re (decision of the borough superintendent) under sections 7e, 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, store and storage room, with show windows and sign within 75 ft. of a residence use district and the parking and storage of motor vehicles; for a stated term of fifteen (15) years.

PREMISES AFFECTED—2237-2249 Westchester avenue and 2101-2115 Glebe avenue, northwest corner, Block 3963, Lots 57 and 62, Borough of The Bronx.

Laid over from March 5, 1957, to April 2, 1957, for inspection and decision; hearing closed; then to May 7, 1957, for further inspection and for decision; then laid over, date to be set; for consideration by the full membership of the Board; and then set for November 6, 1957; then laid over from November 6, 1957, to December 10, 1957, for further inspection and decision; then to January 14, 1958, at the request of the applicant, as the City may take the property;

hearing previously closed; then laid over from January 14, 1958, to February 18, 1958, for further inspection and decision.

294-57-BZ

APPLICANT—Henry Nordheim, for Frank Negron, owner, Domingo Leon, lessee.

SUBJECT—Application April 15, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution to permit in a business use district, the change in occupancy of an existing one story building from a three car garage to a motor vehicle repair shop doing body and fender work and using acetylene torches.

PREMISES AFFECTED—842 East 150th Street and 574 Union Avenue, southeast corner, Block 2674, Lot 6, Borough of The Bronx.

Laid over from January 21, 1958, to February 18, 1958, for inspection and decision; hearing closed.

642-29-BZ—Vol. IV

APPLICANT—Herman Kron, for 49-51 Lexington Avenue, Inc., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. IV—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use, district, the reconstruction of the present gasoline station, and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than five (5) cars and sale of used cars.

PREMISES AFFECTED—137-159 East 98th Street and 2-14 Blake Avenue, southeast corner, Block 3548, Lot 1, Borough of Brooklyn.

Laid over from January 21, 1958, to February 18, 1958, for applicant to file dimensioned revised plans relating to curb cuts and for inspection and decision; hearing closed.

240-57-BZ

APPLICANT—John F. Fitzsimons, for Fun Fair Park, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a business and residence use, district, the maintenance of a parking lot for the stated term of ten (10) years.

PREMISES AFFECTED—28-31 (28-21 to 28-51) Linden Place; 28-20 to 28-80 Whitestone Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, Lots 35 and 40, Block 4337, Lots 62 and 70 and Block 4339, Lots 46 and 65, Flushing, Borough of Queens.

Laid over from January 21, 1958, to January 28, 1958, for hearing at request of objectant, applicant concurring; then to February 18, 1958, for inspection and decision; hearing closed.

155-57-BZ

APPLICANT—Angelo S. Mongiello, for Charles D'Amico, owner.

SUBJECT—Application February 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1690-1692 Nelson Avenue, east side, 410 feet north of West 174th Street, Block 2876, Lots 167 and 168, Borough of The Bronx.

Laid over from January 7, 1958 to January 28, 1958, for inspection and decision; hearing closed; then to February 18, 1958, for revised plans indicating means of prevention of damage to property and for decision.

477-57-BZ

APPLICANT—Gerard M. Bloomfield, for Thirbrook Corp. and Safeway Stores, Inc., owners.

SUBJECT—Application June 25, 1957—(decision of the borough superintendent) under section 7c of the zoning

CALENDAR

resolution, to permit in an unrestricted use and business use districts, the erection and maintenance of a gasoline service station, car washing, lubritorium, minor auto repairs, storage rooms and storage for more than five (5) motor vehicles on the vacant portion of the lot, and extending from the unrestricted portion into the business portion of the plot. PREMISES AFFECTED—851-865 St. Anns avenue and 3150-3172 3rd avenue, southwest corner, Block 2360, Lots 92 and 97, Borough of The Bronx.

Laid over from November 26, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further examination of plans and decision; then to January 14, 1958, for revised plans and decision; then to January 21, 1958, for applicant to consult examiner; then to January 28, 1958, at request of the applicant; then to February 18, 1958, for consideration of exits and decision; hearing closed.

614-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from July 2, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to September 10, 1957, for further inspection and decision; then to September 24, 1957, for further inspection and decision; then to October 8, 1957, at request of the applicant and for decision; then to November 6, 1957, at request of the applicant as to possible sale of the premises; then to December 3, 1957, at request of the applicant, as to possible sale of the property; then to January 21, 1958 at the request of the applicant; then laid over to February 4, 1958, for inspection and decision; hearing closed; then to February 18, 1958, for vote by the full complement of the Board.

32-57-BZ

APPLICANT—Theodore A. Taylor, for Triax Corporation, owner; R.M.C. Associates, lessee.

SUBJECT—Application June 7, 1957—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to the rear of an existing multiple dwelling and extend the business use on the first floor.

PREMISES AFFECTED—236 East 75th Street, south side, 175 feet 1 inch west of 2nd Avenue, Block 1429, Lot 32, Borough of Manhattan.

Laid over from February 11, 1958, to February 18, 1958, for applicant to consult with Building Department as to objections as to the Multiple Dwelling Law and for inspection.

1-57-BZ

APPLICANT—Max Wechsler, for Faith for Today, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent under sections 7c and 7h of the zoning resolution, to permit in a residence use district, the erection of a two story and cellar extension to an existing structure and extend the present use of storage, office, church practice and bedroom to include dining room, kitchen printing shop, garage, classroom and parking.

PREMISES AFFECTED—108-43 71st Avenue, north side,

100 feet west of 110th Street, Block 2223, Lot 44, Forest Hills, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and for further hearing; then to February 18, 1958, for inspection and decision; hearing closed.

300-56-BZ

APPLICANT—Harry A. Yarish, for Macdonald Holding Corp., owner.

SUBJECT—Application reopened November 26, 1957 for consideration for setting of date for additional hearing as required by Court—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a business and residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—405-417 McDonald Avenue, east side, 300 feet south of Albermarle Road and 298-306 East 2nd Street, Block 5334, Lots 26 and 84, Borough of Brooklyn.

Laid over from December 17, 1957, to January 7, 1958, at the request of an objector, no further requests for adjournment considered; then to January 28, 1958, for inspection and decision; hearing closed; then to February 11, 1958, for decision; then to February 18, 1958, for inspection and decision.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 18, 1958, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, February 18, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

533-53-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Bais Yaacov of Williamsburg, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—Sprinkler System.

PREMISES AFFECTED—107-119 Heyward Street (129 displayed), north side, 120 feet 7½ inches west of Lee Avenue, Block 2225, Lot 42, Borough of Brooklyn.

723-57-A

APPLICANT—Louis Santangelo, for Iglesia De Dios Pentacoastal, Inc., owner.

SUBJECT—Application October 8, 1957—Appeal from a decision of the Borough Superintendent, re use of Class 4 structure as Church and Sunday School.

PREMISES AFFECTED—1239 Intervale Avenue and 1265 Chisholm Street, southwest corner, Block 2973, Lot 26, Borough of The Bronx.

557-47-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for C and A Breninkmeyer, Inc., owner.

SUBJECT—Application reopened January 14, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—524-528 Fulton Street, south side, 80 feet 6 inches east of Hanover Place, Block 161, Lots 27 and 34, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 25, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 25, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

CALENDAR

392-57-BZ

APPLICANT—Samuel S. Arlen, for Scalbert Associates, Morris and Morton Pickman, partners.

SUBJECT—Application May 9, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash non-automatic, auto repairs with hand tools only, office, storage, sales and parking of motor vehicles awaiting service with a business sign in a residence use district and a curb cut in excess of 30 feet.

PREMISES AFFECTED—221-11 Horace Harding Expressway, northeast corner of Springfield Boulevard, Block 7520, Lot 150, Bayside, Borough of Queens.

Laid over from January 7, 1958 to February 11, 1958, for hearing at the request of the Board of Education, as proposed school site in area has not been determined; then to February 25, 1958, for applicant to file plan and further information as to school site.

367-51-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Patrick Flood, Laura Grieco and John Banzer, owners.

SUBJECT—Application reopened October 29, 1957 as Vol. III—re (decision of the Borough Superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension of an existing gasoline service station to be as a lubritorium, car washing (non automatic), minor repairs with hand tools only, office, storage and sale of auto accessories and parking of more than five (5) cars awaiting service.

PREMISES AFFECTED—50-72 Jamaica Avenue and 2-16 Pennsylvania Avenue, southwest corner and 1-7 Sheffield Avenue, Block 3659, Lots 1, 14 and 15, Borough of Brooklyn.

751-57-BZ

APPLICANT—Henry J. Nurick for Realty Syndicate Inc., owner.

SUBJECT—Application October 22, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a local retail use district, the parking and storage of more than five (5) motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—146-154 3rd Avenue and 149-153 East 15th Street, northwest corner, Block 871, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

910-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Gregmal Realty Corp., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, utility room, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2309-2319 8th Avenue and 301-315 West 124th Street, northwest corner, Block 1951, Lot 29, Borough of Manhattan.

1253-25-BZ—Vol. III

APPLICANT—Wechsler and Schimenti, for Solomon N. Petchers, owner.

SUBJECT—Application reopened May 28, 1957 as Vol. II—re (decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage facilities for more than five (5) motor vehicles.

PREMISES AFFECTED—2150 Bolton Street, east side, 122.12 ft. north of Lydig Avenue, Block 4317, Lot 83, Borough of The Bronx.

109-56-BZ

APPLICANT—Julius S. Rapson, for Theresa Petrillo, owner.

SUBJECT—Application February 14, 1956—(decision of the Borough Superintendent) under section 7c of the zoning resolution, to permit in a G-1 area district, the erection of an enclosed extension on the rear of a one family dwelling with less than the required distance from the lot line.

PREMISES AFFECTED—219-75 Stewart Road, northeast corner of Grand Central Parkway Service Road, Block 7794, Lot 206, Queens Village, Borough of Queens.

846-57-BZ

APPLICANT—Harry M. Prince, for Walter Cohen, owner; The Seven Arts Center, lessee.

SUBJECT—Application November 21, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail use district, the change of use of an existing building from Club, Concert, Recital Halls, and dance studio to Club, Theatres and dance studio.

PREMISES AFFECTED—120 Madison Avenue, west side, 25 feet north of East 30th Street, Block 860, Lot 16, Borough of Manhattan.

541-57-BZ

APPLICANT—Henry George Greene, for Wally and Lilian Nelson, Philip and Gilda Nelson and Hilda M. Folkman, owners.

SUBJECT—Application July 18, 1957—(decision of the Borough Superintendent) under section 7e of the zoning resolution, to permit in a residence use district, extending the present uses of existing structure from garage in cellar and first floor, office, loading and unloading and two apartments by eliminating the garage on the first floor and use the area for packing and storage of linen.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

542-57-A

APPLICANT—Henry George Greene, for Wally and Lilian Nelson; Philip and Gilda Nelson and Hilda M. Folkman, owners and co-partners.

SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re garages in excess of 5000 sq. ft. Class 3 residence structures.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

526-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sondra Vecchio and Anna Cara, owners.

SUBJECT—Application July 16, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a manufacturing use district, the maintenance of a parking lot for a term of five (5) years.

PREMISES AFFECTED—22-28 North Portland Avenue, west side, 197 ft. south of Flushing Avenue, Block 2027, Lots 35, 36, 37 and 38, Borough of Brooklyn.

100-38-BZ—Vol. II

APPLICANT—Levitt, Rosenberg, Stone and Notkins, for Prudential Insurance Co., owner (Bond Stores, Inc. and Gotham Parking Co., Inc. lessees).

SUBJECT—Application reopened February 26, 1957 as Vol. II—re (decision of the Borough Superintendent) under sections 7h and 7c of the zoning resolution, to permit in a restricted retail use district, the extension of the existing parking lot for additional parking and storage of motor vehicles.

PREMISES AFFECTED—9-19 West 35th Street, north side, 200 ft. west of 5th Avenue, and 12-14 West 36th Street, Block 837, Lots 30, 31 and 54, Borough of Manhattan.

CALENDAR

62-47-BZ—Vol. III

APPLICANT—Joseph M. Lonergan, for Expert Lace and Embroidery Inc., owner (Stephen Ecsery, lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. III—re (decision of the Borough Superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of part of an apartment on the third floor northeast part of an existing multiple dwelling as a chiropractor's office and dwelling for a stated term of ten (10) years.

PREMISES AFFECTED—120-122 East 86th Street, south side, 118 ft. west of Lexington Avenue, Block 1514, Lot 61, Borough of Manhattan.

519-57-BZ

APPLICANT—Albert Melniker, for Jo Mar Di Realty Corp., owner.

SUBJECT—Application July 9, 1957—(decision of the Borough Superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, sale of accessories, minor motor vehicle repairs with hand tools, parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2071 Victory Boulevard and 8 Bradley Avenue, northwest corner, Block 462, Lot 35, Fairview Heights, Borough of Richmond.

924-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Lou Halpern Stations, Inc., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—32-09 38th Street, east side, 100 feet south of Broadway, Block 656, Lot 33, Long Island City, Borough of Queens.

529-57-BZ

APPLICANT—Burke, Green and Groh, for C.B.S. Trading Corp., owner.

SUBJECT—Application July 16, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district, the erection of a sales office and use the lot for the display and sale of used cars.

PREMISES AFFECTED—234-04 Northern Boulevard, southeast corner of 234th Street, Block 8167, Lots 286 and 293, Douglaston, Borough of Queens.

724-50-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Laram Realty Corp., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. III—re (decision of the Borough Superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use district, the roofing over of the brick walled yard on the east portion of the plot that is to be used for factory purposes.

PREMISES AFFECTED—2241 Light Street, northeast corner of Rombouts Avenue, Block 4951, Lot 20, Borough of The Bronx.

64-41-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Helen Knopke, owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of the existing legal gasoline service station to be used as a lubritorium, car washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, parking of more than five (5)

cars waiting to be served with show windows within seventy-five (75) feet of the residence use district.

PREMISES AFFECTED—521-531 Coney Island Avenue and 39-49 Hinckley Place, northeast corner, Block 5113, Lot 24, Borough of Brooklyn.

832-57-BZ

APPLICANT—Richard B. Rutledge, for St. John Baptist Church, owner.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles of the pleasure type only.

PREMISES AFFECTED—455 West 152nd Street, north side, 151 feet west of St. Nicholas Avenue, Block 2067, Lot 16, Borough of Manhattan.

1306-22-BZ—Vol. II

APPLICANT—J. Daniel Dougherty, for Craft Realty Corp., owner; Standard Brands, Inc., lessee.

SUBJECT—Application reopened for consideration as to extension of term of variance—expired June 25, 1956—decision of the Borough Superintendent, previously granted on condition under section 7e of the Zoning Resolution, permitting in a business use district, the change of use for a temporary period, to office, storage of packaged food products and garage space.

PREMISES AFFECTED—113-129 Empire Boulevard, north side, 140 feet west of Bedford Avenue, Block 1306, Lot 41, Borough of Brooklyn.

143-57-BZ

APPLICANT—John F. Fitzsimons, for Lincoln Arcade Inc., owner (Wenlar Corp., lessee).

SUBJECT—Application February 25, 1957, decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and business use district, the extension into the residence portion of a plot of a parking lot presently established on the business portion of a plot.

PREMISES AFFECTED—125-02 to 124-24 (125-10) Queens Boulevard, west side, from 82nd Road to 83rd Avenue, 123-42 to 123-60 82nd Road and 123-47 to 123-67 83rd Avenue, Block 3360, Lots 21, 27, 28, 29, 32, 40, 41, 45 and 46, Kew Gardens, Borough of Queens.

Laid over from January 28, 1958, to February 25, 1958, for inspection and decision; hearing closed.

950-54-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 19, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c and 7 A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, auto repair, office, store and parking of cars waiting to be served, with vehicular entrance or exit within 75 feet of a residence use district.

PREMISES AFFECTED—1475 Bruckner Boulevard, northwest corner of Evergreen Avenue, Block 3711, Lot 1, Borough of The Bronx.

Laid over from January 28, 1958, to February 25, 1958, for inspection and decision; hearing closed.

461-22-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II, re decision of the Borough Superintendent, under sections 7d and 21 of the Zoning Resolution, to permit in a residence and retail use, C area, and one and one-quarter height district, the construction of two additional floors on an existing three story telephone exchange building exceeding the permitted area and height.

PREMISES AFFECTED—7701-7713 (7701 official) 3rd

CALENDAR

Avenue and 302-318 77th Street, southeast corner, Block 5960, Lot, Borough of Brooklyn.

Laid over from January 28, 1958, to February 25, 1958, for inspection and decision; hearing closed.

621-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Weinick and Albert H. Sanders, owners.

SUBJECT—Application September 10, 1957—decision of the Borough Superintendent under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—102-07 to 102-23 Flatlands Avenue, 764-776 East 103rd Street, northwest corner and 767-775 East 102nd Street, Block 8190, Lots 1, 7 and 65, Borough of Brooklyn.

Laid over from January 28, 1958, to February 25, 1958, for inspection and decision; hearing closed.

73-56-BZ—Vol. II

APPLICANT—Paul Friedman, for A. F. & G. Realty Corp. and Rosedale Engineering Corp., owners (Esso Standard Oil Co., conditional lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, accessory building for salesroom, lubritorium, auto washing and minor repairs with hand tools only, and parking and storage of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1543-1547 Bruckner Boulevard, north side, from Boynton Avenue to Ward Avenue, Block 3715, Lots 1 and 5, Borough of The Bronx.

Laid over from January 28, 1958, to February 25, 1958, for inspection and decision; hearing closed.

92-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application February 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, storage, parking and storage of motor vehicles and a ground sign.

PREMISES AFFECTED—14-40 to 14-50 (14-44 official) Clintonville Street west side, 61-63 feet south of 14th Road, Block 4697, Lot 5, Whitestone, Borough of Queens.

Laid over from September 17, 1957, to October 15, 1957, for inspection and decision; hearing closed; then to October 22, 1957, at the request of the applicant for consideration of proposed changes in the proposal; then to November 6, 1957, for applicant to file revised plans for relocation of proposed gasoline station in connection with the laundry building; then to November 26, 1957, for further study and for applicant to furnish the Board with a plan showing the area of the entire property and the surrounding streets; then to December 3, 1957, at the request of the applicant; then to December 17, 1957, then to January 28, 1958, for further study and inspection; then to February 25, 1958, for further consideration and decision.

72-30-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened June 4, 1957 as Vol II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline station and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than five (5) cars and the sale of used cars.

PREMISES AFFECTED—3491-3507 Fort Hamilton Parkway, south side, 264.5 feet east of 36th Street, Block 5302, Lot 21, Borough of Brooklyn.

Laid over from January 21, 1958, to January 28, 1958, at request of objector; applicant concurring; then to February 4, 1958, at the request of an objector to permit filing objections; then to February 25, 1958, for inspection and decision; hearing closed.

772-57-BZ

APPLICANT—Charles M. Spindler, for Sam Piazza, owner.

SUBJECT—Application October 29, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a retail use district, the installation of motor fuel tanks and pumps for marine sale and use in conjunction with the existing boat sale and repair business.

PREMISES AFFECTED—45-73 Soundview Avenue, south side, 217.60 feet east of Pugsley Avenue, Block 3435, Lot 3 and Block 3436, Lot 44, Borough of The Bronx.

Laid over from February 11, 1958, to February 25, 1958, for applicant to furnish further information; hearing closed.

313-33-BZ—Vol. III

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened January 15, 1957 as Vol. III—re decision of the Borough Superintendent under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, sales space, service parking, motor vehicle repairs, with hand tools only, and with a curb cut on 39th Street.

PREMISES AFFECTED—38-06 Greenpoint Avenue, southwest corner of 50th Avenue, Block 212, Lot 23, Woodside, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed; then to February 25, 1958, for inspection and decision.

HARRIS H. MURDOCK, *Chairman*

FEBRUARY 25, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, February 25, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

555-57-SA

APPLICANT—J. O. Ross Engineering Corporation, owner.
SUBJECT—Application June 28, 1957—Short Bake Beer Can Oven Gas-fired; for drying inside lacquer finish on beer can body, approval of.

650-57-SA

APPLICANT—Vanderwater Associates, Inc., for Utility Appliance Corp., owner.
SUBJECT—Application August 5, 1957—Utility Gas-fired Suspended Unit Heaters, Models 25-UF, 50-UF, 75-UF, 100-UF, 125-UF, 200-UF, 75-UB, 100-UB, 125-UB and 150-UB, approval of.

29-52-SA

APPLICANT—Modine Manufacturing Company, owner.
SUBJECT—Application reopened October 2, 1956 for amendment of resolution as to additional Models—G25, G50, G75, G105, G135, G165, G225 and G310—re Modine Gas-fired Unit Heaters, space heaters, Models 65, 85, 105, 135 and 165; previously approved.

CALENDAR

522-57-A

APPLICANT—Lama, Proskauer and Prober, for 27 Realty Corp., owner.

SUBJECT—Application July 1, 1957—Appeal from a decision of the Borough Superintendent—re exit—factory.

PREMISES—27-31 Bleeker Street, north side, 75 feet east of Shinbone Alley, Block 529, Lot 55, Borough of Manhattan.

594-56-A

APPLICANT—Allen Ducker, Simeon Heller and George J. Meltzer, for Great Park Corp., owner.

SUBJECT—Application August 10, 1956—Appeal to review a decision of the Borough Superintendent—re business use in residence district.

PREMISES AFFECTED—36 Central Park South, east side, 270 feet east of Avenue of The Americas, Block 1274, Lot 62, Borough of Manhattan.

192-57-A

APPLICANT—Louis Lieberman, for Edmund Geis Realty Corp. owner, C and M. Auto Spring Co., Inc., lessee.

SUBJECT—Application March 14, 1957—Appeal from a decision of the Borough Superintendent, re installation of oil burners, etc.

PREMISES AFFECTED—42-36 11th Street, west side, 140.26 feet north of 43rd Avenue, Block 460, Lot 60, Long Island City, Borough of Queens.

79-57-A

APPLICANT—Leonard F. Rothkrug, for Mary Volpe, doing business as Regina Blouse and Sportswear Co., owner.

SUBJECT—Application January 25, 1957—Appeal from a decision of the Borough Superintendent, re frame building, commercial use-exits, etc.

PREMISES AFFECTED—1507 DeKalb Avenue, north side, 300 feet east of Knickerbocker Avenue, Block 3236, Lot 47, Borough of Brooklyn.

852-57-A

APPLICANT—Morris Kweller, for Yeshiva of Flatbush, owner.

SUBJECT—Application November 26, 1957—Appeal from a decision of the Borough Superintendent, re Class 4 structure from residence to School use, re exits, stairs, etc.

PREMISES AFFECTED—935 East 10th Street, east side, 280 feet south of Avenue I, Block 6523, Lot 69, Borough of Brooklyn.

427-47-A—Vol. IV

APPLICANT—Fred C. Dahlem and Victor E. Block, for Joseph Pacelli, owner; Max Rosenblatt, lessee.

SUBJECT—Application reopened January 21, 1958 as Vol. IV—Appeal from a decision of the Borough Superintendent—re construction and egress (theatre).

PREMISES AFFECTED—11-17 2nd Avenue, southwest corner of East 1st Street, Block 456, Lot 27, Borough of Manhattan.

13-58-A

APPLICANT—Lama, Proskauer and Prober, for Hunts Point Homes, Inc., owner.

SUBJECT—Application January 10, 1958—Appeal from a decision of the Borough Superintendent, re increase in number of beds—Nursing Home.

PREMISES AFFECTED—1295-1297 Lafayette Avenue, northwest corner of Faile Street, Block 2762, Lot 27, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MARCH 4, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 4, 1958, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

755-38-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Rosenstock Motors, Inc., owner.

SUBJECT—Application reopened May 21, 1957 as Vol. II—(decision of the Borough Superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sale of accessories, car washing (non automatic), automobile repairs with hand tools, lubricatorium, parking and storage of more than five motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—880-890 Dawson Street and 929-939 Intervale Avenue, southeast corner, Block 2702, Lot 41, Borough of The Bronx.

Laid over from November 13, 1957, to November 19, 1957, at the request of a representative of the Board of Education; then to December 17, 1957, at the request of the Board of Education to permit a population study of the area, to January 28, 1958, at the request of the Board of Education; no further requests for adjournment entertained; then to March 4, 1958, at the request of the Board of Education.

730-57-BZ

APPLICANT—James E. Vassalotti, for Bartholdi Turcamo, owner.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2375-2385 Cropsey Avenue and 8846-8858 24th Avenue, northwest corner, Block 6890, Lot 1, Borough of Brooklyn.

Laid over from February 4, 1958 to March 4, 1958, for hearing after applicant has sent out notices to affected property owners.

215-57-BZ

APPLICANT—Henry Kohler, for Harry Sweedler, owner.

SUBJECT—Application March 21, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, a change in use of an existing masonry structure from an office and storage of composition shingle, to permit storage of not more than five (5) motor vehicles, body and fender repair work, use of acetylene torch, and spraying of finished motor vehicle repairs.

PREMISES AFFECTED—1603 Coney Island Avenue, east side, 103 feet 9¼ inches north of Locust Avenue, Block 6731, Lot 70, Borough of Brooklyn.

804-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Henry Nurick, for Pasquale Ciervo owner.

SUBJECT—Application reopened June 18, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e, 7i and 7h of the Zoning Resolution, to permit in a residence use district, the change in use from parking and storage of motor vehicles to the erection and maintenance of a gasoline service station, lubricatorium, minor motor vehicle repairs with hand tools only, office and the parking of cars awaiting service, for a stated term of fifteen (15) years.

PREMISES AFFECTED—602-614 Elderts Lane and 685-695 Conduit Boulevard, northwest corner, Block 4240, Lot 11, Borough of Brooklyn.

617-57-BZ

APPLICANT—Robert Gottlieb, for Harvey Lowenhar, owner.

SUBJECT—Application September 9, 1957—decision of the Borough Superintendent, under section 7h of the

CALENDAR

Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.
PREMISES AFFECTED—361 Ford Street, north side and 354 East 183rd Street, south side, 300 feet west of Webster Avenue, Block 3143, Lots 191, 193, 218, 219 and 220, Borough of The Bronx.

925-57-BZ

APPLICANT—James E. Vassalotti, for Harry Augen, owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles and a ground sign on the retail portion of the plot, for a stated term of fifteen (15) years.

PREMISES AFFECTED—133-10 to 133-16 (133-12 official), Liberty Avenue and 104-01 to 104-11 133rd Street, southeast corner, Block 9587, Lots 1 and 2, Richmond Hill, Borough of Queens.

533-57-BZ

APPLICANT—E. Richard Crino, for Jennie and Pietro Palazzola, owners.

SUBJECT—Application July 17, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in an E-1 area district, the conversion of an existing two-family, brick, three (3) story dwelling to a three (3) family multiple dwelling.

PREMISES AFFECTED—2067 Hering Avenue, west side, 175 feet south of Pelham Parkway South, Block 4311, Lot 13, Borough of The Bronx.

524-57-BZ

APPLICANT—Milton F. Kirchman, for Glenwood Jewish Center, owner.

SUBJECT—Application July 12, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a D area district, the erection of an extension to the existing one story synagogue and school occupying more than the permitted area.

PREMISES AFFECTED—888 East 56th Street, west side, 455 north of Avenue H, Block 7739, Lots 55, 58, 60 and 62, Borough of Brooklyn.

800-57-BZ

APPLICANT—Leonard F. Rothkrug, for Mildren Cohen, owner.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory auto laundry (non automatic), auto repair shop with hand tools only, lubritorium, office and sales, all for a term of fifteen (15) years.

PREMISES AFFECTED—1290-1304 Remsen Avenue, southeast corner of Avenue J, Block 8040, Lot 61, Borough of Brooklyn.

865-57-BZ

APPLICANT—John F. Fitzsimons, for Domenico Turiano, owner.

SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under section 9A of the Zoning Resolution to permit in a class one (1) height district, the construction of a six story multiple dwelling of 122 families to a height in excess of that permitted within two miles of La Guardia airport, a designated airport.

PREMISES AFFECTED—144-45 35th Avenue, north side, 371.5 feet east of Parsons Boulevard, Block 4995, Lot 66, Flushing, Borough of Queens.

145-47-BZ—Vol. III

APPLICANT—Abraham Grossman, for Zampieri Brothers, Inc., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. III—re decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the extension of the present bakery use to an adjoining building as a retail and wholesale bakery.

PREMISES AFFECTED—17-19 Cornelia Street, north side, 191 feet, 1 inch west of West 4th Street, Block 590, Lots 39 and 40, Borough of Manhattan.

532-57-A

APPLICANT—Abraham Grossman, for Zampieri Brothers, Inc. owner.

SUBJECT—Application May 28, 1957—Appeal from a decision of the Borough Superintendent, re live load, egress etc.

PREMISES AFFECTED—17-19 Cornelia Street, north side, 191 feet 1 inch west of West 4th Street, Block 590, Lots 39 and 40, Borough of Manhattan.

550-57-BZ

APPLICANT—Aaron Halpern, for Frank Primeggia, owner.

SUBJECT—Application July 23, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in an E area district, the erection of a one family dwelling, with the required setback measured from the existing building line instead of the building line of the mapped street.

PREMISES AFFECTED—104-23 127th Street, east side, 206.28 feet south of Liberty Avenue, Block 9581, Lot 88, Richmond Hill, Borough of Queens.

389-57-BZ

APPLICANT—Larry Meltzer, for John Clancy, owner.

SUBJECT—Application May 15, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—50-58 East 94th Street, west side, 350 feet 3 3/8 inches north of Rutland Road and 60-62 Tapscott Avenue, Block 4596, Lots 27 and 30, Borough of Brooklyn.

289-57-BZ

APPLICANT—Henry Nordheim, for Agostino Guerriero, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for motor vehicles for the stated term of two (2) years.

PREMISES AFFECTED—2487 Belmont Avenue, west side, 90 feet north of East 189th Street, Block 3078, Lot 65, Borough of The Bronx.

945-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Abe Saperstein, owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, office, sales, storage, lubritorium, car washing, minor auto repairs and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1446-1456 Remsen Avenue and 8913-8923 Avenue L, northwest corner, Block 8055, Lot 1, Borough of Brooklyn.

344-38-BZ—Vol. IV

APPLICANT—Joseph M. Lonergan, for Max Salz, owner.

SUBJECT—Application reopened February 13, 1957 as Vol. IV—re decision of the Borough Superintendent, un-

CALENDAR

der sections 7e, 7h, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, a gasoline service station, auto washing (non automatic), lubrication, office, sale of auto accessories, repairs with hand tools only, parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—942-958 DeKalb Avenue and 122-134 Lewis Avenue, southwest corner and 419-425 Kosciusko Street, Block 1601, Lot 24, Borough of Brooklyn.

498-57-BZ

APPLICANT—Ferdinand Savignano, for S. and L. Lumber Co., owner.

SUBJECT—Application July 2, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a business and residence use district, the use of an existing building as a lumber yard, cabinet making shop and for the storage of material used in conjunction with the cabinet shop.

PREMISES AFFECTED—2356 Coney Island Avenue, west side, 329 feet 11 inches south of Avenue T, Block 7112, Lot 25, Borough of Brooklyn.

722-57-BZ

APPLICANT—Leonard F. Rothkrug, for Richmond Snyder, owner (Court Auction Merchandise Co., lessee).

SUBJECT—Application October 8, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the maintenance of an auction room on part of the first story for a term of five (5) years.

PREMISES AFFECTED—84 Court Street, west side, 71 feet 9 inches north of Schermerhorn Street, Block 268, Lot 50, Borough of Brooklyn.

36-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a heretofore granted warehouse of one story in height, to be increased to the west by a three story and cellar addition and this addition will connect to the heretofore granted factory and warehouse under Calendar 820-48-BZ.

PREMISES AFFECTED—72-15 to 72-23 Metropolitan Avenue, north side, 69.74 feet east of Pleasantview Street, Block 3057, Lot 34, Middle Village, Borough of Queens.

556-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Newspaper Realty Corp., owner.

SUBJECT—Application reopened November 6, 1957 as Vol. II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a retail use district, the erection of a two story building for use as a non-storage garage for more than five (5) and less than one hundred-fifty cars (150) cars, office, toilet and locker room.

PREMISES AFFECTED—406-412 West 34th Street, south side, 80 feet west of 9th Avenue and 405-407 West 33rd Street, Block 731, Lots 50, 51 and 53, Borough of Manhattan.

Laid over from January 28, 1958, to March 4, 1958, for inspection and decision; hearing closed.

107-34-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Shems Realty Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, office

and accessory sales, lubritorium, minor repairs with hand tools only, parking of motor vehicles, auto safety inspection and ground signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—248-53 to 248-61 (248-55 official) Jamaica Avenue and 89-14 to 89-22 249th Street, northwest corner, Block 8664, Lot 45, Bellerose, Borough of Queens.

Laid over from January 28, 1958, to March 4, 1958, for inspection and decision; hearing closed.

548-57-BZ

APPLICANT—Vincent D. Luongo, for Glanos Realty Corp., owner.

SUBJECT—Application July 22, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and retail use district, the extension of the existing parking lot now located in a retail district into an adjacent residence district.

PREMISES AFFECTED—305-307 West 27th Street, north side, 62 feet west of 8th Avenue, Block 751, Lots 33, 34 and 35, Borough of Manhattan.

Laid over from January 28, 1958, to March 4, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MARCH 4, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, March 4, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

684-56-SM

APPLICANT—Bestwall Gypsum Co., owner.

SUBJECT—Application August 20, 1956—Bestwall Lite Mix lightweight aggregate Perlite Plaster, approval of.

685-56-SM

APPLICANT—Bestwall Gypsum Co., owner.

SUBJECT—Bestwall Gypsum Plaster, Bestwall Common Gauging, Bestwall Satin Spar Gauging, Bestwall Keenes Cement, Bestwall Wood Fiber Plaster, Bestwall Sunflower Molding, Bestwall Concrete Bond Plaster, approval of.

686-56-SM

APPLICANT—Bestwall Gypsum Co., owner.

SUBJECT—Application August 20, 1956—Bestwall Gypsum Lath, approval of.

22-57-SM

APPLICANT—Bestwall Gypsum Co., owner.

SUBJECT—Application December 28, 1957—Bestwall Perlite, approval of.

196-57-SM

APPLICANT—United States Plywood Corp., owner.

SUBJECT—Application March 4, 1957—Weldwood Tack-board bulletin board, approval of.

663-57-SM

APPLICANT—United States Plywood Corp., owner.

SUBJECT—Application August 27, 1957—Asbestolux for permanent interior partitions and as a plasterboard, approval of.

89-57-SA

APPLICANT—Gas Equipment Corp., for Armstrong Furnace Co., owner.

SUBJECT—Application January 29, 1957—Armstrong Climate Conditioners gas-fired Models 101, 102, 901, G2-5-6-7-8, 65,000 to 450,000, approval of.

CALENDAR

447-56-SM

APPLICANT—Brunswick Balke Collendar Co., owner.
SUBJECT—Application June 12, 1956—Brunswick Horn Folding Gymnasium folding gymnasium Seating, approval of.

82-57-SA

APPLICANT—Carrier Corp., owner.
SUBJECT—Application January 10, 1957—Carrier Air Conditioning Units, Models 38D, 38D2A, 38D4A, 38D6A, 38F2, 38F4 and 38F6, approval of.

577-57-SA

APPLICANT—Burgess-Manning Co., Architectural Products Division, owner, Jacobson and Co., Inc., Agent.
SUBJECT—Application July 3, 1957—Burgess-Manning Ceiling acoustical ceiling for radiant Heating and Cooling, approval of.

411-57-SA

APPLICANT—General Machine Co., Inc., owner.
SUBJECT—Application May 13, 1957—E.F.M. Oil Burner, Models ET-1, ET-2 and ET-3, approval of.

1464-39-GR

APPLICANT—Saul Goldsmith.
SUBJECT—Opening Protective Assemblies Inspection Agency, Addition of the Inspection Agency of Saul Goldsmith.

951-57-SA

APPLICANT—Ducane Heating Corporation, owner.
SUBJECT—Application November 6, 1957—Ducane Oil-fired Forced Warm Air Furnace, Models HS-84, CS-95, CS-110, S-140, S-180, S-250, C-84, HB-95, HB-110, LB-95, LB-110, LB-150 and LB-180, approval of.

505-56-SM

APPLICANT—Acoustics Manufacturing Corp., owner.
SUBJECT—Application June 29, 1956—Acoustics Manufacturing Corp., A-M Metal Acoustical Tile, Sizes 12 x 24, 12 x 36 and 18 x 36.

15-57-A

APPLICANT—Abraham N. Horwitz, for S T N Realities, owner; Octagon Process Inc., lessee.
SUBJECT—Application January 14, 1957—Appeal from an order and a decision of the Fire Commissioner, re sprinkler, standpipe and storage of Toluol, etc.
PREMISES AFFECTED—15 Bank Street, northwest corner, of Railroad, Block 244, Lots 80, 85, 90 and 750, New Brighton, Borough of Richmond.

308-57-A

APPLICANT—Max Wechsler for Wechsler and Schimenti; Edward P. Weiss, owner.
SUBJECT—Application April 3, 1957—Appeal from a decision of the Borough Superintendent, re use of frame structure as Nursing Home, enlarged, with non-fireproof extension.
PREMISES AFFECTED—103-15 96th Street, east side, 100.09 feet south of 103rd Avenue, Block 9119, Lot 60, Ozone Park, Borough of Queens.

748-57-A

APPLICANT—Harry Hurwit, for Belmont and Son, Inc., owner.
SUBJECT—Application October 18, 1957—Appeal from a decision of the Borough Superintendent, re egress, etc.
PREMISES AFFECTED—337 Broome Street and 151 Bowery, southeast corner, Block 423, Lot 12, Borough of Manhattan.

1018-57-A

APPLICANT—Joseph B. Klein, for The Connecticut Mutual Life Insurance Co., owner.

SUBJECT—Application December 30, 1957—Appeal from a decision of the Borough Superintendent, re non-fireproof construction, from stores to offices, showrooms and incidental manufacturing.

PREMISES AFFECTED—8-12 West 14th Street, south side, 150 feet west of 5th Avenue and 5-11 West 13th Street, Block 577, Lots 34, 49, 50 and 51, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 11, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 11, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

864-56-BZ

APPLICANT—Robert S. Hansen, for The Cord-Meyer Co., owner (owner under contract: Irving Sussman).
SUBJECT—Application December 18, 1956—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen (15) years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—59-65 Fresh Pond Road, southeast corner of 59th Drive, (Mount Olivet Avenue); Block 2756, Lot 18, Maspeth, Borough of Queens.

718-57-BZ

APPLICANT—D. George Levine, for Vine Building Corp., owner.
SUBJECT—Application October 4, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance thereon of a gasoline service station, lubritorium, non-automatic auto laundry, sale of auto accessories, motor vehicle repair shop for minor repairs with hand tools only and parking of motor vehicles awaiting service for a term of fifteen (15) years.
PREMISES AFFECTED—6113-6123 Avenue U and 2074-2084 Mill Avenue, northwest corner, Block 8404, part of Lot 2, Borough of Brooklyn.

919-57-BZ

APPLICANT—Gabriel Nathan, for Jo-Max Realty Corp., owner.
SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence use district, the erection of a two story building to be occupied by a retail store on the first floor and a two family dwelling on the second floor.

PREMISES AFFECTED—4912 Avenue K, south side, 20 feet, 3½ inches east of Flatlands Avenue, Block 7829, Lot 44, Borough of Brooklyn.

798-57-BZ

APPLICANT—Paul Friedman, for 36-20 168th Street, Inc., and William Sparago, owners.
SUBJECT—Application November 4, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit for a stated term of 15 years on a plot located partly in a business use and partly in a residence use district, the erection and maintenance in the business portion of the premises of a gasoline service station, auto washing (non-automatic), lubritorium, minor repairs with hand tools only, office, storage and sale of auto accessories, and parking of more than five (5) cars awaiting service with proposed curb cuts and business entrances within 75 feet of a residence

CALENDAR

use district, and the maintenance on the portion of the premises within the residence use district, of parking and storage of motor vehicles of the pleasure type only.

PREMISES AFFECTED—1414-1424 Gravesend Neck Road, southwest corner of East 15th Street, Block 7399, Lot 89, Borough of Brooklyn.

888-57-BZ

APPLICANT—Charles M. Spindler, for George A. Volpe, owner.

SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7c of the zoning resolution, to permit in a retail and residence use district, the extension of the use of a boat yard, dwelling and sales room to include sale, display and repair of boats and the sale of gasoline for marine use only.

PREMISES AFFECTED—248-02 to 248-10 Brookville Boulevard and 154-01 to 154-21 248th Street (Broad Street), southeast corner, Block 13913, Lot 273, Hook Creek, Borough of Queens.

352-57-BZ

APPLICANT—Patrick D. Concagh, for 27 East 37th Street Corp., owner.

SUBJECT—Application May 2, 1957—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of the cellar and first floor of an existing four-story multiple dwelling to business use.

PREMISES AFFECTED—27 East 37th Street, north side, 200 feet east of Madison Avenue, Block 867, Lot 28, Borough of Manhattan.

964-57-BZ

APPLICANT—Samuel Rosenblum, for International Business Machines Corp., owner.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7c and 21 of the zoning resolution, to permit in a residence use district, the change of occupancy of the present three story building from garage on the first floor and two apartments on the upper floors to a photographic studio in the cellar and first floor with no change on the upper floors.

PREMISES AFFECTED—117 East 83rd Street, north side, 185 feet, 6 $\frac{3}{4}$ inches east of Park Avenue, Block 1512, Lot 9, Borough of Manhattan.

868-57-BZ

APPLICANT—Leonard F. Rothkrug, for Charles and Eva Vardakis, owners.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop with hand tools only, lubricatorium, car washing (non-automatic), office and sales, and parking of cars awaiting service all for a term of fifteen (15) years with show windows, business entrance and curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—5001-5007 Avenue I and 1701-1713 Utica Avenue, northeast corner of Avenue I, Block 7754, Lot 6, Borough of Brooklyn.

963-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Summer and James V. Cirillo, owners.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairs, storage, and the parking and storage of motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2407-2417 Linden Boulevard and 498-510 Montauk Avenue, northwest corner, Block 4478, Lots 24 and 29, Borough of Brooklyn.

673-55-BZ—Vol. II

APPLICANT—Henry J. Nurick, for 92 Car Wash Corp., owner.

SUBJECT—Application reopened December 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a business use district, the extension of a gasoline service station westerly, into the bed of East 58th Street, until such time as the street will be legally open to the public.

PREMISES AFFECTED—5802-5824 Church Avenue and 119-129 East 58th Street, southeast corner, Block 4706, Lot 36, Borough of Brooklyn.

932-57-A

APPLICANT—Henry J. Nurick, for 92 Car Wash Corp., owner.

SUBJECT—Application November 14, 1957—filed pursuant to section 35, General City Law re construction in bed of mapped street—East 58th Street.

PREMISES AFFECTED—5802-5824 Church Avenue, and 119-129 East 58th Street, southeast corner, Block 4706, Lot 36, Borough of Brooklyn.

922-57-BZ

APPLICANT—Charles M. Spindler, for Anthony D'Alesio, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the installation of an approved perchlorethylene dry cleaning unit in an existing tailoring and dry cleaning establishment.

PREMISES AFFECTED—35-10 154th Street, west side, 80 feet south of 35th Avenue, Block 5264, Lot 119, Flushing, Borough of Queens.

733-57-BZ

APPLICANT—Paul Friedman, for Harry Augen and Anna Palenychka, owners (Esso Standard Oil Co., Conditional vendee).

SUBJECT—Application October 11, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories and parking and storage of cars awaiting service, with ground sign in a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—111-02 to 111-18 (111-10 official) Springfield Boulevard and 216-40 to 216-48 111th Avenue, southwest corner, Block 11144, Lot 26 (26, 31, 32, 33, 34 and 35), Queens Village, Borough of Queens.

876-57-BZ

APPLICANT—Robert J. Crinnion, for Elsa Vitaglione, owner.

SUBJECT—Application December 6, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a E-1 area district, the use of an existing two family dwelling as a three family multiple dwelling.

PREMISES AFFECTED—3217 Griswold Avenue, northwest corner of Stadium Avenue, Block 5412, Lot 172, Borough of The Bronx.

877-57-A

APPLICANT—Robert J. Crinnion, for Elsa Vitaglione, owner.

SUBJECT—Application December 6, 1957—filed pursuant to section 310 of The Multiple Dwelling Law for variation of section 56, subdivision 1 of the Multiple Dwelling Law re two-family frame dwelling illegally converted to three families.

PREMISES AFFECTED—3217 Griswold Avenue, northwest corner of Stadium Avenue, Block 5412, Lot 172, Borough of The Bronx.

CALENDAR

833-57-BZ

APPLICANT—Leonard F. Rothkrug, for Lawrence Marino, doing business as L. Marino, Inc., owner.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a D area district, a two story extension of an existing shop for the manufacture of canvas covers occupying more than the permitted area.

PREMISES AFFECTED—8802-8810 Foster Avenue, southeast corner of East 88th Street, Block 7967, Lot 35, Borough of Brooklyn.

421-37-BZ—Vol. III

APPLICANT—Henry Nordheim, for Anthony Moccia, owner.

SUBJECT—Application reopened December 4, 1956 as Vol. III—re decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a residence use district, the extension of an existing parking lot by the addition of two adjoining lots.

PREMISES AFFECTED—1110 East 216th Street and 3585 Wilson Avenue, southwest corner, Block 4710, Lots 24 and 26, Borough of The Bronx.

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent, under sections 7c and 7A of the zoning resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubritorium, car washing, parking and storage of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

303-26-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened September 25, 1956 as Vol. IV—re decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence and business use district, the lower or ground floor of the property to be used for the storage of paper cartons and the upper floor to be used for the manufacture, storage and distribution of infants apparel, quilts, blankets, pillows and office incidental thereto.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

52-48-A—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened January 8, 1957 as Vol. III—re Appeal from a decision of the Borough Superintendent—relating to egress.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

156-36-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. II—re decision of the Borough Superintendent, under section 7c and 7i of the zoning resolution, to permit in a business use district, of an existing gasoline service station, the inclusion of the additional uses of minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—1932-1938 Coney Island Avenue, northwest corner of Avenue P, Block 6617, Lot 45, Borough of Brooklyn.

484-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for General Linen Supply and Laundry Co., Inc., owner.

SUBJECT—Application reopened February 11, 1958 for consideration of amended plans as to second story—decision of the Borough Superintendent, previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district and C area district, the erection of an extension for business use, occupying more than the permitted area and providing less than the required distance from the rear lot line.

PREMISES AFFECTED—441-453 and 467-477 Prospect Avenue, north side, 148 feet, 6 inches east of 8th Avenue, Block 1113, Lots 61, 73 to 77 inclusive, Borough of Brooklyn.

280-57-BZ

APPLICANT—Leonard F. Rothkrug, for Guy-John Realty Co., Inc., owner.

SUBJECT—Application reopened February 11, 1958 for consideration as to amendment—decision of the Borough Superintendent, previously granted on condition under sections 7c and 21 of the Zoning Resolution, permitting in a business and residence use, C area district, the erection and maintenance of a meat processing plant with an accessory retail store using more than the permitted area.

PREMISES AFFECTED—1109-1115 Burke Avenue, north side, 50 feet west of Yates Avenue, Block 4614, Lot 3, Borough of The Bronx.

201-57-BZ

APPLICANT—Joseph Levy Jr., for Marie Kramer, owner.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sales of accessories for the stated term of fifteen (15) years.

PREMISES AFFECTED—1141-1145 Bedford Avenue and 127-129 Madison Street, northeast corner, Block 1817, Lot 1, Borough of Brooklyn.

702-57-BZ

APPLICANT—Frederick A. Ketcher, for Barbchester Estates, Inc., owner; Kesbec, Inc., lessee.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a business use district, the extension of an existing legal gasoline station, and for the reconstruction and maintenance of the accessory building for the legal existing use of gasoline service station, office and storage, and for the additional uses of car wash, sale of used cars, motor vehicle repairs with hand tools only and for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—5701 Broadway, northwest corner of West 234th Street, Block 3405, Lot 175, Borough of The Bronx.

Laid over from February 4, 1958, to March 11, 1958, for inspection and decision; hearing closed.

668-57-BZ

APPLICANT—John F. Fitzsimons, for Astoria Federal Savings and Loan Association, owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the storage and parking of motor vehicles.

PREMISES AFFECTED—30-20 38th Street, west side,

CALENDAR

126.40 feet south of 30th Avenue, Block 659, Lots 54, 55 and 153, Long Island City, Borough of Queens.

Laid over from February 4, 1958, to March 11, 1958, for inspection and decision; hearing closed.

122-57-BZ

APPLICANT—Larry Meltzer, for Charles Macaluso, owner.

SUBJECT—Application February 13, 1957—decision of the Borough Superintendent under sections 7a and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of an extension of the existing ornamental shop exceeding the permissible area in a C area district.

PREMISES AFFECTED—8509 Bay 16th Street, East side, 100 feet north of 86th Street, Block 6343, Lot 25, Borough of Brooklyn.

Laid over from January 28, 1958, to February 11, 1958, at the request of an objector; then to March 11, 1958, for inspection and decision; hearing closed.

779-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Tira Holding Corp., owner.

SUBJECT—Application October 30, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—137-21 to 137-29 (137-25 official) Jamaica Avenue, north side, from 138th Street to Van Wyck Expressway; 88-46 to 88-56 138th Street and 88-47 to 88-53 Van Wyck Expressway, Block 9618, Lot 30, Jamaica, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

796-57-BZ

APPLICANT—Charles M. Spindler, for Forald Realty Corp., owner.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of auto accessories, minor auto repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station for a stated term of fifteen (15) years.

PREMISES AFFECTED—74-02 to 74-16 Yellowstone Boulevard (74-10 official), east side, 94.19 feet north of Nansen Street, Block 3178, Lot 70, Forest Hills, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs with hand tool only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

376-57-BZ

APPLICANT—Leonard F. Rothkrug, for A.C.A. Auto Sales, Inc., owner; successor to Torlim Realty Corp.

SUBJECT—Application May 7, 1957—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a motor vehicle repair shop and to permit the sale and display of new and used cars and new and used auto parts on the unbuilt upon portion of the premises for a term of ten (10) years.

PREMISES AFFECTED—2735-2743 Cropsey Avenue, east side, 34 feet $7\frac{3}{4}$ inches north of Bay 47th Street, Block 6914, Lots 75, 76 and 78, Borough of Brooklyn.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

390-27-BZ—Vol. VI

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. VI—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit partly in a residence use district and partly in a business use district, the additional uses of minor auto repairs with hand tools only maintained solely within the accessory building and the parking of motor vehicles awaiting service at an existing gasoline service station, lubritorium and auto laundry previously granted by the board and the extension in the term of variance, for an additional fifteen (15) years, for the existing as well as the proposed uses.

PREMISES AFFECTED—73-38 to 73-42 Cooper Avenue, south side, 22.29 feet west of 74th Street, Block 3811, Lot 58, Glendale, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

593-57-BZ

APPLICANT—John F. Fitzsimons, for Peter Kalopodis, owner.

SUBJECT—Application August 12, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station with accessory use of lubritorium, non automatic auto laundry, minor auto repairs with hand tools only and the parking of cars awaiting service.

PREMISES AFFECTED—43-15 Ditmars Boulevard and 21-74 to 21-82 45th Street, northwest corner, Block 784, Lot 64, Astoria, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

464-57-BZ

APPLICANT—Andrew DiCamillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a E area district the erection of and extension on the front of the present two story building with less than the required setback and a rear extension encroaching on the required rear yard.

PREMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

465-57-A

APPLICANT—Andrew Di Camillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—Appeal from a de-

CALENDAR

cision of the Borough Superintendent, re frame walls and openings within 3 feet of lot line.
PREMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 11, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 11, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

115-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyce Green, owners.

SUBJECT—Application December 22, 1955—Appeal from a decision of the Borough Superintendent—re review of Borough Superintendent's decision re zoning matter.

PREMISES AFFECTED—100-104 Central Park South and 1431-1439 Avenue of the Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.

466-57-A

APPLICANT—Andrew DiCamillo, for Josephine Alessi, owner.

SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re use of frame building as Nursing Home, etc.

PREMISES AFFECTED—8807 21st Avenue, east side, 120 feet north of Cropsey Avenue, Block 6445, Lot 13, Borough of Brooklyn.

4-58-A

APPLICANT—Albert H. Morgan, for Globe International Inc., owner; Globe Lighting Products, Inc., lessee.

SUBJECT—Application January 7, 1958—Appeal from a decision of the Borough Superintendent, re use of Spraying Equipment not of approved type.

PREMISES AFFECTED—1710 Flushing Avenue, southeast corner of Cypress Avenue, Block 3412, Lot 47, Maspeth, Borough of Queens.

65-57-A

APPLICANT—Standard Fruit and Steamship Co., lessee for Department of Marine and Aviation, owner.

SUBJECT—Application January 31, 1957—Appeal from an order of the Fire Commissioner, re use of kerosene as fuel, etc.

PREMISES AFFECTED—Pier 13, East River, East side, 600 ft. east of South and Wall Streets, Block 36, Lot 25, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 18, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 18, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

319-57-BZ

APPLICANT—Mathew Manes, for William Rueck and Minnie A. Dunlop, owners; Sun Oil Co., lessee.

SUBJECT—Application April 22, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, lubritorium, office, sale of auto accessories and parking of cars awaiting service, with curb cuts and show windows within 75 feet of a

residence zone and the erection of post standards and illuminated signs, for a stated term of fifteen (15) years.
PREMISES AFFECTED—253-02 to 253-26 Hillside Avenue, 84-02 to 84-10 Little Neck Parkway, southwest corner and 84-01 to 84-09 253rd Street, Block 8607, Lot 180 (tentative), Bellerose, Borough of Queens.

Laid over from December 3, 1957, for inspection and decision; date to be set; hearing closed; then set for December 17, 1957; then to January 14, 1958, for further consideration and decision; then to February 11, 1958, for further consideration and possible further inspection; then to March 18, 1958, for further hearing, applicant to send notice to all owners by regular mail, to consider additional facts.

422-49-BZ

APPLICANT—Charles M. Spindler, for Alfred Herschkovitz, owner.

SUBJECT—Application reopened February 11, 1958 for consideration as to extension of time to complete—expired November 1, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—1794-1798 Park Place, south side, 202 feet, 6 inches west of Saratoga Avenue, Block 1467, Lot 31, Borough of Brooklyn.

222-57-BZ

APPLICANT—J. G. L. Molloy, for Embers Realty Corp., owner.

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a F area district, the erection of a six-story and cellar Class A Multiple Dwelling.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

Laid over from January 14, 1958, to March 18, 1958, for consideration and decision; with permission to applicant to file further statement; hearing closed.

587-57-BZ

APPLICANT—Robert Gottlieb for 174 Boston Properties Corp., owner.

SUBJECT—Application August 2, 1957, decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—1675 Hoe Avenue, west side, 100 feet north of East 173rd Street, Block 2983, Lot 42, Borough of The Bronx.

Laid over from February 4, 1958 to March 18, 1958, for inspection and decision; hearing closed.

581-42-BZ—Vol. II

APPLICANT—Sidney H. Kitzler, for Homecrest Service Station, Inc., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c, 7i, 7A of the Zoning Resolution, to permit in a business use district, the erection of an extension to the existing service building and extend the uses of the present gasoline service station to include wheel alignment.

PREMISES AFFECTED—2315-2325 Coney Island Avenue and 1102-1110 Avenue T, southeast corner, Block 7315, Lots 1 and 3, Borough of Brooklyn.

Laid over from February 4, 1958, to March 18, 1958, for inspection and decision; hearing closed.

861-57-BZ

APPLICANT—Leonard F. Rothkrug, for 128 East 62nd Street Corp., owner.

SUBJECT—Application November 26, 1957—decision of

CALENDAR

the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a B area district, a two story extension of an existing building occupied as a doctor's office and apartments into the required rear yard.
PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet, 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

Laid over from February 4, 1958, to March 18, 1958, for inspection and decision; hearing closed; applicant to file an additional plan showing what was permitted to be covered and what actually was covered, and accurate and correct plans showing adjoining buildings and yards.

428-57-A

APPLICANT—Henry Kohler, for 128 East 62d Street Corp., owner.

SUBJECT—Application May 23, 1957—Appeal from a decision of the Borough Superintendent—re Permit 452-57 re Alt. 7-57, dated March 1, 1957, revoked by Borough Superintendent.

PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

339-57-BZ

APPLICANT—James E. Casale, for Ingeborg de Beausacq, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a photographer's studio on the first floor of an existing three story, two family dwelling.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

Laid over from February 11, 1958 to March 18, 1958, for inspection and decision; hearing closed.

340-57-A

APPLICANT—James E. Casale, for Ingeborg de Beausacq, owner.

SUBJECT—Application April 11, 1957—Appeal from a decision of the Borough Superintendent, re egress, garage, non-fireproof building.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 25, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 25, 1958 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1366-17-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Hauer Knitting Mills, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change in use in an existing legal factory building from the manufacture of paper boxes on the first floor to the manufacture of clothing.

PREMISES AFFECTED—1920 Harmon Street, south side, 164.59 feet west of Fairview Avenue, Block 3388, Lot 22, Ridgewood, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

611-56-A

APPLICANT—Betty Foernsler, adjoining owner.

OWNER OF PREMISES—John M. Bauer and Frances Haver.

SUBJECT—Application August 29, 1956—Appeal from a decision of the Borough Superintendent re review of Borough Superintendent's decision—re commercial use in residence district.

PREMISES AFFECTED—1920 Harman Street, south side, 165 feet west of Fairview Avenue, Block 3388, Lot 21, Ridgewood, Borough of Queens.

552-57-BZ

APPLICANT—Albert Melniker, for Isle Fuel Oil Service Co., owner.

SUBJECT—Application July 25, 1957—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and operation of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—1310 Forest Avenue and 66 Hamlin Place, southwest corner, Block 386, Lot 20, Port Richmond, Borough of Richmond.

Laid over from February 4, 1958, to March 25, 1958, for inspection; hearing kept open to permit full ten days' notice to affected owners.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechhurst, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for consultation with engineer as to revision of plans and for inspection and decision; hearing closed.

747-57-BZ

APPLICANT—Simeon Heller and George J. Meltzer, for 172nd Street Corp., owner, Eutectic Welding Alloys Corp., lessee.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in the residence portion of the plot, the parking for more than five (5) motor vehicles for employees and patrons.

PREMISES AFFECTED—40-40 172nd Street west side and 171-20 Station Road, entire block bounded by 172nd Street, Station Road, Auburndale Lane and 42nd Avenue, Block 5351, Lot 1, Auburndale, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

602-57-BZ

APPLICANT—Robert Gottlieb, for Rose Gscheidle, owner.

SUBJECT—Application August 27, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

MARCH 25, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 25, 1957, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matter:

605-57-A

APPLICANT--Henry George Greene, for Henry Strauss Realty Corp., owner.

SUBJECT--Application August 29, 1957--Appeal from a decision of the Borough Superintendent--re stair enclosure--Class III structure, commercial use.

PREMISES--31 West 53rd Street, north side, 339 ft. 6 in. east of Avenue of The Americas, Block 1269, Lot 15, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

APRIL 15, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 15, 1958, at 10 o'clock in Room

1013, Municipal Building, Manhattan, on the following matter:

874-57-BZ

APPLICANT--Murray Stockman, for David Koss, owner.

SUBJECT--Application December 2, 1957--decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, and auto safety inspection station, for a stated term of fifteen (15) years.

PREMISES AFFECTED--22-02 to 22-18 (22-14 official) Beach Channel Drive, 10-46 to 10-52 Grassmere Terrace, northeast corner and 22-01 to 22-07 Regina Avenue, Block 216, Lot 46, Far Rockaway, Borough of Queens.

Laid over from February 4, 1958, to April 15, 1958, for hearing at request of the applicant, to purchase additional property; applicant to send out new notices to affected owners.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

A public hearing was held on the following applications at the regular meeting of January 14, 1958 at 10 A. M., at which time the applications were granted on condition, resolutions to be printed at a later date. These resolutions are printed below.

586-30-BZ--Vol. II

APPLICANT--Haus and Bresin, for I. H. and N. S. Holding Corp., owner.

SUBJECT--Application reopened April 24, 1957 as Vol. II--decision of the Borough Superintendent under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, the parking and storage of more than five (5) motor vehicles and a ground sign for the stated term of fifteen (15) years.

PREMISES AFFECTED--23-01 Broadway and 31-71 to 31-85 23rd Street, northeast corner, Block 567, Lot 22, Astoria, Borough of Queens.

APPEARANCES--

For Applicant: Joseph C. Haus.

For Opposition: None.

ACTION OF BOARD--Application granted on condition.

THE VOTE--

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION--

WHEREAS, this application was reopened as Vol. II on April 24, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on September 24, 1957 after due notice by publication in the Bulletin; laid over to October 29, 1957, for inspection and decision; hearing closed; then to December 10, 1957, at the request of the applicant; then to January 14, 1958, at request of the applicant; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 23rd Street are in a business use, B area, class 1¼ and 1½ height district; Broadway is in a business use, B area, class 1½ height district; 31st

Drive is in business and residence use, B area, class 1¼ and 1½ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated March 15, 1957 acting on N.B. Applic. 524-57, reads:

"1. Proposed gasoline service station, auto washing (non-automatic) lubrication, office, sales of auto accessories, minor repairs with hand tools only and parking and storage of more than 5 motor vehicles on a lot in a business use district is contrary to Art. 2, Sec. 4a, item 29 and 46 of the Z.R.

2. Proposed ground sign in a business use district is contrary to Art. 2, Sec. 4a, item 49 of the Z.R."

and

WHEREAS: the applicant states that the premises consist of a plot, 75.27 foot frontage by 160.11 feet in depth, presently unimproved, with two large advertising billboards; that it is proposed to develop the site with a modern gasoline service station; that the proposed building will have face brick facades facing both streets; that pumps will be installed parallel to the Broadway frontage of the property; that although 23rd Street is in a business use district for the entire block, only one curb cut will be installed on this street and will be located near the intersection of Broadway; that a woven wire fence on a concrete base will be installed along both interior lot lines and will return along a portion of the 23rd Street building line, with brick terminal posts at the ends of the fence; that the repairing herein proposed will consist of minor repairs with hand tools only and will be confined to the interior of the accessory building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, a prior application was denied under Section 21 in 1931; this application is under a different section of the law and the conditions surrounding the site have changed and it appeared to the committee upon inspection that this application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7f for a term of fifteen years to permit the premises to be occupied by a

MINUTES

gasoline station and uses accessory thereto substantially as proposed and as indicated on plans filed with this application marked "Received March 22, 1957", 3 sheets, *on condition* that all structures and uses now on the premises shall be removed and the premises graded to the grade of Broadway and 23rd Street and retaining walls constructed as may be required along the northerly and easterly lot lines; that along the easterly and northerly lot lines except where the walls of the accessory building will occur there shall be erected and maintained a woven wire fence of the chain link type erected on a concrete base to a total height of five feet six inches; that a similar fence shall be erected and maintained along the street line of 23rd Street extending from the northerly line for a distance of approximately eighty feet to a point opposite the front line of the accessory building; that the accessory building shall be without cellar and of the size, location and design as shown, faced with face brick as to the front and westerly elevations and with concrete block stuccoed as to the rear and east side and in all other respects shall comply with the requirements of the Building Code; that pumps shall be of a low approved type erected not nearer than fifteen feet to a street line; that there may be twelve approved 550 gallon gasoline storage tanks; that signs shall be restricted to permanent signs attached to the front facade of the accessory building, precluding all roof signs, ground signs, temporary signs and advertising devices but permitting the erection at the intersection of Broadway and 23rd Street of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend over the street line of Broadway for a distance of not more than four feet; that curb cuts shall be confined to two thirty feet in width to Broadway and one thirty feet in width to 23rd Street near the intersection with Broadway as shown; that the sidewalks and curbing abutting the premises shall be reconstructed and repaved to the satisfaction of the Borough President; that under Section 7i there may be minor repairing and adjusting with hand tools only carried on solely within the accessory building; that as a use accessory to the gasoline station there may be parking and storage of motor vehicles on that part of the plot toward the north; that bumpers shall be provided for protection to the fences; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

281-32-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Louis Diamond, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, to extend the proposed use of the gasoline service station, lubritorium, auto laundry and office by adding minor auto repairs, parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—98-01 to 98-15 Metropolitan Avenue and 89-04 to 89-14 69th Road, northeast corner, Block 3207, Lots 30 and 33, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Eugene S. Ginsberg.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 24, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application

on December 10, 1957 after due notice by publication in the Bulletin; laid over to December 17, 1957, for hearing at request of objector; no further requests for adjournment to be considered; then to January 14, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in retail and residence use, D and E area, class 1 height districts; Metropolitan Avenue is in a business use, D and E area, class 1 height district; 69th Road and 70th Avenue are in business and residence use, D and E area, class 1 height districts; that as of July 25, 1916 that part of the premises within 100 feet of Metropolitan Avenue was in a business use district and the entire premises was in a class D area district; that the area designation for the residence portion of the premises became effective February 5, 1940 and the present use designation for the portion of the premises within 100 feet of Metropolitan Avenue became effective May 18, 1953; and

WHEREAS, the decision of the Borough Superintendent, dated August 2, 1957 acting on Alt. Applic. 977-57, reads:

"1. Proposed extension of area and use of an existing gasoline service station, lubritorium, office and auto laundry to Gasoline service station, lubritorium, minor auto repairs, car washing, office, parking and storage of more than five motor vehicles in the Retail use portion of a plot located in a Retail and Residence use Zone is contrary to Art. II Sec. 4A of the Zoning Resolution.

2. Ground sign in a Retail zone is contrary to Sec. 4A of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150.46 foot frontage by 137.73 feet in depth, irregular, presently developed with a gasoline service station consisting of five 550 gallon gasoline tanks and six dispensing pumps; that the present accessory building is one story in height, of class 3 construction, having a frontage of 80 feet, a depth of 26 feet $\frac{3}{8}$ inches, and is now being used for office, lubritorium, minor auto repairs and car washing; that the open area is being used for parking and storage of motor vehicles; and

WHEREAS, the applicant states that it is proposed to maintain the present legal uses of gasoline service station, lubritorium, auto laundry and office; that it is further proposed to extend the legal gasoline station so it will have a total frontage of 150.46 feet on Metropolitan Avenue, and add the uses of minor auto repairs, parking and storage of more than five motor vehicles in the open area; that the proposal will be confined to the retail portion of the plot; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, it appears that a part of the plot was approved for use as a gasoline station prior to 1925 when a gasoline station was a permitted use in a business use district; the size of this approved plot was irregular with a frontage on Metropolitan Avenue of about fifty feet removed fifty feet from the corner of 69th Road; that under Volume One an application was denied for another gasoline station on adjoining premises to the west and north; this denial was upheld by the Court; the former plot with a fifty foot frontage has been extended from time to time unlawfully since it was permitted in 1924 and now occupies the plot of the size shown on the plan filed with this application showing present conditions; it is now proposed to legalize the enlarged site all within the retail zone as established one hundred feet in depth from the widening line of Metropolitan Avenue; and the committee recommended, after inspection, that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c

MINUTES

to permit the continuance of the gasoline station and uses accessory thereto as permitted in 1924 and as extended and enlarged so that the premises will be entirely in the present retail district as shown on plans filed with this application marked "Received August 2, 1957," four sheets; *on condition* that there shall be erected and maintained a woven wire fence of the chain link type on a concrete base to a total height of five feet six inches on the street line of 69th Road from the rear of the present accessory building to the rear line, being the line of the retail zone, and continuing such fence along that rear line and continuing along the easterly lot line to the present street line of Metropolitan Avenue with suitable terminating posts; that the plot thus fenced will have a frontage along Metropolitan Avenue of 150.46 feet and a depth of 110 feet including ten feet proposed for street widening; that curb cuts to Metropolitan Avenue consisting of three thirty feet in width may be continued and may be relocated in comparative location after street widening; that curb cut to 69th Road twenty feet in width may be permitted; that presently existing curb cuts on Metropolitan Avenue and 69th Road shall be restored and sidewalks reconstructed to the satisfaction of the Borough President; that pumps of a low approved type shall be relocated so as to be not nearer than fifteen feet to the present street line of Metropolitan Avenue; that signs shall be limited to permanent signs attached to the front facade of the accessory building and the illuminated globes of the pumps precluding all roof signs and temporary signs and advertising devices but permitting the erection of one post standard at the westerly intersection within the present street lines for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend over the present street line for a distance of not over four feet or in lieu thereof the present post standard may be continued; that existing two car garage shall be removed; that where not occupied by accessory building and pumps the entire premises shall be paved with concrete or asphalt; that the unbuilt upon space to the north and east may be occupied for parking and storage of cars and such cars shall be in usable condition; that proper bumpers shall be maintained for protection of fences; that under Section 7i there may be motor vehicle repairing with hand tools only for adjustments and minor work carried on solely in the accessory building; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that there may be parking of cars on spaces unbuilt upon where such parking will not interfere with the operation of the station; that within the intersection of Metropolitan Avenue and 69th Road there shall be maintained a block of concrete extending along either street line for a distance of not less than five feet and twelve inches in thickness; and that all permits shall be obtained and all work completed and a superseding certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

658-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Isidore Breidbart, owner Tidewater Oil Company, conditional lessee.

SUBJECT—Application reopened September 24, 1957 as Vol. II—decision of the Borough Superintendent, under section 7f, 7e, 7i and 7A of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto wash, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of five (5) cars waiting to be serviced with a proposed show window within 75 feet of a residence use district and with ground sign on premises, for a stated term of fifteen (15) years.

PREMISES AFFECTED—222-44 Braddock Avenue, southeast corner of Winchester Boulevard, Block 10740, Lot 12, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman, Arthur Levine, Paul Levine and Giovanni Nisita.
For Opposition: None.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper..... 4
Negative: 0
Not Voting: Vice Chairman Keating..... 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 24, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on December 10, 1957 after due notice by publication in the Bulletin; laid over to January 14, 1958, at 10 A. M., to permit objectors to be present who were delayed by traffic conditions; applicant to send notices by regular mail; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Braddock Avenue are in a retail use, D area, class ½ height district; Winchester Boulevard is in retail and residence use, D and E-1 area, class ½ height districts; 91st Avenue is in a residence use, E-1 area, class ½ height district; that as of July 25, 1916 the property was zoned as a business use, one times height district and D area district; that the present retail use designation became effective on January 21, 1947 and the class ½ height designation became effective on June 30, 1952; that the area designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated July 18, 1957 acting on N.B. Applic. 2286-57, reads:

"1. Proposed gasoline service station, lubritorium, non-automatic auto wash, minor repairs with hand tools only, office, storage and sales of auto accessories and parking of 5 cars waiting to be serviced in a Retail Use District is contrary to Article II Section 4A of the Zoning Resolution.

2. Proposed show window on Winchester Blvd. side and within 75'-0" of a Residence Use District is contrary to Article II Section 7A of the Zoning Resolution.

3. Ground sign on premises facing Braddock Ave. is contrary to Article II Section 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 102.64 foot frontage by 92.17 feet, irregular in depth; that on September 2, 1955 the Building Department, under N.B. 2807-55 approved an application to permit at the subject premises the erection of a one story building 20 feet by 30 feet in area, to be occupied as a retail ice cream stand and to occupy the unbuilt upon area for parking of owner's and patrons' cars; that pursuant to this approval, Permit No. 4663-55 was issued and work was commenced, but never completed; that the building contractor never received payment for his work and construction was suspended; that at present there are three Building Department violations on record as follows: Violation No. 4716-55, issued December 12, 1955—"Steel members erected not properly braced. Lolly columns not properly centered on footings; Violation No. 3085-56 filed July 24, 1956: "Construction suspended, premises in need of repair. Hazardous condition created by vandalism"; Unsafe Building No. 136-56, issued August 21, 1956: "Doors, plate glass windows broken and hazardous, fire hazard and also a moral nuisance"; and

WHEREAS, the applicant states that it is proposed to remove the existing unsafe, hazardous structure and to erect and maintain for a stated term of fifteen years, a brick faced, peak-roof, parkway type gasoline service station, lubritorium, non-automatic auto wash, minor repairs with hand tools only, office, storage and sales of auto accessories, and parking of five cars awaiting service, with proposed show window on Winchester Boulevard side within 75 feet of a residence use district, and ground sign on premises facing Braddock Avenue; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board when the application

MINUTES

was denied in 1953 and has been observed many times since; the committee has noted the unused ice cream stand and is of the opinion that the gasoline station as now proposed with the safeguards to be applied will be desirable in the neighborhood and that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline station and uses accessory thereto substantially as proposed and as indicated on plans submitted with this application marked "Received July 26, 1957", 4 sheets, on condition that all buildings, structures and uses shall be removed and the plot graded substantially to the grade of Braddock Avenue and Winchester Boulevard; that along the rear lot line to the south or at a distance five feet or less therefrom there shall be constructed and maintained a masonry wall faced with face brick on each side and suitably coped; that a similar wall shall be erected on the street line of Winchester Boulevard for a distance shown of 57.17 feet with a suitable masonry terminating post at the end; that a similar fence wall shall be constructed for the full length of the easterly lot line except that it shall be constructed with sections of pickets for the top three feet six inches with suitable masonry piers and terminating post; that the one story accessory building shall be of the design and location indicated, without cellar and complying with the requirements of the Building Code; that planting areas shall be maintained where shown properly protected by concrete curbing not less than eight inches in height and six inches in width and with suitable planting of shrubbery as recommended by the Park Department; that pumps shall be of a low approved type and erected not nearer than fifteen feet to the street building line; that gasoline storage tanks shall not exceed twelve approved 550 gallon tanks; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that where not covered by accessory building, wall, planting and pumps the area shall be paved with concrete or asphalt; that curb cuts shall be limited to two each 30 feet in width to Braddock Avenue and one 20 feet in width on Winchester Boulevard within the first 25 feet from the intersection; that no part of any curb cut shown shall be nearer than five feet to a lot line as prolonged; that at the intersection there shall be constructed and maintained a block of concrete extending for a distance of five feet from the intersection along each street line and not less than twelve inches in height; that the sidewalks and curbs shall be constructed to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the northerly front facade of the accessory building precluding all roof signs and temporary signs and advertising devices but permitting the erection within the intersection of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend at right angles over the street line of Braddock Avenue for a distance of not over four feet; that under Section 7A the proposed large window in the accessory building may be permitted; that under Section 7i, for a similar term, there may be minor repairing for adjustments only carried on within the accessory building with hand tools only; that under Section 7e there may be parking of cars awaiting service; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

12-57-BZ

APPLICANT—Burke, Green and Groh, for Michael R. Jordan, owner.

SUBJECT—Application January 11, 1957—decision of the Borough Superintendent under section 7e of the Zoning

Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, washing, lubricatory, office, sales of auto accessories and minor repairs with hand tools only.

PREMISES AFFECTED—77-01 to 77-21 North Conduit Avenue, northeast corner of Sutter Avenue, Block 11340, Lot 1, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Frances Werner, Arthur A. Vizza and Edward Hoffman for Park Dept.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on Tuesday, October 15, 1957 after due notice by publication in the Bulletin; laid over to November 19, 1957, for inspection in connection with Cal. No. 3-56-BZ, and for decision; also letter from Park Department as to jurisdiction; hearing closed; then to December 17, 1957, for continuation of hearing due to construction in the area since the filing of the application, with further notices to be sent out in accordance with the regular procedure and list of owners to be corrected to date; then to January 14, 1958, for further consideration and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Sutter Avenue, North Conduit Avenue and 78th Street are in residence use, D area, class 1 height district; that as of July 25, 1916 the property referred to was zoned as a business district and the present use designation became effective on May 15, 1941; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated December 14, 1956 acting on N.B. Applic. 4033, 1956, reads:

"1. The erection of a gasoline service station, auto washing, lubrication, office and sales of auto accessories, minor repairs with hand tools only in a residence zone is contrary to Art. II, Sec. 3 of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 219.37 foot frontage, by 117.67 feet in depth, presently unimproved; that it is proposed to construct a modern gasoline service station on a presently vacant triangular corner plot having a frontage of 219.37 feet on North Conduit Avenue, 185.15 feet on Sutter Avenue and 117.67 feet on 78th Street; that the building will be colonial in character, having a peaked roof and faced with face brick on all sides; that gasoline pumps and curb cuts will be installed along North Conduit Avenue and Sutter Avenue only; that a 3 foot 6 inch high iron picket fence on a 2 foot high face brick base will be erected along the major portion of 78th Street from the North Conduit Avenue intersection to the rear of the building; that shrubbery and planting protected by a concrete curb will be provided along this fence wall; that the entire triangular portion of ground behind the building will be devoted to shrubbery; that two 30 foot curb cuts will be installed along Sutter Avenue and four 30 foot curb cuts will be installed along the North Conduit Avenue frontage; that a post standard and sign will be erected at the intersection of Sutter Avenue and North Conduit Avenue; and

WHEREAS, the premises and surrounding area have been studied upon several inspections by all Members of the Board; and

WHEREAS, the Board finds that this plot is not well suited to a residential use and that a proposed gasoline station with carefully designed safe guards will not harm the adjoining residential development separated as it is by streets, one 80 feet in width and one 60 feet in width; and

MINUTES

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years to permit the premises to be occupied substantially as proposed as a gasoline station and accessory uses as shown on plans filed with this application marked "Received January 11, 1957", one sheet, and "September 13, 1957", 2 sheets, *on condition* that the accessory building shall be located where shown without cellar and without windows opening in the walls to the north and east except that there may be two openings provided such openings are filled with glass block as approved for exterior walls without ventilating openings; that the building shall be faced on all exterior walls with face brick; that the toilet rooms shall be rearranged so that the doors thereto are not contiguous; that there shall be erected and maintained on the lot line along 78th Street a masonry wall faced on both sides with face brick and properly coped and returned to the accessory building along Sutter Avenue and to the lot line at North Conduit Avenue to a height of five feet six inches except that within five feet of the line of North Conduit Avenue such wall may be four feet six inches in height and shall have a suitable masonry face brick terminating post; that along the line of Sutter Avenue there shall be a similar wall from the accessory building to within 30 feet of the intersection of Sutter Avenue and North Conduit Avenue; that there may be an opening in the wall not over twenty feet in width with curb cut opposite of similar width; that the wall shall be continued westerly and return along the line of North Conduit Avenue for a distance of five feet; that such wall may be four feet six inches in height and suitable terminating posts shall be constructed at all points within five feet of the opening to Sutter Avenue; that planting areas shall be maintained along all walls not less than five feet in width at all points and protected by a curbing not less than eight inches in height and width; that the planting and shrubbery to be maintained shall be as determined by the Department of Parks; that pumps shall be of an approved low type and shall not be located nearer than fifteen feet to a lot line; that gasoline storage tanks shall not exceed twelve approved 550 gallon tanks; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that open spaces on the plot shall be paved with concrete or asphaltic pavement; that in addition to curb cut to Sutter Avenue hereinbefore permitted there may be four curb cuts to North Conduit Avenue with none exceeding thirty feet in width and none nearer to a lot line as prolonged at right angles to North Conduit Avenue than five feet; that sidewalks and curbing around the plot shall be constructed to the satisfaction of the Borough President; that signs shall be limited to permanent signs attached to the accessory building facade facing North Conduit Avenue and to the illuminated globes of the pumps, excluding temporary signs and advertising devices and roof signs but permitting a post standard within the premises at the intersection of North Conduit Avenue and Sutter Avenue for supporting a sign advertising only the brand of gasoline on sale and permitting such sign to extend at right angles over the building line of North Conduit Avenue for a distance of not over four feet, and which sign may be illuminated; that under Section 7i there may be for a similar term minor repairs with hand tools only for adjustments maintained solely within the accessory building; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

373-57-BZ

APPLICANT—Ingram S. Carner, for Francis P. Headley, owner.

SUBJECT—Application May 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the

Zoning Resolution, to permit in a business portion of a plot partly in a business district and partly in an unrestricted use district, the erection and maintenance of a gasoline service station, office, sales of auto accessories, car washing (automatic), minor automobile repairs with hand tools only, lubritorium, storage and parking, parking of more than five (5) motor vehicles waiting to be serviced, for a stated term of fifteen (15) years.

PREMISES AFFECTED—5808-5828 Flatlands Avenue and 898-920 East 59th Street, southwest corner, Block 7784, Lots 41, 43, 45, 46, 47, 83 and 85, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 6, 1957 after due notice by publication in the Bulletin; laid over to December 10, 1957, at request of objector, applicant concurring; no further requests for adjournments to be considered; then to December 17, 1957, for hearing at request of objector; then to January 14, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 58th Street and East 59th Street are in business and unrestricted use, D and B area, class 1 height districts; Flatlands Avenue is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated April 23, 1957 acting on N.B. Applic. 393-57, reads:

"1. Proposed building and premises on a plot, partly in a Business zone and partly in an Unrestricted zone, to be used for Gasoline service station, office sales and storage of auto accessories, lubritorium, minor repairs with hand tools only, automatic car washing and parking of more than 5 cars waiting service is contrary to Art. II, PP. 4a, subsection 29, 46 and 52 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 196 foot 11½ inch frontage by 209 feet irregular in depth; that the rear line is 160 ft.; that the premises are now vacant and unimproved; that it is proposed to erect and maintain for a stated period of fifteen years a modern gasoline service station, office, sales of auto accessories, automatic car washing, minor automobile repairs with hand tools only, lubritorium, storage and parking and parking of more than five motor vehicles awaiting service; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which found that there were no residential uses on the south side of Flatlands Avenue and that the objecting property owners would not be greatly affected by the proposed gasoline station and that there are two stations nearer to them which were in existence when the objectors' houses were constructed; that the property involved which is partly in an unrestricted district cannot readily be developed for residential or conforming business uses; and that the committee recommended that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit a gasoline station and uses accessory thereto to extend, from the area in the unrestricted portion of the plot, into the business use portion substantially

MINUTES

as proposed and as indicated on plans filed with this application marked "Received May 6, 1957", three sheets, on condition that all structures and uses on the entire plot shall be removed and the plot graded substantially to the grade of Flatlands Avenue and constructed and arranged as indicated on plans above cited; that the accessory building and connected automatic laundry shall be located where shown, shall have no cellar, and shall be of the design as shown, faced with face brick on all sides except toward the south on the lot line where the wall may be constructed of concrete blocks stuccoed on the southerly exterior wall on the lot line; that there shall be no windows or other openings in walls on the lot line; that on the lot lines to the south, east and west there shall be erected and maintained a woven wire fence of the chain link type erected on a masonry base to a total height of five feet six inches without any openings therein until 59th Street is opened and graded up to the southerly end of this plot including the construction of a paved sidewalk with curbing, meanwhile there shall be no exits to East 59th Street and cars exiting from the automatic laundry shall cross the premises and exit therefrom to Flatlands Avenue; that pumps shall be of a low approved type and located where shown not nearer than fifteen feet to the building line of Flatlands Avenue; that gasoline storage tanks shall be limited to twelve 550 gallon approved tanks; that the unbuilt upon portion of the plot shall be paved with concrete or asphalt; that at the intersections, there shall be maintained a block of concrete not less than 12 inches in height and extending along the lot line from the intersection for a distance of not less than five feet where shown to the east and to the west; that there may be parking of cars provided such parking does not interfere with the servicing of the station or automatic laundry and under Section 7i for a similar term there may be minor repairing with hand tools carried on solely within the accessory building; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all temporary signs and advertising devices but permitting the erection of two post standards where indicated each for supporting a sign advertising only the brand of gasoline for sale and permitting such signs to extend over the street line for a distance of not over four feet; that curb cuts to Flatlands Avenue may be four of a width of 30 feet; that the sidewalk and curbing in front of the premises along Flatlands Avenue shall be constructed to the satisfaction of the Borough President and when East 59th Street is opened for the depth of the premises the sidewalk and curbing shall be constructed by this owner and at that time two curb cuts thereto as and where shown may be constructed and openings in the fence constructed with suitable posts; that such portable firefighting appliances shall be maintained as the Fire Commissioner shall require; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

484-57-BZ

APPLICANT—Lab Estates, Inc., owner (Knott Hotels, Inc., lessee).

SUBJECT—Application June 14, 1957—decision of the Borough Superintendent under section 21 and 19A(j) of the zoning resolution, to permit in a restricted retail use, "B" area and 1½ and 2 height districts, the erection of a fifteen (15) story extension to an existing 19 story and penthouse Berkshire Hotel encroaching on an existing inner court, exceeding the permitted area and height and eliminating the required loading berths.

PREMISES AFFECTED—500-506 Madison Avenue and 15-25 East 52nd Street, northwest corner, Block 1288, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Milton Adler and Merwin Lewis.

For Opposition: Edward Hoffman for City Construction Coordinator.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 10, 1957 after due notice by publication in the Bulletin; laid over to January 14, 1958, for inspection and decision; and for letter from the applicant as to excess footage and name of title owner; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a restricted retail use, B area, class 1½ and class 2 height district; and

WHEREAS, the decision of the Borough Superintendent, dated May 14, 1957 acting on Alt. Applic. 301-57, reads:

"A4. Objection repeated. Provide 2 off-street loading berths. Art. IV, Sec. 19A, Subd. (b) (5) of Zoning Resol.

A5. Objection repeated. Area of existing inner court may not be reduced. (Note: Wall of new extension encroaches 13' 7" x 0' 10" on Court). Art. IV, Sec. 19(e), Zon. Resol.

A6. Objection repeated. That portion of existing building, directly opposite new structure, which sets back 2 inches from the street lot line may not be counted as excess height. Correct computations accordingly. Art. IV, Sec. 9(e) Zon. Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 170 foot frontage by 100 feet 10 inches and 100 feet 5 inches in depth; that it is proposed to erect a 15 story extension to the 19 story and penthouse Berkshire Hotel which is located on the northwest corner of Madison Avenue and 52nd Street; that the existing 19 story and penthouse building is on a plot 95 feet by 100 feet 10 inches, and the proposed extension will be on an adjoining plot 75 feet by 100 feet 5 inches; that there are at present on the said plot two 2-story buildings, each with a one story extension covering the entire plot to the rear property line, which buildings will be demolished to make room for the new extension; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board finds as to Objection A4 that it would be unfair to require the two loading berths because the use of such extension has no possible need of such berths and to require them in the extension would not be equivalent to placing them in the present hotel; that the Board finds that while it is sympathetic to the purposes of Section 19A that the provisions of Section 19A subdivision j indicates that the Legislature recognized that there were cases where these requirements would not be proper or fair; that in this case the usual removal of refuse at night is, in the opinion of the Board, an adequate substitute; and

WHEREAS, as to Objection A5 the Board finds that there is substantial compliance; that as to Objection A6 the Board finds that it was not intended to deprive an owner of the extra height calculation benefits merely because a building alongside or opposite happens to be constructed slightly behind the street line; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant relief under Section 19A subdivision 5 as to Objection A4 and under Section 21 as to Objections A5 and A6 and is entitled to relief under Section 21 as to area on the ground of practical difficulty.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under Section 21 and Section 19A subdivision j to permit the omission of loading berths and extension of area substantially as proposed and as shown on plans filed with this application

MINUTES

marked "Received June 14, 1957," 19 sheets, and "September 19, 1957," 5 sheets, *on condition* that in all other respects the building and occupancy shall comply with the requirements of the Administrative Building Code, the Zoning Resolution, the Multiple Dwelling Law and all other laws and rules applicable thereto other than as modified under Cal. No. 485-57-A on January 21, 1958 as to Section 26, paragraphs 2, 6 and 8a and Section 27 paragraph 26 of the Multiple Dwelling Law; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

615-57-BZ

APPLICANT—Paul Friedman, for E. M. J. Realty Corp., owner.

SUBJECT—Application September 6, 1957, decision of the Borough Superintendent, under sections 7e, 7h and 7A of the Zoning Resolution, to permit on a plot partly in a restricted retail and partly in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, non automatic car washing, minor repairs with hand tools only, office, sales and storage of auto accessories, and parking and storage of more than five motor vehicles, with ground sign in restricted retail district, and with a sign on building fronting on 154th Place within 75 feet of a residence use district, for a stated term of fifteen years.

PREMISES AFFECTED—154-11 Horace Harding Expressway (154-01 to 154-19), north side, from Kissena Boulevard and 154th Place; 60-11 to 60-15 Kissena Boulevard and 59-46 to 59-52 154th Place, Block 6731, Lots 1 and 6(1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 17, 1957 after due notice by publication in the Bulletin; laid over to January 14, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 154th Place and Horace Harding Expressway are in restricted retail and residence use, D area, class 1 height districts; Kissena Boulevard is in a restricted retail use, D area, class 1 height district; that as of July 25, 1916 the property was zoned as a business use district; that on September 18, 1947 the portion of the property more than 100 feet from Kissena Boulevard was changed to a retail district; that on October 20, 1955 the entire property was changed to a restricted retail district except for the small 8 foot by 100 foot portion which was changed to a residence district; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated August 27, 1957 acting on N. B. Applic. 2429-57, reads:

"1. Proposed installation of gasoline service station, lubritorium, car washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, and parking and storage of more than 5 motor vehicles within a Restricted Retail Use district and extending into a Residence Use district is contrary to Art. II, Sec. 3 and Sec. 4B of the Zoning Resolution.

2. Proposed ground sign within a Restricted Retail Use district is contrary to Art. II, Sec. 4B of the Zoning Resolution.

3. Proposed sign on building fronting on 154th Place, within 75 feet of a Residence Use district is contrary to Art. II, Sec. 7-A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be obtained on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e for a term of fifteen years to permit the premises to be occupied as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received September 6, 1957", 2 sheets, and "September 24, 1957", one sheet, *on condition* that all buildings and uses shall be removed and the premises shall be graded substantially to the grade as established for the service road of Horace Harding Boulevard as reconstructed; that if the grade does not permit the premises to be arranged as herein described revised plans showing grade conditions shall be submitted for the Board's further consideration; that the accessory building shall be at the location and of the design as shown on such plans, without cellar and faced on all sides with face brick; that along the rear lot line except where the proposed accessory building is to be located there shall be a face brick masonry wall with steel pickets to a total height of 5 feet 6 inches and with masonry terminating posts as shown on plans above cited; that such fence shall be continued without opening therein along the street line of 154th Place with suitable terminating post of masonry at the service road line; that pumps shall be of an approved low type and erected where shown not nearer than fifteen feet to any street line; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that curb cuts shall be limited to three thirty foot wide to the service road of Horace Harding Boulevard and one of similar width to Kissena Boulevard; that no part of any curb cut shall be nearer than five feet to a lot line as prolonged at right angles; that at the intersection of the service road and Kissena Boulevard there shall be maintained a block of concrete which may be segmental in shape extending for five feet (not four feet as shown) along either street line and not less than twelve inches in height; that the sidewalks and curbs shall be constructed to the satisfaction of the Borough President and the Triborough Bridge Authority; that the premises where unbuilt upon shall be paved with concrete or asphaltic pavement; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to permanent signs attached to the southerly facade of the accessory building prohibiting all temporary signs and advertising devices of every nature but permitting the erection within the premises at the intersection of the service road and Kissena Boulevard of a post standard for supporting a sign advertising solely the brand of gasoline sold and permitting such sign to have two leaves, one at right angles to Kissena Boulevard and one at right angles to the service road; that under Section 7h there may be parking for a similar term on such open spaces as will not interfere with the servicing of the station; that under Section 7i there may be minor repairing with hand tools only for adjustments carried on solely within the accessory building; that under Section 7A any sign or show window within seventy-five feet of a residence district may be permitted under the safeguards herein required; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

MINUTES

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 11, 1958, 10 A. M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 28, 1958, were approved as printed in the Bulletin of February 4, 1958, Vol. 43, No. 5.

390-27-BZ—Vol. VI

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. VI—re decision of the Borough Superintendent under sections 7c and 7i of the zoning resolution, to permit partly in a residence use district and partly in a business use district, the additional uses of minor auto repairs with hand tools only maintained solely within the accessory building and the parking of motor vehicles awaiting service at an existing gasoline service station, lubritorium and auto laundry previously granted by the board.

PREMISES AFFECTED—73-38 to 73-42 Cooper Avenue, south side, 22.29 feet west of 74th Street, Block 3811, Lot 58, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: Emily Zeigler, Elizabeth Harwick, Mrs. Matilda Assimus and Mrs. Max Epting.

ACTION OF BOARD—Laid over to March 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

313-33-BZ—Vol. III

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened January 15, 1957 as Vol. III—re decision of the Borough Superintendent under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, sales space, service parking, motor vehicle repairs, with hand tools only, and with a curb cut on 39th Street.

PREMISES AFFECTED—38-06 Greenpoint Avenue, southwest corner of 50th Avenue, Block 212, Lot 23, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Carr.

For Opposition: None.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to February 25, 1958, at 10 A. M. for inspection and decision; hearing closed.

300-56-BZ

APPLICANT—Harry A. Yarish, for Macdonald Holding Corp., owner.

SUBJECT—Application reopened November 26, 1957 for consideration for setting of date for additional hearing as required by Court—decision of the Borough Superintendent previously granted on condition under section 7c of the zoning resolution, permitting in a business and residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—405-417 McDonald Avenue, east side, 300 feet south of Albemarle Road and 298-306 East 2nd Street, Block 5334, Lots 26 and 84, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to February 18, 1958, at 10 A. M. for inspection and decision.

122-57-BZ

APPLICANT—Larry Meltzer, for Charles Macaluso, owner.

SUBJECT—Application February 13, 1957—decision of the Borough Superintendent under sections 7a and 21 of the zoning resolution, to permit in a residence use, C area district, the erection of an extension of the existing ornamental shop exceeding the permissible area in a C area district.

PREMISES AFFECTED—8509 Bay 16th Street, east side, 100 feet north of 86th Street, Block 6343, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer and Charles Macaluso.

For Opposition: John Rocco.

ACTION OF BOARD—Laid over to March 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

241-57-BZ

APPLICANT—Max Wechsler, for Faith for Today, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent under sections 7c and 7h of the zoning resolution, to permit in a residence use district, the erection of a two story and cellar extension to an existing structure and extend the present use of storage, office, church practice and bedroom to include dining room, kitchen, printing shop, garage, classroom and parking.

PREMISES AFFECTED—108-43 71st Avenue, north side, 100 feet west of 110th Street, Block 2223, Lot 44, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Max Wechsler, W. Fagal and Dr. Hartman.

For Opposition: Richard C. Murphy and James M. Saulpaugh, Jr.

ACTION OF BOARD—Laid over to February 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

319-57-BZ

APPLICANT—Mathew Manes, for William Rueck and Minnie A. Dunlop, owners; Sun Oil Co., lessee.

SUBJECT—Application April 22, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, lubritorium, office, sale of auto accessories and parking of cars awaiting service, with curb cuts and show windows within 75 feet of a residence zone and the erection of post standards and illuminated signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—253-02 to 253-26 Hillside Avenue, 84-02 to 84-10 Little Neck Parkway, southwest corner and 84-01 to 84-09 253rd Street, Block 8607, Lot 180 (tentative), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Arthur M. Laufer.

For Opposition: None.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for further hearing, applicant to send notice to all owners by regular mail, to consider additional facts.

339-57-BZ

APPLICANT—James E. Casale, for Ingeborg de Beausacq, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence use district, a photographer's studio on the first floor of an existing three story, two family dwelling.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Alvin F. Gunther and Ingeborg de Beausacq.

For Opposition: None.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

340-57-A

APPLICANT—James E. Casale, for Ingeborg de Beausacq, owner.

SUBJECT—Application April 11, 1957—Appeal from a decision of the Borough Superintendent, re egress, garage, non-fireproof building.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Alvin F. Gunther and Ingeborg de Beausacq.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

376-57-BZ

APPLICANT—Leonard F. Rothkrug, for A.C.A. Auto Sales, Inc., owner. (Successor to Torlim Realty Corp.)

SUBJECT—Application May 7, 1957—decision of the Borough Superintendent, under sections 7e and 7i of the zoning resolution, to permit in a residence use district, the erection and maintenance of a motor vehicle repair shop and to permit the sale and display of new and used cars and new and used auto parts on the unbuilt upon portion of the premises for a term of ten (10) years.

PREMISES AFFECTED—2735-2743 Cropsey Avenue, east side, 34 feet 7¾ inches north of Bay 47th Street, Block 6914, Lots 75, 76 and 78, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to March 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

392-57-BZ

APPLICANT—Samuel S. Arlen, for Scalbert Associates, Morris and Morton Pickman, partners.

SUBJECT—Application May 9, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash non-automatic, auto repairs with hand tools only, office, storage, sales and parking of motor vehicles awaiting service with a business sign in a residence use district and a curb cut in excess of 30 feet.

PREMISES AFFECTED—221-11 Horace Harding Expressway, northeast corner of Springfield Boulevard, Block 7520, Lot 150, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Opposition: Samuel Bodian for Park Dept. and Triborough Bridge & Tunnel Authority, Philip Carver, Joseph L. Nago, M. Rosenberg and Zelo Carver.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to February 25, 1958, at 10 A. M. for applicant to file plan and further information as to school site.

432-57-BZ

APPLICANT—Theodore A. Taylor, for Triax Corporation, owner. (R.M.C. Associates, lessee).

SUBJECT—Application June 7, 1957—decision of the Borough Superintendent, under section 7a of the zoning resolution, to permit in a residence use district, the erection of a one story extension to the rear of an existing multiple dwelling and extend the business use on the first floor.

PREMISES AFFECTED—236 East 75th Street, south side, 175 feet 1 inch west of 2nd Avenue, Block 1429, Lot 32, Borough of Manhattan.

APPEARANCES—

For Applicant: Theodore A. Taylor, Matthe G. Ely, Richard H. Koch, Robert Asen and Joseph Lau.

For Opposition: Frank Rossini and William C. Woodson.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to February 18, 1958, at 10 A. M. for applicant to consult with Building Department as to objections as to the Multiple Dwelling Law and for inspection.

464-57-BZ

APPLICANT—Andrew DiCamillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a E area district the erection of an extension on the front of the present two story building with less than the required setback and a rear extension encroaching on the required rear yard.

PREMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew DiCamillo.

For Opposition: Herbert A. Runsdorf.

ACTION OF BOARD—Laid over to March 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

465-57-A

APPLICANT—Andrew DiCamillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—Appeal from a decision of the Borough Superintendent, re frame walls and openings within 3 feet of lot line.

PREMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew DiCamillo.

ACTION OF BOARD—Laid over to March 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

539-57-BZ

APPLICANT—Casper P. Colla, for Anthony DiGiovanni, owner.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection of a one story extension to an existing building and maintain a gasoline service station, auto repair shop, auto safety inspection, auto laundry (non-automatic), lubritorium, sale of auto accessories and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—141-145 Throop Avenue and 199-203 Hopkins Street, northeast corner, Block 1723, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over, date to be set, for new applicant to file authorization.

593-57-BZ

APPLICANT—John F. Fitzsimons, for Peter Kalopodis, owner.

SUBJECT—Application August 12, 1957—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a local retail use district, the erection of a gasoline service station with accessory use of

MINUTES

lubritorium, non automatic auto laundry, minor auto repairs with hand tools only and the parking of cars awaiting service.

PREMISES AFFECTED—43-15 Ditmars Boulevard and 21-74 to 21-82 45th Street, northwest corner, Block 784, Lot 64, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: Nicholas Ferraro, Edward T. Clancy, John Holdorf, Eugene Foley, Sarina Raffa, Felice De Stafano, Maria Badame, Margaret Hanna, Julie Boos and John Ballarimo.

ACTION OF BOARD—Laid over to March 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

595-57-BZ

APPLICANT—Charles V. Halley, Jr. for 236 Riverdale Realty Corp., owner.

SUBJECT—Application August 13, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the zoning resolution, to permit in a residence district, the parking of motor vehicles for patrons using the retail shopping area.

PREMISES AFFECTED—581-587 West 235th Street, northwest corner of Netherland Avenue, Block 3409, Lots 545 and 546, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over, date to be set for inspection and decision; hearing previously closed.

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners (City of New York owner as of filing date).

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic), minor auto repairs with hand tools only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to March 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

772-57-BZ

APPLICANT—Charles M. Spindler, for Sam Piazza, owner.

SUBJECT—Application October 29, 1957—decision of the Borough Superintendent, under section 7f of the zoning resolution, to permit in a retail use district, the installation of motor fuel tanks and pumps for marine sale and use in conjunction with the existing boat sale and repair business.

PREMISES AFFECTED—45-73 Soundview Avenue, south side, 217.60 feet east of Pugsley Avenue, Block 3435, Lot 3 and Block 3436, Lot 44, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler and Sam Piazza.

For Opposition: None.

ACTION OF BOARD—Laid over to February 25, 1958, at 10 A. M. for applicant to furnish further information; hearing closed.

779-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Tira Holding Corp., owner.

SUBJECT—Application October 30, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—137-21 to 137-29 (137-25 official) Jamaica Avenue, north side, from 138th Street to Van Wyck Expressway; 88-46 to 88-56 138th Street and 88-47 to 88-53 Van Wyck Expressway, Block 9618, Lot 30, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Edward F. Krummel, Kay Pizzella, Elsie Taggart, Mary Cappa, Eleanor Scagnelli, Sophie Tom-anelli, Leo W. Boller and Charles K. Ruhl.

ACTION OF BOARD—Laid over to March 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

796-57-BZ

APPLICANT—Charles M. Spindler, for Forald Realty Corp., owner.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing—non automatic, office, sale of auto accessories, minor auto repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station for a stated term of fifteen (15) years.

PREMISES AFFECTED—74-02 to 74-16 Yellowstone Boulevard (74-10 official), east side, 94.19 feet north of Nausen Street, Block 3178, Lot 70, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Henry Levine, John Zengel and Louis Lehrman.

ACTION OF BOARD—Laid over to March 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

326-57-BZ

APPLICANT—Burke, Green and Groh, for Leon Bernstein, owner.

SUBJECT—Application April 24, 1957—decision of the Borough Superintendent under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five motor vehicles.

PREMISES AFFECTED—61-19 Fresh Meadow Lane, east side, 4055 feet south of 64th Avenue, Block 6902, Lot 18, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

22-29-BZ—Vol. III

APPLICANT—Paul Friedman, for Adeline Zagarino, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. III—decision of the Borough Superintendent, under sections 7f, 7c, 7h, 7i and 7A of the Zoning Resolution, to permit on a plot located in a retail use district, the erection and maintenance of a gasoline service station, lubritorium,

MINUTES

car washing, non-automatic, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) car awaiting service with show windows, signs and curb cuts within 75 feet of a residence use district, and with ground signs in a retail use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—134-31 to 134-39 (134-35 official) 101st Avenue and 97-32 to 97-40 Van Wyck Expressway, northwest corner, Block 9483, Lot 30, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on September 24, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 7, 1958 after due notice by publication in the Bulletin; laid over to February 11, 1957, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Van Wyck Expressway and 134th Street are in retail and residence use, D and E area, class 1 and class ½ height districts; 101st Avenue is in retail and business use, D area, class ½ height district; 97th Avenue is in a residence use, E area, class 1 height district; that as of July 25, 1916 the property was zoned as a business use, one times height and a D area district; that the present retail use designation for the property became effective on May 23, 1957; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated August 1, 1957 acting on N.B. Applic. 2431-57, reads:

"1. Installation of gasoline station, lubritorium, car washing (non-automatic), minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than 5 cars awaiting service on a plot located in a Retail use district is contrary to Art. II Sec. 4A of the Zoning Resolution.

"2. Proposed show window, signs and curb cuts within 75 ft. of a Residence use district is contrary to Art. II Sec. 7A of the Zoning Resolution.

"3. Proposed ground sign in a Retail use district is contrary to Art. II Sec. 4A of the Zoning Resolution.

and

WHEREAS, the applicant states that the premises consist of a plot, 103.10 feet frontage by 118.74 feet in depth, presently developed with an 18 foot by 24 foot, one story restaurant, for which Certificate of Occupancy No. Q8008 was issued on November 5, 1939, located at the front of the lot near the intersection of Van Wyck Expressway and 101st Avenue; that it is proposed to remove the existing one story restaurant building and to erect and maintain for a stated term of fifteen years a parkway type gasoline service station, lubritorium, non-automatic car wash, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five cars awaiting service, with show windows, signs and curb cuts within 75 feet of a residence use district, and with ground sign in a retail use district; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district

regulations of the zoning resolution and that the application be and it hereby is granted under Section 7f for a term of fifteen years as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received December 20, 1957", 4 sheets, on condition that all buildings and uses now on the premises shall be removed and the premises shall be leveled to the grade of the service road of Van Wyck Expressway and 101st Avenue and shall be arranged and constructed substantially as indicated on such plans filed with this application above cited; that the accessory building shall be located where shown and shall be of the general design as indicated; that there shall be no windows on the rear or side lot lines to adjoining premises; that the accessory building shall have no cellar and in all other respects shall comply with the requirements of the Building Code; that pumps shall be of a low approved type erected not nearer than fifteen feet to a street building line; that there may be twelve 550 gallon approved gasoline storage tanks; that curb cuts shall be restricted to two curb cuts each 30 feet in width to 101st Avenue and two of similar width to Van Wyck Expressway service road; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that on the lot line to the west there shall be erected a two foot high masonry wall with a steel picket fence above to a total height of not less than five feet six inches; that a similar wall shall be constructed on the north lot line where walls of the proposed accessory building do not occur; that in front of such wall there shall be a planting area as indicated with suitable planting and properly protected with curbing eight inches in height and six inches in width; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and advertising devices but permitting the erection at the intersection of a post standard for supporting a sign which may have two leaves advertising only the brand of gasoline on sale and permitting such leaves to extend beyond the building line for a distance of not more than four feet; that the premises where not occupied by the accessory building and pumps and planting shall be paved with concrete or asphaltic pavement; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that under Section 7e there may be for a similar term parking of motor vehicles on such spaces as are unbuilt upon where such parking will not interfere with the servicing of the station; that under Section 7A any show windows or signs or curb cuts herein permitted shall be permitted; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

44-35-BZ—Vol. IV

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner; Arthur O. Leuck, lessee.

SUBJECT—Application reopened January 8, 1957 as Vol. IV—decision of the Borough Superintendent, under sections 21 and 7h of the Zoning Resolution, to permit in a business use district, the extension of the yard area of the existing legal gasoline service station to include the present use of the parking of more than five (5) motor vehicles for a term to run concurrently with the term of the variance.

PREMISES AFFECTED—46-01 Laurel Hill Boulevard and 50-77 46th Street, northeast corner, Block 2296, Lots 1 and 81, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: Joseph Spencer, Mary C. Kelshan, Margaret Pettit, Mary McKenna, Catherine O'Hara, Catherine Mahoney and Dan Keeshan.

ACTION OF BOARD—Resolution amended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on January 8, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 4, 1958 after due notice by publication in the Bulletin; laid over to February 11, 1958, at request of objector, applicant concurring; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Laurel Hill Boulevard are in a business use, B area, class 1½ height district; 46th Street and 47th Street are in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated October 3, 1957 acting on Alt. Applic. 2539-56, reads:

"1. The proposed extension of the existing gasoline service station, lubrication, minor repairs & car washing, to include the parking of more than 5 cars on both lots, is contrary to the decision of the Board, re Cal. 44-35-BZ & is contrary to Art. 2 Sec. 4 of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 116.6 feet frontage by 81.4 feet and 25 feet in depth, irregular; that the present building was erected in 1948; that a temporary Certificate of Occupancy, No. Q-61566, expiring October 6, 1963 was issued for lot No. 1 for gasoline service station, lubrication, minor motor vehicle repairs and car washing, and permanent Certificate of Occupancy No. Q-104658 was issued for the parking and storage of more than five motor vehicles; that permits for curb cuts totaling 105 feet were issued under the following numbers: No. 215497 dated July 3, 1935 for 75 feet and No. Q-147 dated September 1, 1956 for 30 feet; that it is proposed to add lot 81 to the present lot No. 1 and thus increase the yard area of the gas station by some 3,640 square feet, and remove the brick wall with the wood fence which is at the easterly lot line of lot No. 1; that this additional area will be properly graded and covered with an asphalt binder; and

WHEREAS, it appears that the parking lot is already permitted by the Department of Buildings and there is no occasion to assume jurisdiction of this parking lot as an accessory use.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 8, 1949, under Volume III, as thereafter amended by resolution adopted November 1, 1949 by adding thereto:

that in the event the owner desires to operate the gasoline station and the parking lot jointly, the existing wall separating the gasoline station from the parking lot may be removed provided there is no extension of the gasoline station into the space now used for the parking lot as shown on plans filed with this application marked "Received October 8, 1957", 4 sheets, with the exception that the additional curb cut shown from Laurel Hill Boulevard, toward the east, with a width of 14 feet shall not be constructed; that there shall be no additional curb cut other than those now existing for the present parking lot and the gasoline station; that all requirements of the Department of Buildings as to the installation of walls on the building lines and all other lot lines, other than the lot lines between the gasoline station and the parking lot shall be maintained; that driving over the parking lot to reach the gasoline station from the present thirty foot curb cut of the parking lot may be permitted as long as there is no portion of the gasoline station use extended to the lot now used for parking; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

904-46-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7i, 7e, 7f of the zoning resolution, to permit in a business use district, the extension of the present use of gasoline service station, lubritorium and auto laundry to include minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—2018-2032 Stillwell Avenue, northwest corner of 86th Street, Block 6860, Lot 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 10, 1957, subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 11, 1957 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Stillwell Avenue, 85th Street, 86th Street and 25th Avenue are in a business use, D area, class 1 height district; that on July 25, 1916 the subject premises were located in a business use district, class one height and D area; that there have been no zoning changes and there is no contravention of Sections 21A and 7A of the Zoning Resolution; and

WHEREAS, the decision of the Borough Superintendent, dated July 9, 1957 acting on Alt. Applic. 4020-56, reads:

"1. Proposed addition of minor auto repairs with hand tools only and parking of cars awaiting service to existing gasoline service station, lubritorium and auto laundry, in a Business Zone, is contrary to Art. II Par. 4a, sub-sections 29 and 46 of the Zone Resolution.

"2. Premises were subject of the Bd. of S&A variance under Cal. No. 904-46-BZ for a term of ten (10) years expiring February 4th, 1957. Proposed extension of the term of the variance is referred to the Bd. of S&A.

"3. Curb cuts are not in accordance with Bd. of S&A variance under Cal. No. 904-46-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 133 feet 8½ inches frontage by 97 feet 2½ inches and 91 feet 9¾ inches in depth, triangular; that it is proposed to include the additional uses of minor auto repairs with hand tools only, maintained solely within the accessory building, and the parking of motor vehicles awaiting service at an existing gasoline service station, lubritorium and auto laundry, previously granted by the Board under subject application for a term of ten years on February 4, 1947; that the term of the variance granted February 4, 1947 expired on February 4, 1957 and this application includes the request for an extension of the term of said variance, including the additional uses, for an additional period of fifteen years; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i as to

MINUTES

objection 1 to permit motor vehicle repairing using hand tools only for adjustments maintained solely within the accessory building as shown on plans filed with this application marked "Received July 23, 1957, three sheets," for a similar term as herein permitted for the main use of a gasoline service station; that as to objection number two, that the term as stated in the resolution as adopted by the Board on February 4, 1957, under Section 7f for a term of ten years is hereby amended so as to read under Section 7f thereof for a term of ten years from the date of this resolution; that the provision covering curb cuts previously permitted under the resolution as adopted by the Board on February 4, 1947, is hereby amended to read as to objection 3, "and two curb cuts to Stillwell Avenue, one, thirty feet including splays, and one thirty-three feet, including splays, and two curb cuts to 86th Street, each 30 feet in width, including splays;" that there may be parking of cars for a similar term provided such parking does not interfere with the servicing of the station; that in all other respects the resolution adopted by the Board on February 4, 1947 as thereafter amended by resolution adopted through May 16, 1950, shall be complied with; that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this amended resolution.

55-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Rainbow Improvement Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a restricted retail and retail use district, the extending of the present use of parking and storage of pleasure cars only by adding thereto, office, scale room, display of new and used cars and trucks, sale of used auto parts, minor auto repairs, storage, purchase and sale of scrap metals, parking and storage of cars and trucks.

PREMISES AFFECTED—813-845 East 59th Street and 5902-5908 Glenwood Road, southeast corner; 829-843 Paerdegat Avenue and 1784-1800 Ralph Avenue, Block 7979, Lots 110, 139, 151 and 161, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene Ginsberg and Frank Siclari.

For Opposition: Christina Catanzaro, V. Catanzaro, Salvatore Catanzaro and Joseph L. Rosenberg.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley... 2
THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 24, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 14, 1958 after due notice by publication in the Bulletin; laid over to February 11, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Paerdegat Avenue and Glenwood Road are in restricted retail and retail use, D area, class 1 height districts; East 59th Street is in a restricted retail use, D area, class 1 height district; Ralph Avenue is in a retail use, D area, class 1 height district; that as of July 25, 1916 the premises was in an undetermined use district and was placed in a business use district on August 14, 1943 and then changed to its present use designation on March 7, 1949; and

WHEREAS, the decision of the Borough Superintendent, dated August 9, 1957 acting on N.B. Applic. 1463-57, reads:

"1. Proposed office, scale room, sale and display of new and used cars and trucks, sale of used auto parts, minor auto repairs, storage, purchase and sales of scrap

metal and parking and storage of cars and trucks, within a Restricted Retail and Retail district, is contrary to Art. 2, Sect. 4A and 4B of Zoning Resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 227 foot, 93/4 inch frontage by 79 feet, 10 1/4 inches in depth, irregular, now being used for parking and storage of pleasure cars only; that this use was established under Alt. Applic. 4788-1952 and Cal. No. 55-53-BZ, for a temporary period of five years; that Certificate of Occupancy No. 139612 was issued for said use, to expire June 23, 1958; that it is proposed to secure a variance for a temporary period of ten years in order to maintain the present legal use of parking and storage of pleasure cars only, and add the uses of parking and storage of trucks, office, scale room, sales and display of new and used cars and trucks, sales of used auto parts, minor auto repairs, storage, purchase and sales of scrap iron; that the contemplated scale room and office building will be one story in height, of class 3 construction, with a frontage of 12 feet and a depth of 22 feet; that the truck scale will be flush with the ground; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e for a term of five years to permit the premises to be occupied substantially as proposed and shown on plans filed with this application marked "Received September 4, 1957," 4 sheets, and revised plans marked "Received January 21, 1958," one sheet, showing the new location of the metal storage yard on condition that the storage of scrap iron shall be confined solely to the area facing on Ralph Avenue for a distance of 140 feet and a depth of one hundred feet; that a woven wire fence not less than six feet in height shall be constructed on all sides of this area and shall be covered with corrugated metal to a total height of not less than eight feet; that on all other lot lines where shown on such revised plan marked "Received January 21, 1958" woven wire fences of the chain link type not less than five feet six inches in height shall be erected; and one curb cut to Glenwood Road not over 14 feet in width each, with no curb cut to Paerdegat Avenue or East 59th Street; that the premises shall be surfaced with steam cinders or clean gravel and treated with a binder and properly rolled; that in all other respects all laws, rules and regulations applicable to the building and occupancy shall be complied with; that the premises shall be occupied during the normal business hours and if they are occupied in the evening or night hours suitable lighting shall be provided; that under Section 7h, for a similar term, the parking and storage of motor vehicles may be permitted; that there may be permitted a sign attached to the fence near the entrance not over three feet six inches containing the rates charged and such information as may be required by the Commissioner of Licenses; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

859-53-BZ—Vol. II

APPLICANT—Samuel S. Arlen, for James Alan Building Corp., owner.

SUBJECT—Application January 11, 1957, decision of the Borough Superintendent, under sections 19Aj and 21 of the Zoning Resolution, to permit in a business and residence use district, the elimination of a required loading bay used as an accessory to twelve existing stores and to

MINUTES

construct a store thus increasing the number of stores to thirteen.

PREMISES AFFECTED—138-38 to 138-54 84th Drive and 138-01 to 138-07 Queens Boulevard, southeast corner, Block 9649, Lot 44, Briarwood, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Opposition: Samuel Bodian for City Construction Coordinator.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 5, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 7, 1958 after due notice by publication in the Bulletin; laid over to February 11, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 84th Drive and 86th Avenue are in business and residence use, D area, class 1 height districts; Queens Boulevard is in a business use, D area, class 1 height district; 139th Avenue is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 17, 1956 acting on Alt. Applic. 2500-56, reads:

"1. The proposed change in the arrangement to convert the loading bay to a retail store is contrary to Board of Standards and Appeals Res. Cal. #859-53-BZ and is referred back to the Board for reconsideration."

and

WHEREAS, the applicant states that the premises consist of a plot, 200.93 feet frontage by 63.73 feet and 93.31 feet in depth, irregular, and presently improved with a one story brick and cellar building of class 3 construction, containing twelve stores; that it is proposed to alter the building by removing the overhead door, replacing same with standard type show windows, thus converting the loading bay into a retail store for use similar to that of the remainder of the building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954, as thereafter amended by resolutions adopted through October 4, 1955, by adding thereto:

"that in the event the owner desires to construct a store in the area of the premises now occupied for loading platform substantially as proposed and shown on plans filed with this application marked "Received January 11, 1957," 5 sheets, and "October 9, 1957," one sheet, he may be permitted to do so provided that in all other respects the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

748-55-BZ

APPLICANT—O'Dwyer and Bernstein, for Michael O'Grady, owner.

SUBJECT—Application September 22, 1955—decision of the Borough Superintendent under section 7e and 7h of the zoning resolution, to permit in a residence use district, the construction and maintenance of a gasoline service station, lubritorium, car wash, minor repairs with hand tools only, parking for motor vehicles awaiting service, and the licensed off street parking of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—262-290 Sheridan Avenue, 1149-1159 Belmont Avenue, northwest corner and 555-567 Lincoln Avenue, Block 4238, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank Durkin and Michael O'Grady.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 10, 1957 after due notice by publication in the Bulletin; laid over to January 14, 1958, for hearing, at request of attorney for objectors; then to February 11, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Conduit Boulevard, Sheridan Avenue and Lincoln Avenue are in a residence use, C and D area, class 1 height district; that as of July 25, 1916 the premises were zoned for business use on all portions within 100 feet of Conduit Boulevard and all portions within 100 feet of Belmont Avenue, the balance being zoned for residence use; that on May 15, 1941 all of the subject premises was placed in a residence use district; and

WHEREAS, the decision of the Borough Superintendent, dated October 15, 1957 acting on N.B. Applic. 1320-55, reads:

"1. Proposed building and premises in a Residence Zone, to be used for gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair shop with hand tools only, auto inspection station, parking and storage of motor vehicles and office and sales of auto accessories, is contrary to Article II, PP. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 237 feet 3 $\frac{3}{8}$ inches frontage by 260 feet, irregular in depth, and presently unimproved; that it is proposed to erect and maintain, for a stated term of fifteen years, a gasoline service station with lubritorium, auto laundry, minor repairs with hand tools only, auto safety inspection station, open parking for cars awaiting service and licensed off street parking facilities; that space will be provided for the parking of approximately 125 cars in an area where the streets are presently congested by the parking of cars from numerous points on Long Island, which presently use the Euclid Avenue station of the Independent Subway; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e and h for a term of fifteen years *on condition* that the premises shall be erected and maintained substantially as shown on plans filed with this application marked "Received October 18, 1957," 3 sheets; that on the southerly lot line from Lincoln Avenue along the line of the easement toward the westerly lot line there shall be erected a brick wall not less than five feet six inches in height; that along the building line of Lincoln Avenue to a point approximately forty feet from the building line of Conduit Avenue there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of not less than five feet six inches and similar fences shall be erected on the building lines of Belmont and Sheridan Avenues, where shown, with suitable terminating posts; that curb cuts shall be restricted to four curb cuts to Conduit Avenue each not over 30 feet in width and with no

MINUTES

curb cut nearer than five feet to an intersection and one existing curb cut to Lincoln Avenue not more than thirty feet in width and one proposed curb cut to Sheridan Avenue also not over thirty feet in width, with no curb cut nearer than five feet to an intersection; that gasoline storage tanks shall be restricted to twelve 550 gallon approved tanks, as shown; that pumps shall be of a low approved type erected not nearer than fifteen feet to the street building line of Conduit Avenue; that where not occupied by the accessory building and pumps the premises shall be surfaced with concrete or bituminous pavement; that under Section 7h the parking and storage of motor vehicles, for a similar term, may be permitted; that suitable bumpers shall be installed and maintained along all lot lines where fences occur for the protection of such fences; that in all other respects all laws, rules and regulations shall be complied with; that the accessory building shall be faced with face brick, as shown; that the easement from Lincoln Avenue shall be for access by the people in the houses to the south; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

661-56-BZ—Vol. II

APPLICANT—S. Jules Lakin, for S. Jules Lakin and M. L. Bennett, owners.

SUBJECT—Application reopened October 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, minor auto repairs with hand tools only, and parking of cars awaiting service, for a stated term of fifteen (15) years with ground sign in the retail use district.

PREMISES AFFECTED—92-10 Astoria Boulevard, southeast corner of 92nd Street, Block 1366, Lot 32, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Murray Stockman and Joseph B. Lynch.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley... 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 8, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 14, 1958 after due notice by publication in the Bulletin; laid over to February 11, 1958 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 92nd street are in retail and residence use, C and D area, class $\frac{1}{2}$ and class $\frac{3}{4}$ height districts; 93rd Street is in retail and residence use, C and D area, class $\frac{3}{4}$ height districts; Astoria Boulevard is in a retail use, C area, class $\frac{1}{2}$ and class $\frac{3}{4}$ height district; 30th Avenue is in a residence use, D area, class $\frac{1}{2}$ and class $\frac{3}{4}$ height district; and

WHEREAS, the applicant states that at the present time the plot is included in a retail use district to a depth of 100 feet parallel with Astoria Boulevard, with a small portion or irregular gore located at the southwest corner of the plot being included in a residence use district; that the portion of the plot within the residence use district will not be used for service station purposes other than fence walls and planted area; that 100 feet of the plot in question is presently included in a $\frac{1}{2}$ class height with the balance of said plot, together with the remaining part of the entire block, being zoned for class $\frac{3}{4}$ height; that the frontage of the plot along Astoria Boulevard to a depth of 100 feet parallel with same is included in a class

C area, with the balance of the plot under consideration and the remaining part of the block, zoned for class D area; that on July 25, 1916 Astoria Boulevard, to a depth of 100 feet, was included in a business use district, with the balance of the block south to 30th Avenue zoned for residence use; that the entire block was zoned class 1 height and C area; that the business use was changed to retail zone on an amendment effective May 4, 1953; that there was no change in the residence use; that the height changes were effective on July 31, 1947 and the area changes were included in the same amendment; that there is no contravention of section 21A and 7A; that there will be no entrance to the proposed station on 92nd Street; and

WHEREAS, the decision of the Borough Superintendent, dated November 15, 1957 acting on N.B. Applic. 349-56, reads;

"1. The erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs with hand tools only and the parking of motor vehicles awaiting service, on a plot partly in a residence use district and partly in a retail use district is contrary to Art. II, Sections 3 and 4A of Zoning Resolution.

2. The erection of a ground sign (brand sign advertising gasoline to be sold) in a retail use district is contrary to Art. II Section 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 140.8 foot frontage by 113 feet and 64 feet in depth, now vacant, except for two billboards erected in 1947; that it is proposed to erect and maintain a gasoline service station, lubritorium, non-automatic auto laundry, minor auto repairs with hand tools only for adjustments, and the parking of motor vehicles awaiting service for a term of fifteen years; that it is also proposed to erect a brand sign advertising the gasoline sold; that this sign will be located near the intersection and will overhang the lot line of Astoria Boulevard not more than four feet; that it is proposed to erect a one story, no cellar accessory building finished on two street fronts with face brick; that it is also proposed to install twelve 550 gallon gasoline tanks and one concrete pump island with three low approved type gasoline dispensing pumps; that there will also be erected, along the interior lot lines, a 4 foot 6 inch high woven wire fence of the chain link type on a one foot high masonry base, and a similar type fence will be erected, for a minimum distance of about 58 feet, along the street lot line of 92nd Street; that the plot, where not occupied by building and planted spaces, will be paved with asphaltic concrete; that it is also proposed to repair or construct sidewalks and curbs on both streets and install two 30 foot curb cuts on Astoria Boulevard; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e and f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e and f for a term of fifteen years to permit the premises to be occupied as a gasoline service station and uses accessory thereto substantially as proposed and shown on plan filed with this application marked "Received November 27, 1957," 4 sheets, on condition that the premises, where not occupied by the accessory building and pumps, shall be surfaced with bituminous or concrete paving substantially to the grade of Astoria Boulevard and 92nd Street; that from the end of the accessory building a brick wall not less than five feet six inches in height shall be erected to the building line of 92nd Street and returned along 92nd Street; that a grassed

MINUTES

area shall be provided as shown on such plans, properly protected with a curb; that curb cuts shall be restricted to two curb cuts to Astoria Boulevard not more than 30 feet in width each and not nearer than five feet to the intersection; that an area of 28 feet by 64 feet, irregular, to the east of the accessory building shall remain vacant or shall be used for a conforming use; that gasoline storage tanks shall be restricted to not more than twelve 550 gallon approved tanks; that pump islands shall be erected not nearer than fifteen feet to the street building line of Astoria Boulevard; that there shall be no entrance from or exit to 92nd Street; that the return wall on 92nd Street shall be carried to within fifteen feet of the corner of Astoria Boulevard and may be reduced, within the last ten feet, to a height of not less than four feet; that under Section 7i there may be minor motor vehicle repairing carried on within the accessory building with hand tools only for adjustments; that under Section 7e for a similar term there may be parking of cars awaiting service; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all temporary signs but permitting the erection at the intersection of Astoria Boulevard and 92nd Street of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

6-57-BZ

APPLICANT—M. Martin Elkind, for Jean Daronnat, owner.

SUBJECT—Application January 8, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) cars.

PREMISES AFFECTED—37-41 73rd Street, east side, 120 feet north of 37th Road, Block 1284, Lot 15, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 14, 1958 after due notice by publication in the Bulletin; laid over to February 11, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; 73rd Street is in business and residence use, B area, class 1½ height districts; 74th Street, 37th Avenue and Broadway are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 11, 1956 acting on Alt. Applic. 2291-56, reads:

"1. The parking & storage of motor vehicles in a residence use district is contrary to the zoning resolution. Article II Section 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 37 feet frontage by 100 feet in depth; that the property at present consists of vacant land except that a two car garage exists at the rear partly on the subject premises and partly on adjacent property; that it is proposed to remove the two car garage now extending partly on these premises, the grading of surface, erection of fences

and installation of any other requirements in accordance with the conditions of approval; that the garage at the rear of the property, which is proposed to be removed, is almost entirely on subject premises and encroaches to a small extent on lot 16 to the north; that lot 16 is under the same ownership as subject premises; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Sections 7h for a term of five years to permit the premises to be occupied for parking and storage of motor vehicles as proposed and shown on plans filed with this application marked, "Received January 8, 1957, two sheets, and December 6, 1957, one sheet," on condition that the premises shall be graded substantially to the grade of 73rd Street and surfaced with steam cinders or clean gravel with a suitable binder; that all existing buildings on the lot shall be demolished; that the stoop now projecting on the site shall be removed; that the premises shall be surrounded by woven wire fences of the chain link type on a masonry base to a total height of not less than five feet, six inches; that a gate shall be installed on 73rd Street side; that the entrance shall be solely to 73rd Street by means of the existing curb cut, as shown; that the fence shall be fitted with a gate which shall be kept closed when the parking lot is not in operation; that except where walls of adjoining buildings occur, suitable bumpers shall be provided for the protection of the fence; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution.

221-57-BZ

APPLICANT—Henry Nordheim, for Sophie Shleffar, owner (Leland Stations, Inc., lessee).

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent, under section 7c of the zoning resolution, to permit in a residence use district, the reconstruction of the present gasoline service station, greasing, car washing and two gasoline pumps.

PREMISES AFFECTED—439-451 Sound View Avenue and 440 Leland Avenue, south junction of, Block 3498, Lots 17 and 23, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Mary M. Flynn, Carmela D. Jicilian, Florence Lee and Charlotte Moder.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 17, 1957 after due notice by publication in the Bulletin; laid over to January 14, 1958, at the request of an objector; then to February 11, 1958, for inspection and decision; and for the applicant to correct his plans hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Soundview Avenue, Leland Avenue, Underhill Avenue and Patterson Avenue are in a residence use, E-1 area, class ½ height district; that on April 26, 1945 the use was changed from business to residence; that on September 23rd, 1954 the height was changed from 1½ to ½ and area changed to E-1; and

MINUTES

WHEREAS, the decision of the Borough Superintendent, dated March 19, 1957 acting on amendment to Alt. Applic. No. 27-57, reads:

"1. In a Residence district the proposed erection of the new building and extension of the existing gasoline service station, office, car washing and two gasoline pumps to a gasoline service station, office, greasing and car washing and two gasoline pumps is contrary to Art. II, Sec. 3 of the Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 273.75 feet frontage by 140.54 feet in depth; that on lot 23 is an existing gasoline service station with an old fashioned type metal office building 11 feet 6 inches by 32 feet, and it is unsightly; that it is proposed to demolish it and construct a new masonry building, 24 feet 8 inches by 48 feet, one story, 13 feet high, faced with modern enameled metal surfacing; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c for a term of fifteen years *on condition* that all buildings on the premises not proposed to be retained shall be demolished and that the premises shall be reconstructed as proposed and shown on plans filed with this application marked "Received March 26, 1957", 3 sheets; that the accessory building shall be faced with face brick, and not enamelled metal as shown; that the portion of the premises marked "vacant" shall remain vacant and shall not be considered to be an extension of the gasoline station; that in all other respects all laws, rules and regulations applicable to the building and occupancy shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

259-57-BZ

APPLICANT—Burke, Green and Groh, for Walter Berger and Arthur Hofer, owners.

SUBJECT—Application April 4, 1957—decision of the Borough Superintendent under sections 7c and 7e of the zoning resolution, to permit in a residence and local retail use district, the erection of a one story extension to the existing building for use as a factory and the use of the unbuilt upon portion for parking and storage of employees and patrons cars in conjunction with the factory.

PREMISES AFFECTED—220-13 Hempstead Avenue, northeast corner of 220th Street, Block 10775, Lot 41, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Arthur Hofer.

For Opposition: Jerome L. Blakeman.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 11, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 220th Street and 221st Street are in residence and local retail use, D and G-1 area, class $\frac{1}{2}$ height districts; 102 Avenue is in a residence use, G-1 area, class $\frac{1}{2}$ height district; Hempstead Avenue is in a local retail use, D area, class $\frac{1}{2}$ height district; and

WHEREAS, the decision of the Borough Superintendent, dated March 5, 1957 acting on Alt. Applic. 240-57, reads:

"1. The extension of the use of the premises as a factory in a Local Retail Use District is contrary to Art. II—4c of Zoning Resolution.

"2. The use of the open spaces for parking and storage of patrons and employees cars in conjunction with factory use in a Local Retail Use District is contrary to Art. II—4c of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 feet frontage by 102.12 feet, irregular in depth, occupied by a one story masonry factory, 25 feet by 90 feet in size, with a cellar under the entire building; that the entire perimeter of the site is fenced with an 8 foot high woven wire fence, except where the walls of the building occur; that the open yard is used for the parking and storage of patrons' and employees' cars; that it is proposed to construct a one story masonry, class 3 extension, 25 feet by 42 feet in size, at the building line and connected to the existing building; that two openings will be provided between the new and the old portions; that the new extension will be used for packing, shipping and storage, and office space; that an additional toilet room will be provided in the new area, and no new cellar will be provided; that the one curb cut for access to the parking area will remain unchanged; that the new portion will have a brick front and cement block right side and rear; that the use of the present cellar will remain unchanged; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit an extension of the building as proposed and as indicated on plans filed with this application marked, "Received April 4, 1957, five sheets," *on condition* that the building shall not exceed the size as shown and that it shall not exceed one story in height, without a cellar, and it shall be occupied solely for the purpose as indicated in connection with the existing building; that in all other respects the building shall comply with all rules and regulations applicable thereto; that under section 7e for a term of five years there may be parking of employees and patrons' cars in conjunction with the factory use on such portions of the premises that are unbuilt upon; that on the front, side and rear lot lines where walls of adjoining buildings do not occur, there shall be erected woven wire fences of the woven wire chain link type not less than five feet, six inches in height, including a masonry base; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

288-57-BZ

APPLICANT—Anna Pick, owner.

SUBJECT—Application April 10, 1957—decision of the Borough Superintendent under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use district, the extension of a presently legally existing parking lot from the local retail portion of the premises into the residence use portion.

PREMISES AFFECTED—184-05 to 184-13 Hillside Avenue, north side, 40 feet east of Dalny Road, and 87-21 to 87-23 Dalny Road, Block 9954, Lots 6 and 72, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Application denied.

MINUTES

THE VOTE TO GRANT—

Affirmative: 0
Negative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Absent: Chairman Murdock and Commissioner Foley . 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 14, 1958 after due notice by publication in the Bulletin; laid over to February 11, 1958, for inspection and decision; hearing closed; applicant to see examiner and file copy of certificate of occupancy for present parking in business district; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and local retail use, D area, class ½ height districts; Dalny Road is in residence and retail use, D and F area, class ½ height districts; Chelsea Street is in residence and retail use, D and F area, class ½ height districts; Wexford Terrace is in a residence use, F area, class ½ height district; Hillside Avenue is in a retail use, D area, class ½ height district; that as of July 25, 1916 the property was zoned as a one times height district and the present class ½ designation became effective on June 30, 1952; that as of July 25, 1916 the portion of the property within 100 feet of Hillside Avenue was zoned as a business district and a C area district and the remainder was zoned as a residence district and an E area district; that the present retail designation for the portion within 100 feet of Hillside Avenue became effective on January 21, 1947; that on July 13, 1939 the portion of the property beyond 100 feet from Hillside Avenue was changed to an F area district, and on June 30, 1952 the portion of the property within 100 feet of Hillside Avenue was placed in a D area district; that on February 10, 1953 the D area district expanded to its present inclusion of the entire property; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated March 28, 1957 acting on Alt. Applic. 93-57, reads:

"1. The extension of the existing parking lot located in a retail zone to include that portion of the plot located within the residential zone for parking of motor vehicles is contrary to Art. 2, Sec. 3 of the Zoning Resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 feet frontage by 160 feet in depth; that it is proposed to level and grade those sections of the site which now comprise lots No. 6 and that portion of lot No. 72 more than 100 feet from Hillside Avenue so as to permit the entire site to be used as a parking lot; that at the present time the undeveloped portions of the site are strewn with rock and land of unlevel nature; that the proposed parking lot will receive a cinder surfacing treated with a binder agent; that a six foot woven wire fence will be provided on all lot lines and building lines except where there exists a previous concrete wall; that a 17 foot curb cut will be constructed on each street for egress and ingress of motor vehicles; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the zoning resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 93-57, Objection No. One be and it hereby is affirmed and that the application be and it hereby is denied.

350-57-BZ

APPLICANT—Burke, Green and Groh, for Joseph B. Weynert, owner.

SUBJECT—Application April 29, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a two-story building for use as a doctor's office and two dwellings without the required garages or parking spaces.

PREMISES AFFECTED—58-44 Main Street, west side, 20.74 feet north of 59th Avenue, Block 6378, Lot 40, Flushing, Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 7, 1958 after due notice by publication in the Bulletin; laid over to January 14, 1958, at request of objector, applicant concurring; than to February 4, 1958, for further consideration after applicant has corrected his application and for decision; hearing closed; then to February 11, 1958, for decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D-1 area, class 1 height district; that these designations have not changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated April 23, 1957 acting on N.B. Applic. 3866-56, reads:

"1. A two family dwelling located in a Res. "D" district must have parking or garage space for 2 cars as per Sec. 19B of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 20.74 foot frontage by 111.87 feet in depth, irregular; that it is proposed to erect a two story house, the first floor of which is to be a doctor's office and the second floor to contain two efficiency apartments; that each apartment will consist of two rooms and bath; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under Section 21 of the resolution to permit the omission of the garage required for a two-family dwelling as proposed and indicated on plans marked, "Received April 29, 1957, three sheets;" that in all other respects the building shall comply with all rules, laws and regulations applicable thereto; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution.

401-57-BZ

APPLICANT—Saul Goldsmith, for Lonad Corporation, owner.

SUBJECT—Application May 21, 1957—decision of the Borough Superintendent, under sections 21 and 7c of the zoning resolution, to permit in a residence use and B area

MINUTES

district, the erection of a one story building to be used as a factory and occupying more than the permitted area. PREMISES AFFECTED—58-17 37th Avenue, and 34-62 to 34-70 59th Street, northwest corner, Block 1197, Lot 1, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Saul Goldsmith.

For Opposition: None.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 21, 1958 after due notice by publication in the Bulletin; laid over to February 11, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 59th Street are in a residence use, B area, class 1½ height district; 37th Avenue is in residence and business use, B area, class 1½ height districts; 58th Avenue and Broadway are in a business use, B area, class 1½ height district; that prior to April, 1927 this area was in an unrestricted use area and its change to residential use brought no change in the character of the neighborhood; that almost all construction since April, 1927, a matter of 30 years, has been factories, garages, gas stations and warehouses; and

WHEREAS, the decision of the Borough Superintendent, dated May 10, 1957 acting on N.B. Applic. 1570-57, reads:

"1. The erection of a factory in a residence use district is contrary to Art. II Sec. 3 Zoning Res.

"2. The proposed building being a non-residential bldg. located in a residence zone is excessive in area and contrary to Article IV Sec. 12(b) Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 feet frontage by 100 feet in depth, upon which there is presently located a one story brick building formerly used as a live poultry market on the center of the lot, which is to be demolished; that the other lots are at present vacant; that it is proposed to improve the site with a one story fireproof building of modern design which will enhance the surrounding area and improve the immediate neighborhood; that the owners have previously erected buildings along 37th Avenue and the site in question will be improved in a similar architectural manner as was submitted under Cal. No. 283-53-BZ and Cal. No. 284-53-BZ; that the proposed structure will be 74 feet by 99 feet by 14 feet and 7326 square feet in area, and used for factory purposes in full conformity with Section 4b of the Zoning Resolution; that loading and unloading area within the building is provided as indicated on submitted plans; and

WHEREAS, the applicant further states that the plot is 7500 square feet in area; that it is proposed to occupy 7326 square feet, with the following allocations:

Area of lot	7500 sq. ft.
Area of proposed building	7326 sq. ft.
Allowable: 80% of 5000 sq. ft.	4000 sq. ft.
65% of 2500 sq. ft.	1685 sq. ft.

	5685 sq. ft.
Loading Area	490 sq. ft.

TOTAL ALLOWABLE	6175 sq. ft.
EXCESS	1151 sq. ft.

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section

7, Subdivision E of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is granted under Section 21 as to area and Section 7e as to use to permit the erection of a one story building to be used as a factory building substantially as shown on plans marked "Received May 21, 1957", five sheets, on condition that the building shall not be increased in height or area and that in all other respects all laws, rules and regulations applicable thereto shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

437-57-BZ

APPLICANT—Max Siegel Associates, for 1167 Broadway Corp., owner.

SUBJECT—Application June 5, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the continuance of an existing factory located on a portion of a lot within a residence use district and extending from a business use district of the same lot.

PREMISES AFFECTED—1167-1169 Broadway and 1-13 Kossuth Place, northeast corner, Block 3252, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: Anna Turton, Beatrice Bradshaw and Sauerio A. Scammacca.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper.. 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 11, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Kossuth Place and Kosciusko Street are in business and residence use, C area, class 1 height districts; Broadway is in a business use, C area, class 1 height district; Bushwick Avenue is in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated May 28, 1957 acting on Alt. Applic. 1597-57, reads:

"1. Proposed change in occupancy of rear 1-story frame (Class 4) structure from stores and storage to store and factory within a residential district, is contrary to Art. 2 Section 3 of Zoning Resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 46 feet 6 inches frontage by 150 feet in depth, irregular, developed with a four story brick, non-fireproof factory building having an area of 46 feet 6 inches by 100 feet, slightly irregular at the rear, located entirely within the business use district of the lot; that there exists on the Kossuth Place frontage a one story frame extension having an area of 50 feet by 92 feet, now being used for a factory; that this extension is entirely located within a residence use district of this same lot, and is that part of the premises involved in this application; that the balance of the lot extending to Kosciusko Street, having an area of 25 feet by 143 feet is vacant and is used as an exit to the street from the factory building; that the existing building, in its entirety, was erected prior to October 1, 1913 and

MINUTES

prior to the enactment of the original building zone resolution; and

WHEREAS, the Board found that insufficient records were available to show that there was prior use as factory work; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c to permit the continuance of the existing frame one-story building on a portion of the plot in the residence use district for the purpose for which it has been previously approved, namely stores, storage and factory; that a new certificate of occupancy shall be issued citing the use; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

438-57-A

APPLICANT—Max Siegel Associates, for 1167 Broadway Corp., owner.

SUBJECT—Application June 5, 1957—Appeal from a decision of the Borough Superintendent, re frame building—factory use.

PREMISES AFFECTED—1167-1169 Broadway and 1-13 Kossuth Place, northeast corner, Block 3252, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Siegel.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper.. 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 28, 1957 acting on Alt. Applic. 1597-57, reads:

"2. Proposed factory use within a frame building will violate Section 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is 1 and 4 stories, 12 and 47 feet 6 inches in height, 46 feet 6 inches front by 150 feet in depth at 1st floor, 46 feet 6 inches front by 100 feet in depth at typical floor, of class 3 and class 4 construction, erected prior to 1913, located in a business and residence use, C area, class 1 height district, and used and occupied as follows: 1st story section—store and garment factory, 50 persons; the 4 story section—cellar—storage; 1st floor—stores, storage and garment factory, 50 persons; 2nd floor—garment factory, 70 persons; 3rd floor—garment factory and storage, 30 persons; 4th floor—garment factory and storage, 30 persons; no change in use or occupancy is now proposed; that the building is equipped with an approved fire alarm system and regular monthly fire drills are maintained; that in the 4 story portion there are 2 interior stairs, constructed of wood and of steel with cements treads, 2 feet 9 inches and 3 feet 8 inches in width respectively, enclosed in partitions of metal lath and cement plaster and in wood studs equipped with fireproof self-closing doors, stairhall leads to street and to roof bulkhead; that in addition there are two fire escapes extending to roof by ladder and to yard by stair with egress from yard direct to street, window and door openings on the course of the fire escape are not fireproof self-closing; and

WHEREAS, the applicant states that the lot has a frontage of 46 feet 6 inches on Broadway with a depth of 150 feet on Kossuth Place and an irregular depth of 93 feet and 143 feet extending to Kosciusko Street where it has a frontage of 25 feet; that the premises are developed for the 4 story brick factory 46 feet 6 inches by 100 feet in area

within the business use district and the 1 story frame extension on the Kossuth Place front having an area of 50 feet by 92 feet now being used for factory.

Resolved, that the decision of the Borough Superintendent, dated May 28, 1957, acting on Alt. App. 1597, Objection No. 2 be and it hereby is modified and that the appeal be and it hereby is granted to permit the continuance of the factory use in the frame building as determined this day under resolution adopted by the Board under Cal. No. 437-57BZ.

471-57-BZ

APPLICANT—Leonard F. Rothkrug, for Abraham and Dorothy Donner, owners, Juniper Coat Co., lessee.

SUBJECT—Application June 20, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection and maintenance of a factory for the manufacturing of clothesware, within the limitations of Article II section 4(a) using more than the permitted area, for a term of 25 years.

PREMISES AFFECTED—177-49 to 177-73 106th Road and 106-12 to 106-20 180th Street, northwest corner, Block 10334, Lots 36 and 48, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 7, 1958 after due notice by publication in the Bulletin; laid over to February 11, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 106th Avenue are in a residence use, D area, class 1 height district; 106th Road is in residence and retail use, D area, class 1 height districts; 180th Street is in residence, retail and unrestricted use, D area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated June 7, 1957 acting on N.B. Applic. 1623-57, reads:

"1. The use of the premises as a factory in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution.

"2. Area occupied by structure is excessive for a D district and contrary to Art. IV, Sec. 14(c) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 103.68 feet frontage by 224.31 feet in depth, irregular; that it is proposed to erect a one story building 17 feet 6 inches in height, of class 3 construction, having a frontage of 103.68 feet along 180th Street, by a depth of 182 feet 8 inches along 106th Road and 155 feet, 4 inches in depth along the north lot line, to be used and occupied as a factory for manufacturing of clothesware products, within the limits of Article II, Section 4(a); and

WHEREAS, the applicant states that the lot is approximately 25,000 square feet in area, and it is proposed to occupy 18,400 square feet in area; that the permitted area coverage is approximately 15,000 square feet; that the location of the premises on two dead end streets is unique; that the proposed 69 foot side yard provides more light, air and ventilation to adjoining property owners than if the lots were subdivided and improved as permitted under the area district zoning; that the proposed plan shows only one off street loading berth, whereas the size of the building would justify additional berths which would permit the proposed coverage; and

WHEREAS, the premises and surrounding area were in-

MINUTES

spected by a committee of the Board; and the committee noted other factories existing in the area and the fact that the premises face an unrestricted district and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is granted under Section 21 as to area and Section 7e for a term of twenty years to permit the erection and maintenance of a factory for the manufacture of clothesware substantially as shown on plans filed with the application marked "Received June 20, 1957", 3 sheets, and amended by plans marked "Received November 13, 1957", one sheet, on condition that the building shall be constructed substantially as shown on such plans above cited, faced with face brick; that the entrance shall be solely to 180th Street, with loading platform as required, 33 feet in length and 12 feet in width except that there may be an emergency exit not over three feet in width to 106th Road; that there shall be no windows in the rear wall; that the skylights shall be removed five feet further toward 180th Street; that the area in back shall be left vacant and suitably fenced and landscaped; that in all other respects all laws, rules and regulations applicable thereto shall be complied with; and that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

473-57-BZ

APPLICANT—John J. Tricarico, for Transit Authority, City of New York, owner.

SUBJECT—Application June 21, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of the vacant premises for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1023-1033 Union Street, north side, 214 feet 8 inches west of Franklin Avenue, Block 1185, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: John Tricarico.

For Opposition: B. R. Latimer, P. Fabricant and L. Dunner.

For Administration: John J. Saunders, B'd of Education and Samuel Bodian, Park Dept.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3

Absent: Chairman Murdock and Commissioner Foley .. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 21, 1958 after due notice by publication in the Bulletin; and laid over to February 11, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1¼ height district; Eastern Parkway and Union Street are in residence and business use, B area, class 1¼ height districts; Franklin Avenue is in a business use, B area, class 1¼ height district; that these designations have not changed since July 25, 1916 and no zoning amendment relating to this property is pending to date; and

WHEREAS, the decision of the Borough Superintendent, dated May 24, 1957 acting on Alt. Applic. 1606-57, reads:

"1. Proposed open parking and storage of motor

vehicles in a residence use district is contrary to Art. II Sec. 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet and 110 feet 4 inches frontage by 192 feet in depth, irregular, presently unimproved; that it is proposed to clean and remove all debris on the vacant lot, level off the soil and install a cinder topping; that it is also proposed to provide hinged gates at points where curb cuts are indicated; that 8 inch by 8 inch wood curbs will be provided to protect all structural parts of the subway station construction that are located above the ground; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the zoning resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1606-57, Objection No. One be and it hereby is affirmed and that the application be and it hereby is denied.

544-57-BZ

APPLICANT—Robert Gottlieb, for 164 River Property Corp., owner.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—1001 Gerard Avenue and 75 East 164th Street, northwest corner, Block 2486, Lot 37, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 11, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated July 1, 1957 acting on Alt. Applic. 575-57, reads:

"1. Proposed parking & storage of motor vehicles on a lot located in a Residence Use is contrary to Art. II Sec. 3 of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 115 feet frontage by 100 feet in depth, presently vacant; that it is proposed to use the plot for parking and storage of pleasure type automobiles; and

WHEREAS, the applicant states that the lot is in the midst of many six story apartment houses; that there are two adjoining the plot to the north and the entire blocks 2477 and 2476 to the east are built up solid with large six story apartment houses, none with parking facilities; that the parking lots and garages on the east side of River Avenue are all filled and the adjoining streets east and north and south are always full of parked automobiles; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h to permit the occupancy of the premises for parking and storage of motor vehicles limited to those of the pleasure car type only for a term of five years from the date of this resolution *on condition* that all buildings and uses shall be removed from the premises; that the premises shall be leveled substantially to the grade of Gerard Avenue and East 164th Street and surfaced with clean cinders properly rolled and treated with a binder; that there shall be erected on all lot lines a woven wire fence of the chain link type erected on a masonry base to a total height of 5 feet, 6 inches with no openings except one for entrance and exit to Gerard Avenue as shown where such openings in the fence shall not exceed 10 feet and shall be equipped with a gate which shall be normally kept closed when the parking lot is not in operation, and with a curb cut opposite not over 12 feet in width; that during the term of this variance the premises shall be occupied for no other use and no signs shall be erected except that there may be a sign at the gate attached to the fence not exceeding 3 feet, 6 inches in size, and not illuminated, and not extending beyond the building line advertising the parking and storage uses and the rate charged and such other information as may be required by the Commissioner of Licenses; that this parking lot may be operated in conjunction with the lot Number one on which there are now metal garages, and that at the points where the corridors between garages exist the wire fence may be omitted; that such fence may also be omitted where there are buildings on the lot line; that suitable termination posts shall be installed to properly support the fence where openings occur; that such portable fire fighting appliance shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this resolution.

547-57-BZ

APPLICANT—Gabriel Nathan, for Boardwalk Holding Corp., owner.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent under sections 7c and 7h of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of a parking lot as an accessory use to an existing class A multiple dwelling.

PREMISES AFFECTED—122-04 to 122-20 Ocean Promenade, north side, from Beach 122nd to Beach 123rd Streets, 121-137 Beach 122nd Street and 120-132 Beach 123rd Street, Block 762, Lot 44, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Mrs. Jean Nathan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 14, 1958 after due notice by publication in the Bulletin; laid over to February 11, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Beach 122nd Street, Beach 123rd Street and Ocean Promenade are in a residence use, C and E-1 area, class 1 height district; that as of July 25, 1916 the property was zoned as an E area and on January 29, 1925 was placed in F area; that on November 15, 1928 the portion of the property within 100 feet of Ocean Prom-

enade was changed to C area and the present E-1 area for the portion more than 100 feet from Ocean Promenade became effective on December 21, 1948; and

WHEREAS, the decision of the Borough Superintendent, dated July 11, 1957 acting on Alt. Applic. 1105-57, reads:

"1. Proposed parking in an E-1 district is contrary to Article IV, Sec. 15A(a). Note. The only parking in an E-1 zone is for accessory use to a one or two family dwelling.

"2. Proposed parking area as shown on plans extends into 15 feet street setback as required in an E-1 district. Article II Sec. 3 sub. 9(d) of the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 180 foot frontage by 170 feet in depth, irregular, upon which there exists a six story, class A multiple dwelling, 75 feet by 168 feet in size and occupied by 72 families; that the building was erected originally on a plot 100 feet by 170 feet, to which the owners have since added an adjoining vacant plot 80 feet by 100 feet; that it is proposed to use this plot to provide parking for the tenants of the building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h to permit for a term of five years the maintenance of a parking lot substantially as shown on plans filed with this application marked "Received July 19, 1957," 2 sheets, as amended by revised plans marked "Received November 20, 1957," one sheet, *on condition* that the premises shall be leveled and graded substantially to the grade of Beach 122nd Street and shall be surfaced with steam cinders or clean gravel and treated with a binder and properly rolled; that a woven wire fence of the chain link type on a masonry base to a total height of not less than five feet six inches shall be installed on all lot lines except for an opening of not more than twelve feet, where shown, with a curb cut opposite to Beach 122nd Street; that a sign not over three feet six inches may be attached to the fence near the entrance containing the rates charged and such information as may be required by the Commissioner of Licenses; that the parking shall be solely for the tenants of the adjoining building and not for transient parking; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

618-57-BZ

APPLICANT—Lama, Proskauer and Prober, for The Greenpoint Savings Bank, owner.

SUBJECT—Application September 9, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district the use of the premises as a parking lot for more than five (5) motor vehicles for patrons of the bank.

PREMISES AFFECTED—9718 Glenwood Road, south side, 110 feet west of East 98th Street and 1060-1064 East 98th Street, Block 8185, Lots 39 and 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
 Negative: 0
 Absent: Chairman Murdock and Commissioner Foley... 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 21, 1958 after due notice by publication in the Bulletin; laid over to February 11, 1958 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 98th Street and Conklin Avenue are in business and residence use, D area, class 1 height districts; Glenwood Road is in a business use, D area, class 1 height district; Rockaway Parkway is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated August 16, 1957 acting on Alt. Applic. 2548-57, reads:

"1. Proposed parking of cars for patrons and employees of Greenpoint Savings Bank, Canarsie office, within a residence use zone and partly within a business use zone is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 35 foot frontage by 100 feet in depth, irregular, presently developed with a two and one half story frame dwelling facing Glenwood Road; that there are no records available in the Department of Buildings for said building; that it is proposed to demolish the present building and use the entire property for parking of cars for patrons and employees of the Greenpoint Savings Bank, Canarsie Office; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for the parking of motor vehicles of the pleasure car type only as shown on plans filed with this application marked, "Received September 9, 1957, three sheets," and "October 30, 1957, one sheet," *on condition* that the premises shall be leveled substantially to the grade of East 98th Street and Glenwood Road and shall be surfaced with clean gravel or steam cinders and treated with a suitable binder; that a woven wire fence of the chain link type to a height of 5 feet 6 inches with concrete base shall be installed on all lot lines; that the entrance from Glenwood Road, which shall not be more than 14 feet in width, shall be fitted with gates which shall be kept closed when the parking lot is not in operation after banking hours and a similar opening with gates on East 98th Street as shown; that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

626-57-BZ

APPLICANT—De Rose and Cavalieri, for Saizo Associates, Inc., owner.

SUBJECT—Application September 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, for a stated term of years a parking and storage lot for more than five (5) motor vehicles.

PREMISES AFFECTED—417-419 East 152nd Street, north side, 156.97 feet west of 3rd Avenue, Block 2374, Lots 98 and 99, Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.
 For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper.. 4
 Negative: 0
 Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 11, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1½ height district; 152nd Street and 153rd Street are in residence and retail use, B area, class 1½ height districts; Melrose Avenue is in a retail use, B area, class 1½ height district; Third Avenue is in a business use, B area, class 1½ height district; that from July 25, 1916 to July 31, 1947 this site was in a business use district; and

WHEREAS, the decision of the Borough Superintendent, dated August 26, 1957 acting on Alt. Applic. 726-57, reads:

"1. In a residence district the proposed parking of motor vehicles is contrary to Art. II, Sect. 3 of Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 foot frontage by 100 feet in depth, upon which there now exists two wood frame private dwellings and one metal garage, with space for three motor vehicles, all of which are vacant and boarded up; that it is proposed to demolish all of the existing structures and the plot will be regraded to sidewalk level; that the existing dropped curb will be relocated to the center of the plot; that fences will be erected along boundaries of the plot where masonry walls are not present and the entire plot will be surfaced with a suitable material and binder to prevent the raising of dust; that a dropped curb ten feet in length now exists opposite the premises covered by Permit No. 1816 of May 23, 1922 by the President of The Borough of The Bronx; and

WHEREAS, the premises and surrounding area are well known to the members of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for the parking and storage of motor vehicles *on condition* that all buildings and uses on the premises shall be removed and the plot leveled substantially to the grade of East 152nd Street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on all lot lines where walls of adjoining buildings do not occur a woven wire fence of the chain link type on a masonry base to a total height of five feet six inches, with no openings therein except one opening to East 152nd Street not exceeding ten feet in width which shall be fitted with gates which shall normally be kept closed when the lot is not in operation; that opposite such opening there may be a curb cut not over twelve feet in width including splays; that sidewalks and curbing in front of the premises shall be repaired or restored to the satisfaction of the Borough President; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon;

MINUTES

that no signs shall be erected except there may be a sign at the entrance attached to the fence advertising the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed three feet six inches in size, shall not extend beyond the building line and shall not be illuminated; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

684-57-BZ

APPLICANT—Paul Friedman, for Louis C. Kaye, owner; Esso Standard Oil Co., conditional lessee.

SUBJECT—Application August 24, 1957—decision of the Borough Superintendent under sections 7f, 7e, 7i, 7h and 7A of the zoning resolution, to permit on a plot located partly within a business use district and partly within a residence use district, on a portion of the plot within the business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing—non-automatic, office and storage and sales of auto accessories, parking and storage of more than five (5) cars and on the portion of the plot in a residence use district the parking and storage of cars, with a ground sign in a business use district, and with curb cuts within 75 feet of residence district for a stated term of fifteen (15) years.

PREMISES AFFECTED—1841-1849 Cornaga Avenue (1845 official), southeast corner of Beach 19th Street, Block 79, Lot 1, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine and Louis C. Kaye.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 14, 1958 after due notice by publication in the Bulletin; laid over to February 4, 1958, for inspection and decision; hearing closed; then to February 11, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Beach 19th Street and Mott Avenue are in business and residence use, C area, class 1 height districts; Cornaga Avenue is in a business use, C area, class 1 height district; Greenport Road is in a residence use, C area, class 1 height district; that as of July 25, 1916 the entire premises was zoned as a business use district; that the present residence use designation for the portion more than 100 feet from the Final City Map Line of Cornaga Avenue became effective on December 28, 1939; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated August 26, 1957 acting on N.B. Applic. 2665-57, reads:

"1. Proposed erection of a gasoline service station, lubritorium, minor repairs with hand tools only, car washing (non-automatic), office, sales and storage of auto accessories and parking and storage of motor vehicles on a lot in a business use district and extending into a residence use district is contrary to Art. 2 Sec. 3 and Art 2, Section 4(a) items 29 and 46 of the Zoning Resolution.

"2. Proposed ground sign on the business portion of

the lot is contrary to Art 2, Sec. 4(a) item 49 of the Zoning Resolution.

"4. Proposed curb cuts within 75 feet of a residence use district is contrary to 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 foot frontage by 130 feet in depth, irregular, presently vacant; that it is proposed to erect and maintain for a stated term of fifteen years, on the portion of the premises within the business use district, a parkway type gasoline service station, lubritorium, non-automatic auto wash, minor repairs with hand tools only, office, storage and sales of auto accessories, and parking and storage of more than five cars, and on the portion of the premises within the residence use district, the parking and storage of cars, with ground sign in a business use district and with curb cut within 75 feet of a residence use district; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f, e, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f, e, for a term of fifteen years *on condition* that there shall be erected and maintained substantially as shown on plans filed with this application marked, "Received August 24, 1957," five sheets, and revised plan marked, "Received January 29, 1957," one sheet, *on condition* that the accessory building shall be erected solely within the business portion of the lot and that all fences and landscaping shall be on the back of the proposed building line; that the intersection of Beach 19th Street and Cornaga Avenue shall be rounded as shown; that curb cuts shall be restricted to two curb cuts not more than 30 feet in width and not nearer than five feet to the intersection of Cornaga Avenue and one curb cut to Beach 19th Street not more than 30 feet in width; that the gasoline tanks shall be restricted to not more than twelve 550 gallons approved storage tanks; that pumps shall be located where shown not less than fifteen feet from the proposed street line; that on the proposed line of Beach 19th Street there shall be erected a two foot, six inch brick wall surmounted by an iron picket fence to a total height of not less than five feet, six inches, where shown; that on the lot line to the south there shall be a similar fence; that a similar wall and fence shall be erected on the lot line to the east where shown and landscaping shall be installed where shown properly protected by a curb not less than eight inches high and six inches in width; that parking may be permitted in the area in the rear of the accessory building provided it is leveled and surfaced with bituminous or concrete pavement; that the building shall be faced on all sides with face brick; that no signs shall be permitted other than signs attached to facade of the building and one post standard for supporting a sign at the intersection of Cornaga Avenue and Beach 19th Street, which may be illuminated, advertising only the brand of gasoline sold and which may be allowed to project beyond the street building line for a distance of not more than four feet; that where not occupied by building and pumps, the entire area shall be surfaced with bituminous or concrete paving; that proper bumpers will be installed in the parking area for the protection of fences; that all other laws, rules and regulations applicable thereto shall be complied with; and that under Section 7A any openings, windows, doors or other entrances deemed contrary thereto shall be permitted; that under Section 7i repairs of a minor type with hand tools only shall be permitted and only within the accessory building; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

MINUTES

685-57-A

APPLICANT—Paul Friedman, for Louis C. Kaye, owner; Esso Standard Oil Co., conditional lessee.

SUBJECT—Application August 24, 1957—filed pursuant to section 35, General City Law re portion of premises in bed of mapped street—proposed widening of Cornaga Avenue.

PREMISES AFFECTED—1841-1849 Cornaga Avenue (1845 official), southeast corner of Beach 19th Street, Block 79, Lot 1, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine and Louis C. Kaye.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 26, 1957, on N.B. Applic. 2665/57 reads:

"1. Proposed utilization of that portion of the lot which is in the bed of mapped streets is contrary to Art. 3, Sect. 35 of the General City Law."

and

WHEREAS, the applicant states that the premises consist of a lot 100 feet front by 130 feet in depth, located in a business and residence use C area, class 1 height district, on which it is proposed to erect a 1 story high 17 feet 6 inches, class 3 constructed building, 61 feet front by 30 feet and 17 feet 9 inches irregular in depth, and to use the premises within the business use district portion thereof as a gasoline service station, lubritorium, minor motor vehicle repairs with hand tools, non-automatic car washing, office, sales and storage of automobile accessories and parking and storage of more than 5 motor vehicles and to use the portion of the premises within the residence use district for the parking and storage of cars, total occupancy to be 3 persons; and

WHEREAS, the applicant states that the Cornaga Avenue frontage of the premises to a depth of approximately 5 feet and the Beach 19th Street frontage to a depth of approximately 7.64 feet are located in the beds of mapped streets; that the final map of the Borough of Queens, indicates the proposed widening of Cornaga Avenue to 60 feet from its present width of 50 feet; that Beach 19th Street is proposed to be widened to 50 feet from its present width of 32 feet; that however, no condemnation proceedings are contemplated at the present time for such widening; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 2665-57, Objection No. One be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the occupancy of a portion within the bed of the mapped street *on condition* that no building or structure is erected therein; and that where not inconsistent with the provisions of this resolution, the requirements of the resolution adopted this day under Cal. No. 684-57-BZ shall be complied with.

838-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Kingsdale Building Corp., owner.

SUBJECT—Application November 14, 1957—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a class one height district, the erection of a six (6) story multiple dwelling exceeding the permitted height within two (2) miles of a designated airport.

PREMISES AFFECTED—22-01 to 22-21 (22-11 official) Brookhaven Avenue and 461-473 Beach 22nd Street,

southwest corner, Block 255, Lot 38, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: James Vassalotti, David Halpern and Robert Irom.

For Opposition: None.

For Administration: John F. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 11, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Brookhaven Avenue, Beach 22nd Street, Briar Place and Collier Avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 30, 1957 acting on N.B. Applic. 3545-57, reads:

"1-M. Portion of proposed six story and cellar Class "A" Multiple Dwelling to be erected in a Residence use district, class 1 height district and "D" area district within two miles of a designated airport exceeds the height limit permitted under Art. III Sect. 8(d) and Sect. 9A (a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 205.25 feet frontage by 137.97 feet in depth, irregular, now vacant; that it is proposed to erect a six story multiple dwelling of class 3 construction, having an irregular frontage of 140 feet on Brookhaven Avenue, 101 feet on Beach 22nd Street and approximately 58 feet in depth; that the building will contain approximately sixty-one apartments and garage facilities in the cellar; and

WHEREAS, the applicant states that the maximum permitted height of this building at the building line would be 43 feet 9 inches, but by setting the building back of said line, the proposed height of 60 feet 11 inches conforms to the provisions of Sections 8d and 9c, except for the restriction imposed by Section 9A; that under Section 9A the building would be 17 feet 2 inches in excess of the allowable height, but would only be of excessive height for that portion of the building within two miles from the boundary of the airport, and said distance is only approximately 50 feet; that it would be a hardship and impractical to erect part of the building of less height for such a small percentage of said building; that the portion of the building within two miles of the airport boundary amounting to only approximately 50 feet would not be a greater hazard than that portion of the building immediately outside of said two miles; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 9A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 9A to permit the erection of the proposed building exceeding, in part, the permitted height within two miles of an airport *on condition* that the building, in all other respects, shall comply with all laws, rules and regulations applicable thereto, as indicated on plans filed with this application marked "Received November 14, 1957", 8 sheets; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:45 P.M.

JOSEPH J. DOYLE, Chief Clerk.

MINUTES

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 11, 1958, 2 P.M.

Present: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper.

707-40-SM—Vol. II

APPLICANT—The W. S. Tyler Company, owner.

SUBJECT—Application reopened December 10, 1957 for amendment of resolution as to additional thickness of door, door thickness up to 2½ inches—re Tyler One and One-half Hour Hollow Metal Fire Door; previously approved.

APPEARANCES—

For Applicant: John Haig.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley .. 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 707-40-SM, Vol. II

Subject: Amendment to resolution as to additional thickness of door.

The W. S. Tyler Company, New York, requested by filing an application dated November 15, 1957, that the resolution adopted September 10, 1940 and amended April 12, 1955, under Cal. No. 707-40-SM, Vols. I and II be amended so as to increase the thickness of the approved doors. The application was reopened by a vote of the Board, December 10, 1957.

Purpose

The material is a one and one half hour opening protective assembly.

Description

The original doors, approved by the Board, were 1¼ inches in thickness; the requested change is to increase the door thickness up to 2½ inches. There has been no other change in the door construction. The space resulting from this increased thickness is filled with additional insulation of the same material as in the original doors.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends that the resolution adopted, September 10, 1940, and amended April 12, 1955 under Cal. No. 707-40-SM, Vols. I & II be amended so as to include additional thickness of doors up to 2½ inches on condition that the requirements of the resolution adopted September 10, 1940 under Cal. No. 707-40-SM, Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions of September 10, 1940 and April 12, 1955 in accordance with the above report.

802-49-SM—Vol. II

APPLICANT—Hope's Window's Inc., owner.

SUBJECT—Application reopened May 6, 1952 for amendment of resolution as to additional window sections, Hope's Architectural Projected Solid Section, "LOK'D

BAR,"—re Hopes Holfords, Hope's Australs and Hope's Intermediate Casements; previously approved.

APPEARANCES—

For Applicant: Robert F. Webb.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley .. 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 802-49-SM, Vol. II

Subject: Amendment to resolution as to additional window sections.

Hope's Windows, Incorporated, Jamestown, New York, requested by letter dated April 11, 1952, that the resolution adopted January 30, 1951, be amended so as to include additional types of steel windows. The application was reopened by a vote of the Board, May 6, 1952, under Cal. No. 802-49-SM.

Purpose

The windows are to be used as opening protective assemblies as provided under C26-610.0.c Administrative Building Code.

Description

The requested windows are known as the Hope's architectural projected solid section "LOK'D BAR" Window, Hope's Commercial projected steel window and Hope's Commercial pivoted steel window. The three types of sash mentioned above are constructed of identical frame and ventilator sections and the only variation as between the three types is the method of glazing—inside or outside, type of ventilator—projected in, projected-out or pivoted and the ventilator hardware—steel or bronze. The complete description of the windows is detailed in the Underwriter's Report R1476 which is on file with and is part of the record.

Inspection and Test

The Committee on Test recommends that the resolution adopted January 30, 1951 under Cal. No. 802-49-SM, Vol. I be amended so as to include the additional sections as herein described; namely: Hope's Architectural Projected Solid Section "LOK'D BAR", Hope's Commercial Projected Steel Window and Hope's Commercial pivoted steel window on condition that the requirements of the resolution adopted January 30, 1951, under Cal. No. 802-49-SM, Vol. I are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of January 30, 1951 in accordance with the above report.

685-55-SM

APPLICANT—Hope's Windows, Inc., owner.

SUBJECT—Application July 28, 1955—Hope's Automatic Self-closing device for Lot Line Windows, Model 446, approval of.

APPEARANCES—

For Applicant: Robert F. Webb.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

MINUTES

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner
Kleinert and Commissioner Sleeper..... 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley .. 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 685-55-SM

Subject: Automatic Self-Closing device No. 446.

Hope's Windows, Incorporated, Jamestown, New York, filed July 28, 1955 an application with the Board of Standards and Appeals for approval of the device known as the Hope's Automatic Self Closing Device 446 under the provisions of C26-659.0 Administrative Building Code.

Purpose

A closing device for outward projecting ventilators in lot line windows.

Description

The device designed for use on outward projecting ventilators in lot line windows, consists of a steel spring, held in compression, enclosed in a brass barrel and a fusible link, this spring, being in compression provides friction, when the ventilator is open, for the brass shoe which slides in the jamb channel of the window frame.

In case of fire, the fusible link breaks, thereby releasing the compression in the spring, withdrawing the friction shoe from its contact with the frame member. Without this contact, the weight of the ventilator frame and glass will automatically close the window.

Inspection and Test

A sample ventilator, with the closing device attached was inspected by Assistant Engineer J. A. Darts, Committee on Test. The fusible link operated as required and the ventilator closed as designed.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the device known as the Hope's Automatic Self Closing Device No. 446 for use in New York City under the provisions of C26-659.0 Administrative Building Code on condition that the device shall only be used on windows equipped with a outward projecting ventilator as approved for the Hope's Windows, Incorporated, under Cal. No. 802-49-SM.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

29-56-SM

APPLICANT—E. I. Du Pont de Nemours & Company, Inc., owner.

SUBJECT—Application reopened November 20, 1956 for amendment to resolution for additional flame resistant fabric for use on folding doors, Fabrilite V-8117FR—re Fabrilite V-8113FR, flame resistant vinyl plastic coated glass fabric for use on folding doors; previously approved.

APPEARANCES—

For Applicant: Samuel R. Todd.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner
Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 29-56-SM

Subject: Amendment to resolution for additional flame resistant fabric for use on folding doors.

E. I. Dupont de Nemours & Company requested by letter dated October 29, 1956 that the resolution adopted October 2, 1956 under Calendar Number 29-56-SM be amended to include the material known as Fabrilite V-8117FR. The application was reopened by a vote of the Board November 20, 1956.

Description

Fabrilite V-8117FR is similar to Fabrilite V-8113FR previously approved by the Board on October 2, 1956 under Calendar Number 29-56-SM as a flame resistant fabric for use on folding doors.

The two materials compare as follows:

	V-8113FR	V-8117FR
Total	15.3 oz. per sq. yd.	18 oz. per sq. yd.
Glass fabric weight	2.8 oz. per sq. yd.	2.8 oz. per sq. yd.
Vinyl resin weight	12.5 oz. per sq. yd.	15.2 oz. per sq. yd.

Recommendation

The Committee on Test recommends that the resolution adopted October 2, 1956 under Calendar Number 29-56-SM be amended so as to include Fabrilite V-8117FR on condition that the requirements of the resolution adopted October 2, 1956 under Calendar Number 29-56-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Asst. Engr.

GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 2, 1956 in accordance with the above report.

97-56-SM

APPLICANT—J. H. Thorp and Co., Inc., owner.

SUBJECT—Application January 24, 1956—48 Inch SARAN NET, Model Nos. 2915-2918, approval of.

APPEARANCES—

For Applicant: Gordon Joyce.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner
Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 97-56-SM

Subject: 48 Inch Saran Net, Model 2915-2918.

J. H. Thorp & Company, Inc., New York, New York filed January 24, 1956 an application with the Board of Standards and Appeals for approval of the material, 48 Inch Saran Net, Model 2915-2918 for use in New York City under the provisions of Section C19-161.0 Administrative Code and the Rules of the Board for Flameproof Materials.

MINUTES

Purpose

A flame resistant drapery material for use in places of public assembly.

Description

The number 2915-2918 Saran Net is an open mesh fabric woven of mono filament saran plastic yarns 48 inches in width.

Inspection and Test

Samples of this material were tested in accordance with the Rules of the Board at the better Fabrics Testing Bureau, January 19, 1956.

The samples tested showed no flashing, flaming or after glow; the material melted when contacted by the test flame.

Recommendation

On the basis of the test, the Committee on Test recommends the approval of the J. H. Thorp & Company, 48 Inch Saran Net, Model 2915-2918, provided that any material used to bind the edges of the saran net fabric be incombustible or flameproofed in accordance with the Rules of the Board.

Tests for each specific installation or any retested thereof shall be made by the Fire Commissioner or in a laboratory approved by him in accordance with the Rules of the Board.

The Committee further recommends that each bolt of 48 inch Saran Net Model 2915-2918 be tagged or marked as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 97-56-SM."

(Sgd.) HARRIS H. MURDOCK,

Chairman,

JOHN A. DARTS,

Asst. Engr.

GEORGE F. SKLENARIK,

Asst. Engr.

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

162-56-SM

APPLICANT—N. O. Deputy for Plastic Appliance Co., owner.

SUBJECT—Application February 16, 1956—Rapid Tite Fuel Oil Tank Filling Nipples, No. 90, Fill Box Inserts, No. 92, and Fill Box Caps, No. 93, approval of.

APPEARANCES—

For Applicant: Nathan O. Deputy.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Kleinert, and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 162-56-SM.

Subject: Rapid Tite Fuel Oil Tank Filling Nipple; Part 90, Fill Box Insert; Part 92 and Fill Box Cap; Part 93.

N. O. Deputy for Plastic Appliance Company, Philadelphia, Pa., filed February 16, 1956 an application with the Board of Standards and Appeals for approval of the material known as Rapid Tite Fuel Oil Tank Filling Nipple; Part 90, Fill Box Insert; Part 92 and Fill Box Cap; Part 93 under the provisions of the Oil Burner Rules of the Board.

Purpose

The material is used as a fill box terminal.

Description

The material is to be used in both old and new installations. In old installations, the pipe threads on the inside of the

cap have been worn away by the repeated filling, as at the time of filling, a filling nipple is tightened into the cap.

The filling nipple consists of a standard 1½ inch pipe nipple threaded for 1 inch on one end, 5 inches long, a 3/16 inch by 1½ inch I.D. by 1⅞ O.D. neoprene rubber gasket and a seamless steel tubing, 1.500 O.D. by .109 wall by 2 inches long.

The ring is of cast iron 2 25/64 inches in diameter by 25/32 inches high and threaded on the outside and having two slots on the inside to engage the filling nipple.

The cap is 1 5/16 inches high by 2 inch in diameter and has a slotted cap with lugs to engage the insert and is fitted with a neoprene gasket.

Inspection and Test

Samples of the three parts were examined by Asst. Engr. J. A. Darts, Committee on Test and it was noted that the slotting gave a tight joint.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Rapid Tite Fuel Oil Tank Filling Nipple; Part 90, Fill Box Insert; Part 92 and Fill Box Cap; Part 93, for use in New York City under the provisions of the Oil Burner Rules of the Board on condition that the material be stamped, marked or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 162-56-SM."

(Sgd.) HARRIS H. MURDOCK,

Chairman,

JOHN A. DARTS,

Asst. Engr.

GEORGE F. SKLENARIK,

Asst. Engr.

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

340-56-SM

APPLICANT—M. H. Detrick Co., Insulation Division, owner.

SUBJECT—Application April 27, 1956—Detrick Pyro-Scat Fireproofing, by spraying, casting and trowelling application methods, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 340-56-SM

Subject: Detrick Pyro-Scat Fireproofing.

M. H. Detrick Co., Insulation Division, Chicago, Illinois, filed April 27, 1956, an application with the Board of Standards and Appeals for approval of the material known as Detrick Pyro-Scat Fireproofing under the provisions of C26-631.0 Administrative Building Code.

Purpose

The material is used for fire proofing of structural steel columns.

Description

The material is a proprietary of high temperature aggregates, asbestos fibers and hydraulic binder. These ingredients are factory blended to a uniform dry mixture that is ready for application after mixing with water at the job site.

MINUTES

Inspection and Test

The material was inspected and tested at the Underwriters' Laboratory in the presence of Asst. Engr. J. A. Darts, Committee on Test.

The test sample consisted of a steel "H" column, rib lath having $\frac{3}{8}$ inch ribs spaced $4\frac{7}{8}$ inches on center, tie wire, corner beads and Pyro-Scat.

The lath was applied to the steel column so as to box the column and so placed that the ribs rested on the column. The Pyro-Scat was then applied in two coats in the proportions of 2-4/5 gallons of water to 50 pounds of Pyro Scat. The first coat was applied to a depth of $\frac{3}{4}$ inches and then scratched. The corner beads were then placed so as to provide a total thickness of $1\frac{3}{4}$ inches.

The column, fireproofed as herein described, was tested at the Underwriters' Laboratory in accordance with the requirements of C26-593.0 through C26-595.0 and C26-599.0 Administrative Building Code. The end joint of the test was reached at 3 hours 41 minutes.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Detrick Pyro-Scat Fireproofing for use in New York City as a fireproofing material to fireproof steel columns, and the material shall be applied to a thickness of $1\frac{3}{4}$ inches over rib lath wrapped around the column. The Committee further recommends that as this construction has only a three hour fire resistive rating, the use of the material shall be limited to Class II as defined under C26-240.0 Administrative Building Code and further that columns fireproofed with this material shall be protected in accordance with the requirements of C26-613.0 Administrative Building Code and further that all plans filed with the Department of Buildings showing the proposed use of this construction shall be marked "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 340-56-SM".

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Asst. Engr.

GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

180-57-SM

APPLICANT—Gilford Leather Co., Inc., Agent for Columbus Coated Fabrics Corp., owner.

SUBJECT—Application February 28, 1957—Colovin Osnaburg, to be marketed also by Gilford Leather Co., as Dublin Lightweight and Mikado Lightweight, Decorative Wall Covering, approval of.

APPEARANCES—

For Applicant: Joseph Schron.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 180-57-SM

Subject: Colovin Osnaburg Decorative Wall Covering also to be marketed by Gilford Leather Company under the trade names of Dublin Lightweight & Mikado.

Gilford Leather Company, Inc., for Columbus Coated Fabrics Corp., Columbus, Ohio filed February 28, 1947 an application with the Board of Standards and Appeals for approval of the material known as Colovin Osnaburg Decorative Wall Covering and also permission to be marketed by the Gilford Leather Company under the trade names of Dublin Lightweight & Mikado under the provisions of C26-667.0.7.b Administrative Building Code.

Purpose

The material is to be used as a wall covering.

Description

The material, a wall covering, consists of a vinyl plastic film bonded to a woven cotton backing. The material weighs 25 ozs. per lineal foot per 54 inches width. The thickness of the material 0.028 inches.

Inspection and Test

Samples of the material were inspected by Asst. Engr. J. A. Darts Committee on Test and it was noted that the material burns in itself when free standing and the thickness was less than $\frac{1}{20}$ of an inch.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Colovin Osnaburg Decorative Wall Covering for use in New York City under the provisions of C26-667.0.7.b Administrative Building Code and further that the material may be marketed by the Gilford Leather Company under the trade names of Dublin Lightweight and Mikado on condition that the material shall be backed up solidly by an incombustible backing.

The Committee further recommends that all cartons or containers in which the material is marketed shall be tagged, stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 180-57-SM."

The Committee further recommends that this material shall not be used in Multiple Dwelling where such use is prohibited.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Asst. Engr.

GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

311-57-SM

APPLICANT—E. I. du Pont de Nemours and Co., Inc., owner.

SUBJECT—Application April 5, 1957—DuPont Tontine Flame Resistant Vinyl Stage Curtain Material, for stages, auditoriums, theaters, etc., approval of.

APPEARANCES—

For Applicant: Samuel R. Todd.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 311-57-SM

Subject: DuPont Tontine Flame Resistant Vinyl Stage Curtain Material.

MINUTES

E. I. Du Pont de Nemours & Co., Inc., Wilmington, Delaware, filed April 5, 1957 an application with the Board of Standards and Appeals for approval of the material known as DuPont Tontine Flame Resistant Vinyl Stage Curtain Material under the provisions of the Flameproofing Rules of the Board.

Purpose

The material is to be used for curtains and draperies in places of public assembly.

Description

The material is a glass fabric coated on both sides with a plasticized polyvinyl chloride. The total weight of the fabric is 13 oz. per sq. yard, the glass fabric being 2½ oz. and the coating 10½ oz.

Inspection and Test

Samples of the material were tested at the Better Fabrics Testing Bureau, New York City in the presence of Asst. Engr. J. A. Darts, Committee on Test. There was no flashing, flaming or glow outside the charred area and the average time of glow within the charred area was 1½ seconds. The complete report is on file with and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test concludes that the material known as DuPont Tontine Flame Resistant Vinyl Stage Curtain Material possesses flameproof properties and recommends the approval of this material in places of public assembly as provided under the Flameproofing Rules of the Board.

The Committee further recommends that each container or carton in which the material is marketed shall be marked, stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 311-57-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Asst. Engr.

GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

07-57-SA

APPLICANT—S. T. Johnson Co., owner.
SUBJECT—Application April 24, 1957—Bankheat Oil Burner, Models BH-O, BH-OA, BH-1A, BH-2, BH-3 and BH-3A, approval of.

APPEARANCES—

For Applicant: Robert P. Johnston.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 407-57-SA

Subject: Bankheat Oil Burner, Models BH-O, BH-OA, BH-1A, BH-2, BH-2A, BH-3 and BH-3A, approval of.

S. T. Johnson Co., Bridgeport, Pa., filed April 24, 1957 application with the Board of Standards and Appeals for approval of the Bankheat Oil Burner, Models BH-O, BH-OA, BH-1A, BH-2, BH-2A, BH-3 and BH-3A for

use in New York City under the provisions of the Oil Burner Rules of the Board.

Purpose

Conversion type oil burners for residential and commercial use.

Description

The Bankheat Oil Burner is a high pressure gun type burner suitable for use in steam or hot water boilers or hot air furnaces. The burner may be pedestal mounted or flange connected.

The burner is designed to burn No. 2 fuel oil. Burner assembly consists of the following:

1/6 HP motor for the BH-O through BH-2A models,
1/3 HP motor for the BH-3 model and 1/2 HP motor for the BH-3A model. Webster fuel pump and feed units are used on all models with multi-blade blower fans and Monarch nozzles. Ignition is by electric arc.

The firing rate for the various models is as follows:

Models

BH-O BH-OA BH-1A BH-2 BH-2A BH-3 BH-3A

Firing

Rate

.8 to 2.25 1 to 3 2 to 5.5 3 to 7.5 4 to 10 5 to 15 7.5 to 18 gallons per hour.

NOTE: The BH-3 and BH-3A models have twin nozzles and dual ignition.

The burners are installed with stack safety control or electronic safety control with suitable limit controls for the furnace or boiler.

Inspection and Test

All details of construction were examined by Asst. Engr. G. F. Sklenarik, Committee on Test.

The Bankheat Oil Burner has been tested and listed by the Underwriters' Laboratories under file MP 1130.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Bankheat Oil Burner Models BH-O, BH-OA, BH-1A, BH-2, BH-2A, BH-3 and BH-3A for use in New York City under the provisions of Section C19-57.0 Administrative Code and the Oil Burner Rules of the Board provided that each burner shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 407-57-SA".

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

502-57-SM

APPLICANT—F. Schumacher and Co., Agent for Fabritate, Inc., owner.

SUBJECT—Application June 5, 1957—Rich-Wall, Wall covering, approval of.

APPEARANCES—

For Applicant: R. Curt Hasenclever.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative 0
Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

MINUTES

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 502-57-SM

Subject: Rich-Wall (wall covering).

F. Schumacher & Company for Fabritate Incorporated, Cedar Grove, New Jersey, filed June 5, 1957 an application with the Board of Standards and Appeals for approval of the material known as Rich-Wall under the provisions of C26-667.0.7.b Administrative Building Code.

Purpose

The material is to be used as a wall covering.

Description

The material, a wall covering, consists of vinyl film laminated to a non-woven cotton fibre cloth. The total thickness, backing and facing is less than 1/20 of an inch.

Inspection and Test

Samples of the material were inspected by Asst. Engr. J. A. Darts, Committee on Test, and it was noted that the material burns in itself when free standing and that the thickness was less than 1/20 of an inch.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Rich-Wall, wall covering for use in New York City under the provisions of C26-667.0.7.b Administrative Building Code on condition that the material be backed up solidly by an incombustible backing.

The Committee further recommends that each container or carton in which the material is marketed shall be labeled, tagged or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 502-57-SM."

The Committee further recommends that the material shall not be used in Multiple Dwellings where such use is prohibited.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

503-57-SM

APPLICANT—E. I. du Pont de Nemours and Co., Inc., owner.

SUBJECT—Application June 5, 1957—DuPont Tontine Flame Resistant Quality Washable Window Shade Cloth, approval of.

APPEARANCES—

For Applicant: Samuel R. Todd.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 503-57-SM

Subject: Du Pont Tontine Flame Resistant Quality Washable Window Shade Cloth.

E. I. du Pont de Nemours & Company, Inc., Wilmington,

Delaware, filed June 5, 1957 an application with the Board of Standards and Appeals for approval of the material known as Du Pont Tontine Flame Resistant Quality Washable Window Shade Cloth under the provisions of the Flameproofing Rules of the Board.

Purpose

The material is to be used as drapery material in places of public assembly.

Description

The material is a cotton fabric coated on both sides with plasticized polyvinyl chloride. The total weight of the one square yard of material is 4.8 ozs., the cotton fabric being 2.6 ozs. and the coating 2.2 ozs.

Inspection and Test

The material was flame tested at the Better Fabrics Testing Bureau. There was no flashing, flaming or glow outside the charred area and the average time of glow within the charred area was 19 seconds. The complete report is on file with and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test concludes that the material known as Du Pont Tontine Flame Resistant Quality Washable Window Shade Cloth possesses flameproof properties and recommends the approval of this material for use as curtain and/or drapery material in places of public assembly as provided under the Flameproofing Rules of the Board.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a laboratory approved by him under the provisions of the Flameproofing Rules of the Board.

The Committee further recommends that each container or carton in which the material is marketed shall be marked, stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 503-57-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DART,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

678-57-SA

APPLICANT—Yula Water Heaters, Inc., owner.

SUBJECT—Application August 28, 1957—Yulatom Preheater for Fuel Oil, Model YA, approval of.

APPEARANCES—

For Applicant: R. B. Zinser.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 678-57-SA

Subject: Yulatom Preheater Model YA.

Yula Water Heaters Inc., New York, filed August 28, 1957, an application with the Board of Standards and Appeals for approval of the appliance known as Yulatom Preheater Model YA under the provisions of the Oil Burner Rules of the Board.

MINUTES

Purpose

The appliance is used for the preheating of oil.

Description

The preheater consists of a steel shell, double tube sheet, two tube bundles, one within the other, a transfer liquid between the outer surface of the inner tube and the inner surface of the outer tube. The inner tubes are $\frac{5}{8}$ inch O.D. copper or admiralty and the outer tubes of the steel are integrally finned in order to obtain greater heat transfer. The tubes are encased in the steel shell. The heads are of cast iron and the tube sheets are steel.

In operation, the oil is in the shell, flowing over steel baffles, and the boiler water in the inner tubes. The heater is provided with a combination sight glass and expansion chamber.

The construction is such, a tube within a tube, that the possibility of oil reaching the boiler, in the event of a tube break, is impossible.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test, and it was noted that the design precluded the possibility of oil entering into the boiler water.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as Yulatom Preheater Model YA for use in New York City under the provisions of the Oil Burner Rules of the Board on condition that the appliance bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 678-57-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

547-56-SA

APPLICANT—A to Z Equipment Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to additional use—re AZCO Propane Burning Drying Heater, Model 150-A (to supply temporary heating for construction work); previously approved.

APPEARANCES—

For Applicant: E. C. Greene.

ACTION OF BOARD—Application reopened for report as to amendment of resolution.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

734-54-SM

APPLICANT—Seelye Stevenson Value & Knecht, for Granco Steel Products Company, owner.

SUBJECT—Application for consideration—reopening for test and report as to additional gauges of material—re Corruform and Tufcor Steel Deck (fire resistive roof for industrial construction); previously approved.

APPEARANCES—

For Applicant: William A. Faiella.

ACTION OF BOARD—Application reopened for test and report as to additional gauges of material.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

4-49-SM

APPLICANT—Acme & Dorf Metal Door Corp., new owner. F. M. Gabler, Inc., owner.

SUBJECT—Application for consideration—reopening for report as to change of ownership—re Garoll 3-Hour Rolling Steel Door; previously approved.

APPEARANCES—

For Applicant: J. M. Gahler, Jr. and Morris Dorf.

ACTION OF BOARD—Application reopened for report as to change of ownership.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

552-50-SA—Vol. III

APPLICANT—Bowser, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III for amendment as to additional models—re Bowser Self-Contained Gasoline Pump, Models 520-A, 521, 525, 530, 575-A, 585, 595, 596 with or without suffix K, KR and R and Models 1100, 1100R, 1101R, 1102, 1102R, 1103 and 1103R; previously approved.

APPEARANCES—

For Applicant: Richard Kruse.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

29-52-SA

APPLICANT—Modine Manufacturing Company, owner.

SUBJECT—Application reopened October 2, 1956 for amendment of resolution as to additional Models—G25, G50, G75, G105, G135, G165, G225 and G310—re Modine Gas-fired Unit Heaters, space heaters, Models 65, 85, 105, 135 and 165; previously approved.

APPEARANCES—

For Applicant: Harry J. Clark and Owen Desmond.

ACTION OF BOARD—Laid over to February 25, 1958, at 2 P.M. for full vote of the Board.

650-57-SA

APPLICANT—Vanderwater Associates, Inc., for Utility Appliance Corp., owner.

SUBJECT—Application August 5, 1957—Utility Gas-fired Suspended Unit Heaters, Models 25-UF, 50UF, 75UF, 100UF, 125UF, 200UF, 225UF, (propeller fan type) and Models 75UB, 100UB, 125UB and 150UB blower type, approval of.

APPEARANCES—

For Applicant: Jack Ruebens.

ACTION OF BOARD—Laid over to February 25, 1958, at 2 P.M. for further consideration.

555-57-SA

APPLICANT—J. O. Ross Engineering Corporation owner.

SUBJECT—Application June 28, 1957—Short Bake Beer Can Oven Gas-fired, for drying inside lacquer finish on beer can body, approval of.

APPEARANCES—

For Applicant: Tyler Janney.

ACTION OF BOARD—Laid over to February 25, 1958, at 2 P.M. for further consideration and decision.

MINUTES

140-49-A—Vol. II

APPLICANT—Burke, Green and Groh, for George and Sonia Cullinen, owners, Les Clochettes, lessee.

SUBJECT—Application reopened March 19, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—35-45 223rd Street, east side, 152.83 feet north of 37th Avenue, Block 6192, Lot 68, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

ACTION OF BOARD—Denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Acting Chairman Keating, Commissioner

Kleinert and Commissioner Sleeper 3

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, a decision of the Borough Superintendent, dated February 11, 1957 on Alt. Applic. 108/57 reads:

"1. Proposed extension of use to 2nd floor is contrary to resolution of Board of Standards and Appeals. Cal. 140-49-A and Sec. 4. 2. 1. B.C. note bldg. exceeds two stories school required to be of fireproof construction.

"2. Exits as shown are inadequate note enclosure requirement of Sec. 3. 2. 1. B.C. and Sec. 6. 1. 2. & 2. B.B.C., Sec. 6. 1. 2. 3. B.C. as to number of persons per square foot."

and

WHEREAS, the applicant states that the building is 2 stories and attic, 32.2 feet in height, 45 feet front by 36 feet in depth, of class 3 construction, erected 1905, located on a lot 83.04 feet front by 147.71 feet in depth, in a residence use F area, class 1 height district, and used and occupied as follows: Cellar—storage and boiler room; 1st floor—day nursery, 45 persons, 2nd floor—dwelling, 1 family; for which use and occupancy Certificate of Occupancy No. Q 58981 was issued October 19, 1949 against Alt. Applic. 110/49 pursuant to variance granted by the Board on Calendar Number 140-49-A, Volume I, the building is proposed to be used and occupied as follows: Cellar—storage and boiler room; 1st floor—day nursery, 45 persons; 2nd floor—additional nursery space, 40 persons (or older children from age 6 upwards—for arts and crafts); that the building is provided with one-source sprinkler system and an approved interior fire alarm system and regular monthly fire drills are maintained; that there is one 3 foot 8 inch wide interior stairway enclosed in fire retarded partitions, equipped with fireproof self closing 1 hour test doors; and

WHEREAS, under Calendar Number 140-49-A, Volume I, the Board modified Objection 2 issued by the Borough Superintendent, February 24, 1949 on Alt. Applic. 110/49 so as to permit a class 3 constructed building in excess of 2 stories in height to be used for school purposes on the 1st floor only, the 2nd floor to be limited to residential use for those in charge of the school and the attic to remain vacant of human occupancy and furniture or other storage; and

WHEREAS, at the time of the Board's action under Calendar No. 140-49-A Volume I, it was proposed by the then applicant to fire retarded the cellar ceiling, to enclose the new cellar stairs in 4 inch terra cotta equipped with fireproof self closing door at the bottom, to install sprinklers feed from domestic water supply in the kitchen; to provide a self-closing fireproof door on the interior openings to the kitchen, to arrange all exit doors to swing out; to enclose stairs leading to 2nd floor with stud partitions covered with ¾ inch plaster and wire lath, to block up with masonry all fire-place flues on the 1st floor, to cut new door openings from one of the school rooms to the block room on the 1st floor, to install a fire alarm system with 1 station on the school floor, to install a non-coin telephone on the premises, and the variance was granted by the Board, March 8, 1949, so long as such conditions are maintained, and that such

portable fire-fighting appliance shall be maintained as the Fire Commissioner shall direct; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee noted the children in attendance and recommended that the appeal should not be granted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 108/57, Objection No. 1 and 2 be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

837-56-A

APPLICANT—Daniel G. Connolly, for Montague Associates, Inc., owner; American Manufacturing Co., lessee.

SUBJECT—Application December 4, 1956—Appeal from a decision of the Fire Commissioner, re permit for smoking. PREMISES AFFECTED—50-56 West Street, southeast corner of Noble Street, Block 2568, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene J. Fallon.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, (Folder 1127.01) dated November 5, 1956 reads:

"1. This will acknowledge receipt of your letter of October 26, 1956 wherein you request a permit for employees to smoke in the first floor of one of your factories situated at the above mentioned premises.

"You are advised that your request must be denied for the reason that smoking is prohibited by mandatory provisions of the Labor Law and the Rules of the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the building is 5 stories, 62 feet in height, of fireproof construction, 108 feet 8 inches front by 100 feet in depth, erected 1918, located on a lot 200 feet front by 395 feet in depth, in an unrestricted use A area, class 2 height district, used and occupied since 1918; first floor—office and shipping of twine, rope and oakum, 43 persons; 2nd floor to 5th floors—manufacturing twine, rope and oakum, maximum occupancy 16 persons per floor; 30 persons at office use and 82 persons at factory use, total occupancy throughout the building 112 persons; that the building is provided with an approved standpipe system and an approved 2-source sprinkler system throughout, an approved fire alarm system and regular monthly fire drills are maintained; that there are three 44 inch wide interior concrete stairs, masonry enclosed, equipped with fireproof self-closing doors and extending from roof bulkhead direct to street; and

WHEREAS, Certificate of Occupancy #3019 issued October 4, 1917 against N.B. Permit 170/17 permits the use of the building as a factory; and

WHEREAS, the applicant states that permission is sought for smoking in an office to be installed on the 1st floor as indicated on plans filed with this appeal.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law and the Rules of the Board, as cited in a decision of the Fire Commissioner, dated November 5, 1956, acting on Folder 1127.01 and that the appeal be and it hereby is *granted on condition* insofar as it relates to smoking in the off area provided that the three-hour test door shown on plans filed with this appeal marked "Received November 27, 1957", 2 sheets, shall be self-closing; that the six inch concrete block partition shall be supplemented with a fireproof self-closing door to the men's toilets and that signs shall be installed on the door openings and other prominent portions

MINUTES

of the factory stating that no smoking shall be permitted in the factory portions of the building; that the partition on the stair enclosure shall also be of six inch concrete block, as well as the partition between the two toilets; and that smoking shall be confined solely to the office portion of the building.

192-57-A

APPLICANT—Louis Lieberman, for Edmund Geis Realty Corp. owner, C and M Auto Spring Co., Inc., lessee.

SUBJECT—Application March 14, 1957—Appeal from a decision of the Borough Superintendent, re installation of oil burners, etc.

PREMISES AFFECTED—42-36 11th Street, west side, 140.26 feet north of 43rd Avenue, Block 460, Lot 60, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to February 25, 1958, at 2 P.M., applicant to be notified.

79-57-A

APPLICANT—Leonard F. Rothkrug, for Mary Volpe, doing business as Regina Blouse and Sportswear Co., owner.

SUBJECT—Application January 25, 1957—Appeal from a decision of the Borough Superintendent, re frame building commercial use-exits, etc.

PREMISES AFFECTED—1507 DeKalb Avenue, north side, 300 feet east of Knickerbocker Avenue, Block 3236, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to February 25, 1958, at 2 P.M. for applicant to correct plans.

748-57-A

APPLICANT—Harry Hurwit, for Belmont and Son, Inc., owner.

SUBJECT—Application October 18, 1957—Appeal from a decision of the Borough Superintendent, re egress, etc.

PREMISES AFFECTED—337 Broome Street and 151 Bowery, southeast corner, Block 423, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Hurwit.

ACTION OF BOARD—Laid over to March 4, 1958, at 2 P.M. for further inspection and decision; hearing closed.

852-57-A

APPLICANT—Morris Kweller, for Yeshiva of Flatbush, owner.

SUBJECT—Application November 26, 1957—Appeal from a decision of the Borough Superintendent, re Class 4 structure from residence to School use, re exits, stairs, etc.

PREMISES AFFECTED—935 East 10th Street, east side, 280 feet south of Avenue I, Block 6523, Lot 69, Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Kweller and Rabbi Sholom Himmel.

ACTION OF BOARD—Laid over to February 25, 1958, at 2 P.M. for inspection and decision; hearing closed.

1018-57-A

APPLICANT—Joseph B. Klein, for The Connecticut Mutual Life Insurance Co., owner.

SUBJECT—Application December 30, 1957—Appeal from a decision of the Borough Superintendent, re non-fireproof construction, from stores to offices, showrooms and incidental manufacturing.

PREMISES AFFECTED—8-12 West 14th Street, south side, 150 feet west of 5th Avenue and 5-11 West 13th Street, Block 577, Lots 34, 49, 50 and 51, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Klein.

ACTION OF BOARD—Laid over to March 4, 1958, at 2 P.M. for inspection and decision; hearing closed.

4-58-A

APPLICANT—Albert H. Morgan, for Globe International Inc., owner; Globe Lighting Products, Inc., lessee.

SUBJECT—Application January 7, 1958—Appeal from a decision of the Borough Superintendent, re use of Spraying Equipment not of approved type.

PREMISES AFFECTED—1710 Flushing Avenue, southeast corner of Cypress Avenue, Block 3412, Lot 47, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Albert H. Morgan and E. P. Miller.

ACTION OF BOARD—Laid over to March 11, 1958, at 2 P.M. for inspection and decision; hearing closed.

251-32-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Ultramar Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the reconstruction of an existing gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and sale of auto accessories.

PREMISES AFFECTED—1772-1788 Southern Boulevard, northeast corner of Boston Road, Block 2984, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley... 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 9, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 9, 1957 only insofar as it relates to the size of the building so that as *amended* the building may be 27 feet 4 inches in depth and 60 feet in length; that the new gasoline storage tanks may be relocated where shown and limited to eight additional and four existing 550 gallon storage tanks making a total of twelve such tanks; that the curb cuts to Boston Road may be rearranged so that the two existing curb cuts of 30 feet

MINUTES

and 25 feet, respectively, may be maintained and one new curb cut of 30 feet may be added, as shown on plans filed with this request for amendment marked "Received January 15, 1958," two sheets; that the rear wall where it abuts an adjoining building may be of masonry instead of face brick; that in all other respects the resolution above cited shall be complied with. (N.B. App. 2070-56)

589-38-BZ—Vol. III

APPLICANT—M. Martin Elkind, for Brumar Homes, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles to be joined with existing parking and storage on adjoining lots, (previously granted by the Board for a term of years, later withdrawn as to roof deck parking and storage).

PREMISES AFFECTED—305 West 51st Street, north side, 100 feet west of 8th Avenue, Block 1042, Lots 28, 29, 35, 36, 128 and 136, Borough of Manhattan.

APPEARANCES—

For Applicant: Gerald F. Brandman.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on January 13, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 16, 1957; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 13, 1938 as thereafter *amended* by resolutions adopted through July 16, 1957 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 588/52.)

857-47-BZ

APPLICANT—Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—2177 Grand Concourse, west side, 259.79 feet north of East 181st Street, Block 3162, Lot 40, Borough of The Bronx.

APPEARANCES—

For Applicant: Hubert Roosma.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 2, 1948, on certain conditions; and

WHEREAS, the resolution was amended and term of variance was extended on February 25, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 2, 1948 as *amended* by resolution adopted February 25, 1953 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 761/47.)

124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7f, 7i and 21 of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of an extension to existing structure, maintaining present uses of show room, service, office, storage and parts department and to add the use of the storage of parts, body shop, welding and acetylene and oxygen, machine room, painting, spraying and undercoating, with storage of paints and permitting the storage of new and used cars waiting to be serviced, and the parking of cars on the roof.

PREMISES AFFECTED—137-80 Northern Boulevard, southwest corner of Union Street, Block 4977, Lot 52, Flushing, Borough of Queens.

APPEARANCES—

for Applicant: Carl H. Salminen.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman, Keating, Commissioner Kleinert, and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on January 25, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 26, 1957, and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 25, 1955, as amended by resolutions adopted through February 26, 1957 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

MINUTES

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 2877/53)

402-52-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Edward Lehr, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application (decision of the Borough Superintendent); previously granted on condition, under sections 7e, 7f, 7h and 7i of the zoning resolution, permitting in a business and residence use district, the erection and maintenance of a building to be used as auto safety inspection station, motor vehicle repair shop and 21 one car garages, also proposed extension to extension to existing building partly in a business and partly in a residence use district for use as auto showroom, in conjunction with existing uses of gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage for more than five motor vehicles and outdoor sale and display of more than five motor vehicles on the un-built upon portion of the lot as granted by the Board.

PREMISES AFFECTED—572-590 Wyckoff Avenue, and 1444-1460 Hancock Street, southeast corner and 407-413 Weirfield Street, Block 3400, Lot 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Kleinert and Commissioner Sleeper 3

Negative 0

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 7, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 13, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 7, 1956, as *amended* by resolution adopted on February 13, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 3532/55 and N.B. App. 965/55)

APPEARANCES—

For Applicant: Richard E. Bauman.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley... 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 3, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 3, 1953 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1025/52)

698-52-BZ

APPLICANT—Michael A. Cardo, for Silvestro Castelli, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy and extension of existing dwelling to a restaurant and refreshment stand for a term of 5 years.

PREMISES AFFECTED—1940 Bruckner Boulevard, south side, 347 feet east of White Plains Road, Block 3677, Lot 62, Borough of The Bronx.

APPEARANCES—

For Applicant: Michael A. Cardo.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley... 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 18, 1956; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1953 as thereafter *amended* by resolution adopted through September 18, 1956 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... *granted* for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 688/52)

598-52-BZ

APPLICANT—Richard E. Bauman, for Tradesmen's Land Title Bank & Trust Company of Philadelphia.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—1250-1254 5th Avenue, east side, from East 106th Street to East 107th Street, Block 1612, Lots 1 and 4 and 69-72 inclusive, Borough of Manhattan.

MINUTES

192-53-BZ—Vol. II

APPLICANT—Herbst & Rusciano, for J. Brause and Peter I. Feinberg, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 29, 1958—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, accessory car washing, and the parking of cars awaiting service.

PREMISES AFFECTED—1102-1110 Metcalf Avenue and 1661-1669 Watson Avenue, northeast corner, Block 3747, Lot 88, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 29, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work; and

WHEREAS, the applicant states that he desires to withdraw temporarily the application to amend the resolution regarding the structure and asks only for the extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 29, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution.” (N. B. App. 994/56)

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 5, 1958—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7e and 21 of the Zoning Resolution, permitting in the residence use district portion of a lot located in a residence and unrestricted use, A area district, the erection and maintenance of an additional building using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th Street, west side, 100 feet north of Northern Boulevard, Block 1160, Lot 36, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 18, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 5, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions adopted on January 18, 1955, as thereafter *amended* through February 5, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N. B. App. 1706/53.)

915-55-BZ

APPLICANT—Leonard F. Rothkrug, for Samuel Weinstein, owner, Gilmark Paper Company, lessee.

SUBJECT—Application for consideration—reopening for amendment and extension of time to obtain a Certificate of Occupancy—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business and residence use district, the change of occupancy from a garage for more than five motor vehicles, and motor vehicle repair shop and service station, to storage and distribution of paper products and office.

PREMISES AFFECTED—635-637 East 28th Street, east side, 60 feet north of Flatbush Avenue, Block 5251, Lot 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert, and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 19, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 5, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 19, 1956, as thereafter *amended* by resolution adopted February 5, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that the work has been completed and a certificate of occupancy has been applied for, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” Alt. App. 3616/55.

32-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Gulf Oil Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7i and 7h of the Zoning Resolution,

MINUTES

permitting in a retail and residence use district, the reconstruction and maintenance of a gasoline service station, car wash, minor auto repairs, office and storage, lubricatorium, parking and storage of motor vehicles, erection of a diner and parking of patron's cars (no fee).

PREMISES AFFECTED—1701-1711 (1705-1709 official) Richmond Avenue and 2974-1994 Victory Boulevard, southeast corner, Block 2070, Lot 42, Bulls Head, Borough of Richmond.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 25, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 25, 1957 by adding thereto:

"that in the event the applicant desires to omit the installation of the diner heretofore proposed he may be permitted to do so; that he may also be permitted to install a brick enclosure 9 feet 4 inches by 9 feet 4 inches by 4 inches in height as a rubbish screen; that the area at the rear of the accessory building and for a distance of 60 feet 0 inches from the south lot line may be paved with crushed stone, where shown on plans filed with this request for amendment marked 'Received January 3, 1958,' one sheet; and that the curb cut to Richmond Avenue may be rearranged as shown on such plan; that in all other respects the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution; and that N.B. App. 1063/56 shall be withdrawn from the Building Department." (N.B. 1062/56)

119-29-BZ—Vol. III

APPLICANT—John J. Tricarico, for Elizabeth Stevens, owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider new facts—re Application, decision of the Borough Superintendent, previously denied, under section 7h of the Zoning Resolution, to permit in a residence use district, the proposed change of occupancy from garage to garage and parking and storage of more than five motor vehicles, on open portion of the plot.

PREMISES AFFECTED—625 Halsey Street, north side, 200 feet west of Patchen Avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

484-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for General Linen Supply & Laundry Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amended plans as to second story—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting in a residence use district and C area district, the erection of an extension for business use, occupying more than the permitted area and providing less than the required distance from the rear lot line.

PREMISES AFFECTED—441-453 and 467-477 Prospect Avenue, north side, 148 feet 6 inches east of 8th Avenue, Block 1113, Lots 61, 73 to 77 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened subject to the regular procedure, as Vol. II, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin for notice and set for hearing on March 11, 1958, 10 A. M.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

422-49-BZ

APPLICANT—Charles M. Spindler, for Alfred Herschkovitz, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired November 1, 1957—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—1794-1798 Parke Place, south side, 202 feet 6 inches west of Saratoga Avenue, Block 1467, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened subject to the regular procedure, waiving all requirements except a

574-21-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Emil Mosbacher, owner.

SUBJECT—Application for consideration—reopening for as Vol. II, to consider change of use—re Application, decision of the Borough Superintendent, previously granted on condition, permitting in a business district, extending into a residence district the erection of a motion picture theatre.

PREMISES AFFECTED—1-15 East Kingsbridge Road and 2658-2690 Jerome Avenue, northeast corner, Block 3317, Lot 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

MINUTES

new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin for notice, and set for hearing on March 18, 1958, at 10 A. M.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

280-57-BZ

APPLICANT—Leonard F. Rothkrug, for Guy-John Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting in a business and residence use C area district, the erection and maintenance of a meat processing plant with an accessory retail store using more than the permitted area.

PREMISES AFFECTED—1109-1115 Burke Avenue, north side, 50 feet west of Yates Avenue, Block 4614, Lot 3, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened, subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin, and set for hearing on March 11, 1958, 10 A. M.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

Adjourned: 5:05 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on January 14, 1958, as they appeared in Bulletin No. 3, Vol. 43, hereby corrected to read as follows:

283-57-BZ

APPLICANT—James E. Vassalotti, for Amigo Realty Corp., owner.

SUBJECT—Application April 9, 1957, decision of the Borough Superintendent under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one story class 3 construction for use as a restaurant with parking for patrons' cars on the open area and with ground signs and other signs, for a stated term of ten (10) years.

PREMISES AFFECTED—79-01 to 79-19 (79-09 official) Linden Boulevard, north side, from 79th Street to South Conduit Avenue; 155-02 to 155-40 South Conduit Avenue; 79-02 to 79-20 Dumont Avenue and 155-01 to 155-39 79th Street, Block 11377, Lots 1, 3, 13 and 26, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Eugene S. Ginsberg.
For Opposition: Edward Hoffman for Park Dept.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 13, 1957, after due notice by publication in the

Bulletin; laid over to December 10, 1957, for inspection and decision; hearing closed; then to January 14, 1958, for applicant to file revised plans showing what is proposed, including fences; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, D area, class 1 height district; that as of July 25, 1916, that part of the premises within 100 feet of Dumont Avenue was in a business use district and the present use designation became effective May 15, 1941; and

WHEREAS, the decision of the Borough Superintendent, dated April 2, 1957, acting on N.B. Applic. 380-57, reads:

"1. Proposed erection of a business structure in a residence zone is contrary to Art. II Sec. 3 of Zoning Resolution.

"2. Proposed parking of patron cars in open area in a residence zone is contrary to Art. II Sec. 3 of Zoning Resolution.

"3. Proposed ground signs and other signs in a residence district is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 foot frontage by 395.47 feet in depth, presently vacant; that it is proposed to erect a modern restaurant, one story in height, of class 3 construction, having a frontage of 93 feet and a depth of 93 feet; that the balance of the open area of the site will be used for the parking of patrons' cars; that it is also proposed to erect two electrically illuminated ground signs, each 10 feet wide and 30 feet high, to advertise the proposed restaurant; and

WHEREAS, the applicant contends that inasmuch as the proposed restaurant and parking area will occupy the entire block, the use will be isolated and have little or no adverse effect on the community; that Linden Boulevard and South Conduit Avenue are highly traversed auto lanes and as such, not only is the proposed use in keeping at this point, but the erection of dwellings, with the traffic and noises and fumes emanating from the aforementioned highways tend to render the site unsuitable for residence use; that the gas station in block 11376, lots 33, 35 and 23 is a non-conforming use and further indicates that Linden Boulevard at this point is unsuitable for residence development; that the open sewage canal adjoining the site to the west in the bed of 79th Street definitely prohibits the premises from being used for dwellings or any other conforming use, due to the unsanitary conditions produced by said sewage canal; and

WHEREAS, the applicant states that the present owner has held title to the property since May 3, 1955, and that the assessed valuation of land is \$9,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of twenty years to permit the premises to be occupied as a one story *restaurant* building substantially as proposed and as indicated on plans filed with this application marked "Received April 9, 1957," 5 sheets, and to permit the parking of patrons' cars as proposed and as indicated thereon *on condition* that the premises shall be levelled and shall be protected with a woven wire fence as proposed and with an entrance to Linden Boulevard and South Conduit Avenue and for further consideration after recommendations have been made by the Commissioner of Parks as to the fencing and the parking use of the premises.

* Correction—The word "residential" changed to "*restaurant*" in resolution, as indicated in italics.

MINUTES

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 21, 1957, as they appeared in Bulletin No. 22, Vol. 42, hereby corrected to read as follows:

682-56-SM

APPLICANT—Bestwall Gypsum Co., owner.

SUBJECT—Application August 20, 1956—Bestwall Gypsum Wallboard, Bestwall Insulating Gypsum Wallboard, Bestwall Wood Grain Gypsum Wallboard (interior wall surfacing material), approval of.

APPEARANCES—

For Applicant: C. E. Abbey.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative: 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 682-56-SM

Subject: Bestwall Gypsum Wallboard, Bestwall Insulating Gypsum Wallboard and Bestwall Wood Grain Gypsum Wallboard.

Bestwall Gypsum Company, Ardmore, Pennsylvania filed August 20, 1956 an application with the Board of Standards and Appeals for approval of the material known as Bestwall Gypsum Wallboard, Bestwall Insulating Gypsum Wallboard and Bestwall Wood Grain Gypsum Wallboard under the provisions of C26-191.0 and C26-242.0 Administrative Building Code.

Purpose

The material is to be used as an interior wall surfacing material.

Description

The gypsum wallboard is a board product having a gypsum core and paper surface and the thickness ranges from $\frac{1}{4}$ inch to $\frac{5}{8}$ inch and in width 2'-0" or 4'-0" and in length up to 16'-0". The edges are either square, tapered, beveled or round.

The insulating gypsum wallboard is a regular gypsum wallboard with aluminum foil laminated to the back side which serves as a vapor barrier and the thickness ranges from $\frac{3}{8}$ inch to $\frac{5}{8}$ inch and the board has square or tapered edges.

The wood grain gypsum wallboard is a regular gypsum wallboard with a sheet of decorated paper laminated to the face of the board and is available in one thickness only, $\frac{1}{2}$ inch and has square or beveled edges.

Inspection and Test

The material was tested in accordance with the requirements of C26-462.0 Administrative Building Code and meet the requirements of ASTM D.C. 37-42 and Federal Spec. S-W-51. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data led by the applicant, the Committee on Test recommends the approval of the material known as Bestwall Gypsum Wallboard, Bestwall Insulating Gypsum Wallboard and Bestwall Wood Grain Gypsum Wallboard for use in New York City under the provisions of C26-241 and C26-242.0 Administrative Building Code as an interior wallboard for use as partitions or ceilings wherein a fire resistive rating is not required and under C26-667.0 as a subdividing partition in buildings not exceeding 150'-0" in height and the use of the $\frac{1}{2}$ inch board as a one-hour fireproof partition under the provisions of C26-636.0 Administrative Building Code and further that all cartons in which the material is marketed shall be tagged, stamped or marked as follows:

"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 682-56-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

* Correction: In the Report of Committee on Test, under the heading of *Description*, the thickness of the wallboard is corrected to read " $\frac{3}{8}$ inch" instead of " $\frac{5}{8}$ inch".

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on October 29, 1957, as they appeared in Bulletin No. 45, Vol. 42, hereby corrected to read as follows:

618-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Hyman Herringman, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to design of building and fence on rear line—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 7A of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles with proposed show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—3902-3924 Avenue U, south side, from Ryder Street to Kimball Street, 2201-2211 Ryder Street and 2202-2212 Kimball Street, Block 8556, Lot 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, the application was granted by the Board on May 22, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on May 22, 1956, by adding thereto:

"that in view of statement by applicant that the rear wall would require the premises to be piled to support such wall and requests that the application be *amended* so as to permit a sapling fence; that in lieu of the wall on the rear line as hereinbefore required, the construction and maintenance of a 5 foot 6 inch split sapling fence with $1\frac{1}{2}$ inch, galvanized steel posts as now proposed and as shown on plans filed with this request for amendment marked 'Received September 25, 1957,' (one sheet) and plans marked 'Received October 25, 1957,' (2 sheets), may be permitted; that in all other respects the resolution above cited shall be complied with; that along the building line, in lieu of the wall heretofore required there may be a woven wire fence of the chain link type not less than 5 feet 6 inches in height with suitable terminating posts erected where shown and required." (N.B. 1290/55).

* Correction—In the resolution where reference is made to plans on file with this application, the following statement is added "plans marked Received September 25, 1957, (one sheet)."

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBER STREETS
NEW YORK 7, N. Y.

Sec. 34.66, P. L. and R.
U. S. POSTAGE
PAID
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NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

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287

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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MAR 18 1958
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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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SEAN P. KEATING, Vice Chairman
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HAROLD R. SLEEPER

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TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.
Address all communications to the Chairman

CONTENTS

Petition and Order of Certiorari Served on the Board
of Standards and Appeals.

ocket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, February
18, 1958, Affecting Calendar Numbers 881-24-BZ
—Vol. II, 598-28-BZ—Vol. II, 796-49-BZ—Vol. IV,
835-57-A, 698-50-BZ—Vol. II, 614-54-BZ, 887-54-BZ—
Vol. II, 624-55-BZ—Vol. II, 134-56-BZ, 135-56-A, 517-
56-BZ, 621-56-BZ, 820-56-BZ—Vol. II, 199-57-BZ,
240-57-BZ, 577-57-BZ, 551-57-BZ, 565-57-BZ, 590-57-
BZ, 600-57-BZ, 642-57-BZ, 680-57-BZ, 754-57-BZ,
785-57-BZ, 788-57-BZ, 642-29-BZ—Vol. IV, 532-32-
BZ—Vol. II, 395-46-BZ, 609-50-BZ—Vol. II, 300-56-
BZ, 416-56-BZ, 155-57-BZ, 241-57-BZ, 294-57-BZ,
432-57-BZ, 531-57-BZ, 716-57-BZ, 736-57-BZ and 812-
57-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, Feb-
ruary 18, 1958, Affecting Calendar Numbers 557-47-A
—Vol. II, 553-53-A—Vol. II, 527-57-A, 723-57-A,
1106-17-BZ—Vol. II, 960-27-BZ—Vol. V, 849-28-BZ—
Vol. II, 215-34-BZ—Vol. II, 450-47-BZ, 698-41-BZ,

PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS

On February 18th, 1958, Copy of Petition and Order of Certiorari
was served on the Board by George W. Herz, attorney for John Minett,
et al, objecting property owners, seeking a review of the Board's deter-
mination on January 21, 1958, granting a variance under Section 7e of
the Zoning Resolution, to permit in a residence use district the erection
and maintenance of a gasoline service station, washing, lubricatory, office,
sales of auto accessories and minor repairs with hand tools only; Cal.
No. 12-57-BZ; Premises 77-01 to 77-21 North Conduit Avenue, north-
east corner of Sutter Avenue, Ozone Park, Borough of Queens.

* * * * *

(Reprint from Bulletin of July 4, 1950).

DEPARTMENT OF HOUSING AND BUILDINGS
of the City of New York

INTRADEPARTMENTAL MEMORANDUM

January 5, 1948.

SUBJECT: Interpretation of Subdivision (v), Section 1,
Article 1, Zoning Resolution.

This directive supersedes previous memorandums on the
same subject, dated April 17, November 14, and December
12, 1946, and becomes effective on January 5, 1948.

Subdivision (v) of Section 1 of Article 1 of the Zoning
Resolution reads as follows:

"A 'lot' is a parcel or plot of ground which is or may
be occupied by a building and accessory buildings in-
cluding the open spaces required by this resolution."

It is the interpretation of this department that a lot as
defined in the Zoning Resolution need not be limited in
area to a tax lot. A lot or plot may include one or more
tax lots, and, conversely, a tax lot may be divided into two
or more lots as defined in such resolution. *Each lot must
have frontage on a legal street* and must be of such total
area as to meet the requirements as to yards and courts and
the coverage area permitted in the area district.

When a lot is *not* conterminous with a tax lot, a diagram
of the lot must be filed with each application, showing the
dimensions, including the street frontage, and the dimen-
sions and the block and lot number or numbers of the tax
lot or lots involved, together with any or all other lots
proposed to be built upon within the same tax lot. Any
space or spaces not actually required to comply with the
area requirements for a lot shall be designated on the
diagram as excess yard space.

BERNARD J. GILLROY, Commissioner.

1028-46-BZ, 222-52-BZ, 811-52-BZ—Vol. II, 691-53-BZ,
711-53-BZ—Vol. II, 414-55-BZ, 575-55-BZ, 235-56-BZ,
518-56-BZ, 576-56-BZ, 583-56-BZ, 666-56-BZ, 779-56-
BZ, 89-27-SR, 822-45-BZ—Vol. II, 374-39-SM—Vol.
II, 689-49-SM, 358-55-SM and 369-57-SM.

Correction Affecting Calendar Number 367-55-BZ.

CALENDAR

DOCKET

New cases filed up to February 18, 1958

Cal. No. **Dept.** **Premises Affected**
55-58-A—B.M.—24 West 45th Street, south side, 329 feet west of 5th Avenue, Block 1260, Lot 51, Borough of Manhattan, Alt. 1691-57—re fire tower; egress.

56-58-A—B.M.—519 Madison Avenue, east side, 80 feet, 5 inches north of East 53rd Street, Block 1289, Lot 23, Borough of Manhattan, Alt. 99-58—re class III construction; commercial use—height.

57-58-SM—Gold Bond Acoustiroc Acoustical Tile and Panels, manufactured by National Gypsum Co., and Gold Bond Acoustiglas Ceiling Panels, manufactured by National Gypsum Co., and L.O.F. Glass Fibers Co., Material.

58-58-A—B.M.—47 East 67th Street, north side, 120 feet west of Park Avenue, Block 1382, Lot 31, Borough of Manhattan, Alt. 1607-57—re class III construction;—commercial use; stair enclosure; elevator, etc.

59-58-BZ—B.M.—140 East 40th Street, south side, 124 feet east of Lexington Avenue, Block 895, Lot 66, Borough of Manhattan, Alt. 1798-57—re change in use from residence to office—residence use district.

60-58-A—B.M.—140 East 40th Street, south side, 124 feet east of Lexington Avenue, Block 895, Lot 66, Borough of Manhattan, Alt. 1798-57—re live load.

Restored to Docket

689-49-SM—SK Insulrock Structural Insulating Roof Deck (reopened for test and report as to additional span of plank), manufactured by Insulrock Company, Material.

374-39-SM—Vol. II—Wilson Steel Rolling Fire Shutters, Type 1700 Series, manufactured by The J. G. Wilson Corp., Material.

358-55-SM—Keystone Air-Entraining Portland Cement (reopened for test and report as to additional type of air entrained cement), manufactured by Keystone Portland Cement Co., Material.

369-57-SM—Beehive Anchoring System and Accessories, Bee Claws, Bee Clips, Bee-Nut with Spring, Bee-Nut (plain) and Bee-Nut with Loop (reopened for report as to additional use of approved system), manufactured by Gateway Engineering Co., Material.

822-45-BZ—Vol. II—B.B.—1573-1575 McDonald Avenue, east side, 140 feet north of Avenue N, Block 6564, Lot 58, Borough of Brooklyn, Alt. 4045-51—reopened for consideration as to extension of term of variance—re laundry (curtain cleaning business)—business use district.

89-27-SR—Rules of Procedure reopened for further study and possible revision; five members of the Board constituted a Committee of the Whole to study and propose new rules and procedures for publication, public hearing and formal approval.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 3, 1937—Vol. 22, No. 31
Procedure, Rules of	Nov. 13, 1956.
Smoking in Factories, Rules for..	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1952—Vol. 37, No. 10A
Sprinkler, Rules	Jan. 8, 1957.
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting.	June 8, 1937—Vol. 22, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	June 7, 1932—Vol. 17, No. 23
	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

FEBRUARY 25, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 25, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

392-57-BZ

APPLICANT—Samuel S. Arlen, for Scalbert Associates Morris and Morton Pickman, partners.

SUBJECT—Application May 9, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district

CALENDAR

the erection and maintenance of a gasoline service station, lubritorium, car wash non-automatic, auto repairs with hand tools only, office, storage, sales and parking of motor vehicles awaiting service with a business sign in a residence use district and a curb cut in excess of 30 feet.

PREMISES AFFECTED—221-11 Horace Harding Expressway, northeast corner of Springfield Boulevard, Block 7520, Lot 150, Bayside, Borough of Queens.

Laid over from January 7, 1958 to February 11, 1958, for hearing at the request of the Board of Education, as proposed school site in area has not been determined; then to February 25, 1958, for applicant to file plan and further information as to school site.

367-51-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Patrick Flood, Laura Grieco and John Banzer, owners.

SUBJECT—Application reopened October 29, 1957 as Vol. III—re (decision of the Borough Superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension of an existing gasoline service station to be as a lubritorium, car washing (non automatic), minor repairs with hand tools only, office, storage and sale of auto accessories and parking of more than five (5) cars awaiting service.

PREMISES AFFECTED—50-72 Jamaica Avenue and 2-16 Pennsylvania Avenue, southwest corner and 1-7 Sheffield Avenue, Block 3659, Lots 1, 14 and 15, Borough of Brooklyn.

751-57-BZ

APPLICANT—Henry J. Nurick for Realty Syndicate Inc., owner.

SUBJECT—Application October 22, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a local retail use district, the parking and storage of more than five (5) motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—146-154 3rd Avenue and 149-153 East 15th Street, northwest corner, Block 871, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

910-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Gregmal Realty Corp., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, utility room, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2309-2319 8th Avenue and 301-315 West 124th Street, northwest corner, Block 1951, Lot 29, Borough of Manhattan.

1253-25-BZ—Vol. III

APPLICANT—Wechsler and Schimenti, for Solomon N. Petchers, owner.

SUBJECT—Application reopened May 28, 1957 as Vol. II—re (decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage facilities for more than five (5) motor vehicles.

PREMISES AFFECTED—2150 Bolton Street, east side, 122.12 ft. north of Lydig Avenue, Block 4317, Lot 83, Borough of The Bronx.

109-56-BZ

APPLICANT—Julius S. Rapson, for Theresa Petrillo, owner.

SUBJECT—Application February 14, 1956—(decision of the Borough Superintendent) under section 7c of the zoning resolution, to permit in a G-1 area district, the erection of an enclosed extension on the rear of a one family dwelling with less than the required distance from the lot line.

PREMISES AFFECTED—219-75 Stewart Road, northeast corner of Grand Central Parkway Service Road, Block 7794, Lot 206, Queens Village, Borough of Queens.

846-57-BZ

APPLICANT—Harry M. Prince, for Walter Cohen, owner; The Seven Arts Center, lessee.

SUBJECT—Application November 21, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail use district, the change of use of an existing building from Club, Concert, Recital Halls, and dance studio to Club, Theatres and dance studio.

PREMISES AFFECTED—120 Madison Avenue, west side, 25 feet north of East 30th Street, Block 860, Lot 16, Borough of Manhattan.

541-57-BZ

APPLICANT—Henry George Greene, for Wally and Lillian Nelson, Philip and Gilda Nelson and Hilda M. Folkman, owners.

SUBJECT—Application July 18, 1957—(decision of the Borough Superintendent) under section 7e of the zoning resolution, to permit in a residence use district, extending the present uses of existing structure from garage in cellar and first floor, office, loading and unloading and two apartments by eliminating the garage on the first floor and use the area for packing and storage of linen.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

542-57-A

APPLICANT—Henry George Greene, for Wally and Lillian Nelson; Philip and Gilda Nelson and Hilda M. Folkman, owners and co-partners.

SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re garages in excess of 5000 sq. ft. Class 3 residence structures.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

526-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sondra Vecchio and Anna Cara, owners.

SUBJECT—Application July 16, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence and manufacturing use district, the maintenance of a parking lot for a term of five (5) years.

PREMISES AFFECTED—22-28 North Portland Avenue, west side, 197 ft. south of Flushing Avenue, Block 2027, Lots 35, 36, 37 and 38, Borough of Brooklyn.

100-38-BZ—Vol. II

APPLICANT—Levitt, Rosenberg, Stone and Notkins, for Prudential Insurance Co., owner (Bond Stores, Inc. and Gotham Parking Co., Inc. lessees).

SUBJECT—Application reopened February 26, 1957 as Vol. II—re (decision of the Borough Superintendent) under sections 7h and 7c of the zoning resolution, to permit in a restricted retail use district, the extension of the existing parking lot for additional parking and storage of motor vehicles.

PREMISES AFFECTED—9-19 West 35th Street, north side, 200 ft. west of 5th Avenue, and 12-14 West 36th Street, Block 837, Lots 30, 31 and 54, Borough of Manhattan.

62-47-BZ—Vol. III

APPLICANT—Joseph M. Lonergan, for Expert Lace and Embroidery Inc., owner (Stephen Ecsery, lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. III—re (decision of the Borough Superintendent) under section 7e of the zoning resolution, to permit in a residence

CALENDAR

use district, the use of part of an apartment on the third floor northeast part of an existing multiple dwelling as a chiropractor's office and dwelling for a stated term of ten (10) years.
PREMISES AFFECTED—120-122 East 86th Street, south side, 118 ft. west of Lexington Avenue, Block 1514, Lot 61, Borough of Manhattan.

519-57-BZ

APPLICANT—Albert Melniker, for Jo Mar Di Realty Corp., owner.
SUBJECT—Application July 9, 1957—(decision of the Borough Superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, sale of accessories, minor motor vehicle repairs with hand tools, parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.
PREMISES AFFECTED—2071 Victory Boulevard and 8 Bradley Avenue, northwest corner, Block 462, Lot 35, Fairview Heights, Borough of Richmond.

924-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Lou Halpern Stations, Inc., owner.
SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five (5) motor vehicles.
PREMISES AFFECTED—32-09 38th Street, east side, 100 feet south of Broadway, Block 656, Lot 33, Long Island City, Borough of Queens.

529-57-BZ

APPLICANT—Burke, Green and Groh, for C.B.S. Trading Corp., owner.
SUBJECT—Application July 16, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district, the erection of a sales office and use the lot for the display and sale of used cars.
PREMISES AFFECTED—234-04 Northern Boulevard, southeast corner of 234th Street, Block 8167, Lots 286 and 293, Douglaston, Borough of Queens.

724-50-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Laram Realty Corp., owner.
SUBJECT—Application reopened March 6, 1956 as Vol. III—re (decision of the Borough Superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use district, the roofing over of the brick walled yard on the east portion of the plot that is to be used for factory purposes.
PREMISES AFFECTED—2241 Light Street, northeast corner of Rombouts Avenue, Block 4951, Lot 20, Borough of The Bronx.

564-41-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Helen Knopke, owner.
SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of the existing legal gasoline service station to be used as a lubritorium, car washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, parking of more than five (5) cars waiting to be served with show windows within seventy-five (75) feet of the residence use district.
PREMISES AFFECTED—521-531 Coney Island Avenue and 39-49 Hinckley Place, northeast corner, Block 5113, Lot 24, Borough of Brooklyn.

832-57-BZ

APPLICANT—Richard B. Rutledge, for St. John Baptist Church, owner.
SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles of the pleasure type only.
PREMISES AFFECTED—455 West 152nd Street, north side, 151 feet west of St. Nicholas Avenue, Block 2067, Lot 16, Borough of Manhattan.

1306-22-BZ—Vol. II

APPLICANT—J. Daniel Dougherty, for Craft Realty Corp., owner; Standard Brands, Inc., lessee.
SUBJECT—Application reopened for consideration as to extension of term of variance—expired June 25, 1956—decision of the Borough Superintendent, previously granted on condition under section 7e of the Zoning Resolution, permitting in a business use district, the change of use for a temporary period, to office, storage of packaged food products and garage space.
PREMISES AFFECTED—113-129 Empire Boulevard, north side, 140 feet west of Bedford Avenue, Block 1306, Lot 41, Borough of Brooklyn.

143-57-BZ

APPLICANT—John F. Fitzsimons, for Lincoln Arcade Inc., owner (Wenlar Corp., lessee).
SUBJECT—Application February 25, 1957, decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and business use district, the extension into the residence portion of a plot of a parking lot presently established on the business portion of a plot.
PREMISES AFFECTED—125-02 to 124-24 (125-10) Queens Boulevard, west side, from 82nd Road to 83rd Avenue, 123-42 to 123-60 82nd Road and 123-47 to 123-67 83rd Avenue, Block 3360, Lots 21, 27, 28, 29, 32, 40, 41, 45 and 46, Kew Gardens, Borough of Queens.
 Laid over from January 28, 1958, to February 25, 1958, for inspection and decision; hearing closed.

950-54-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.
SUBJECT—Application reopened March 19, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c and 7 Aof the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, auto repair, office, store and parking of cars waiting to be served, with vehicular entrance or exit within 75 feet of a residence use district.
PREMISES AFFECTED—1475 Bruckner Boulevard, northwest corner of Evergreen Avenue, Block 3711, Lot 1, Borough of The Bronx.
 Laid over from January 28, 1958, to February 25, 1958, for inspection and decision; hearing closed.

461-22-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.
SUBJECT—Application reopened September 24, 1957 as Vol. II, re decision of the Borough Superintendent, under sections 7d and 21 of the Zoning Resolution, to permit in a residence and retail use, C area, and one and one-quarter height district, the construction of two additional floors on an existing three story telephone exchange building exceeding the permitted area and height.
PREMISES AFFECTED—7701-7713 (7701 official) 3rd Avenue and 302-318 77th Street, southeast corner, Block 5960, Lot, Borough of Brooklyn.
 Laid over from January 28, 1958, to February 25, 1958, for inspection and decision; hearing closed.

CALENDAR

21-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Weinick and Albert H. Sanders, owners.

SUBJECT—Application September 10, 1957—decision of the Borough Superintendent under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

REMISES AFFECTED—102-07 to 102-23 Flatlands Avenue, 764-776 East 103rd Street, northwest corner and 767-775 East 102nd Street, Block 8190, Lots 1, 7 and 65, Borough of Brooklyn.

Laid over from January 28, 1958, to February 25, 1958, for inspection and decision; hearing closed.

3-56-BZ—Vol. II

APPLICANT—Paul Friedman, for A. F. & G. Realty Corp. and Rosedale Engineering Corp., owners (Esso Standard Oil Co., conditional lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, accessory building for salesroom, lubritorium, auto washing and minor repairs with hand tools only, and parking and storage of motor vehicles, for a stated term of fifteen (15) years.

REMISES AFFECTED—1543-1547 Bruckner Boulevard, north side, from Boynton Avenue to Ward Avenue, Block 3715, Lots 1 and 5, Borough of The Bronx.

Laid over from January 28, 1958, to February 25, 1958, for inspection and decision; hearing closed.

2-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application February 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, storage, parking and storage of motor vehicles and a ground sign.

REMISES AFFECTED—14-40 to 14-50 (14-44 official) Clintonville Street west side, 61-63 feet south of 14th Road, Block 4697, Lot 5, Whitestone, Borough of Queens.

Laid over from September 17, 1957, to October 15, 1957, for inspection and decision; hearing closed; then to October 15, 1957, at the request of the applicant for consideration of proposed changes in the proposal; then to November 6, 1957, for applicant to file revised plans for relocation of proposed gasoline station in connection with the laundry building; then to November 26, 1957, for further study and for applicant to furnish the Board with a plan showing the area of the entire property and the surrounding streets; then to December 3, 1957, at the request of the applicant; then to December 17, 1957, then to January 28, 1958, for further study and inspection; then to February 25, 1958, for further consideration and decision.

1-30-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened June 4, 1957 as Vol II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline station and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than five (5) cars and the sale of used cars.

REMISES AFFECTED—3491-3507 Fort Hamilton Parkway, south side, 264.5 feet east of 36th Street, Block 5302, Lot 21, Borough of Brooklyn.

Laid over from January 21, 1958, to January 28, 1958, at request of objector; applicant concurring; then to February

4, 1958, at the request of an objector to permit filing objections; then to February 25, 1958, for inspection and decision; hearing closed.

772-57-BZ

APPLICANT—Charles M. Spindler, for Sam Piazza, owner.

SUBJECT—Application October 29, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a retail use district, the installation of motor fuel tanks and pumps for marine sale and use in conjunction with the existing boat sale and repair business.

PREMISES AFFECTED—45-73 Soundview Avenue, south side, 217.60 feet east of Pugsley Avenue, Block 3435, Lot 3 and Block 3436, Lot 44, Borough of The Bronx.

Laid over from February 11, 1958, to February 25, 1958, for applicant to furnish further information; hearing closed.

313-33-BZ—Vol. III

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened January 15, 1957 as Vol. III—re decision of the Borough Superintendent under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, sales space, service parking, motor vehicle repairs, with hand tools only, and with a curb cut on 39th Street.

PREMISES AFFECTED—38-06 Greenpoint Avenue, southwest corner of 50th Avenue, Block 212, Lot 23, Woodside, Borough of Queens.

Laid over from January 14, 1958, to February 11, 1958, for inspection and decision; hearing closed; then to February 25, 1958, for inspection and decision.

240-57-BZ

APPLICANT—John F. Fitzsimons, for Fun Fair Park, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a business and residence use district, the maintenance of a parking lot for the stated term of ten (10) years.

PREMISES AFFECTED—28-31 (28-21 to 28-51) Linden Place; 28-20 to 28-80 Whitestone Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, Lots 35 and 40, Block 4337, Lots 62 and 70 and Block 4339, Lots 46 and 65, Flushing, Borough of Queens.

Laid over from January 21, 1958, to January 28, 1958, for hearing at request of objectant, applicant concurring; then to February 18, 1958, for inspection and decision; hearing closed; then to February 25, 1958, for applicant to furnish information as to property lines; hearing closed.

477-57-BZ

APPLICANT—Gerard M. Bloomfield, for Thirbrook Corp., and Safeway Stores, Inc., owners.

SUBJECT—Application June 25, 1957—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in an unrestricted use and business use districts, the erection and maintenance of a gasoline service station, car washing, lubritorium, minor auto repairs, storage rooms and storage for more than five (5) motor vehicles on the vacant portion of the lot, and extending from the unrestricted portion into the business portion of the plot.

PREMISES AFFECTED—851-865 St. Anns avenue and 3150-3172 3rd avenue, southwest corner, Block 2360, Lots 92 and 97, Borough of The Bronx.

Laid over from November 26, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further examination of plans and decision; then to January 14, 1958, for revised plans and decision; then to January 21, 1958, for applicant to consult examiner;

CALENDAR

then to January 28, 1958, at request of the applicant; then to February 18, 1958, for consideration of exits and decision; hearing closed; then to February 25, 1958, for applicant to obtain objection from the Building Department.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 25, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, February 25, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

555-57-SA

APPLICANT—J. O. Ross Engineering Corporation, owner.
SUBJECT—Application June 28, 1957—Short Bake Beer Can Oven Gas-fired; for drying inside lacquer finish on beer can body, approval of.

650-57-SA

APPLICANT—Vanderwater Associates, Inc., for Utility Appliance Corp., owner.
SUBJECT—Application August 5, 1957—Utility Gas-fired Suspended Unit Heaters, Models 25-UF, 50-UF, 75-UF, 100-UF, 125-UF, 200-UF, 75-UB, 100-UB, 125-UB and 150-UB, approval of.

29-52-SA

APPLICANT—Modine Manufacturing Company, owner.
SUBJECT—Application reopened October 2, 1956 for amendment of resolution as to additional Models—G25, G50, G75, G105, G135, G165, G225 and G310—re Modine Gas-fired Unit Heaters, space heaters, Models 65, 85, 105, 135 and 165; previously approved.

522-57-A

APPLICANT—Lama, Proskauer and Prober, for 27 Realty Corp., owner.
SUBJECT—Application July 1, 1957—Appeal from a decision of the Borough Superintendent—re exit—factory.
PREMISES—27-31 Bleeker Street, north side, 75 feet east of Shinbone Alley, Block 529, Lot 55, Borough of Manhattan.

594-56-A

APPLICANT—Allen Ducker, Simeon Heller and George J. Meltzer, for Great Park Corp., owner.
SUBJECT—Application August 10, 1956—Appeal to review a decision of the Borough Superintendent—re business use in residence district.
PREMISES AFFECTED—36 Central Park South, east side, 270 feet east of Avenue of The Americas, Block 1274, Lot 62, Borough of Manhattan.

192-57-A

APPLICANT—Louis Lieberman, for Edmund Geis Realty Corp. owner, C and M. Auto Spring Co., Inc., lessee.
SUBJECT—Application March 14, 1957—Appeal from a decision of the Borough Superintendent, re installation of oil burners, etc.
PREMISES AFFECTED—42-36 11th Street, west side, 140.26 feet north of 43rd Avenue, Block 460, Lot 60, Long Island City, Borough of Queens.

79-57-A

APPLICANT—Leonard F. Rothkrug, for Mary Volpe, doing business as Regina Blouse and Sportswear Co., owner.
SUBJECT—Application January 25, 1957—Appeal from a decision of the Borough Superintendent, re frame building, commercial use-exits, etc.
PREMISES AFFECTED—1507 DeKalb Avenue, north side, 300 feet east of Knickerbocker Avenue, Block 3236, Lot 47, Borough of Brooklyn.

852-57-A

APPLICANT—Morris Kweller, for Yeshiva of Flatbush, owner.
SUBJECT—Application November 26, 1957—Appeal from a decision of the Borough Superintendent, re Class 4 structure from residence to School use, re exits, stairs, etc.
PREMISES AFFECTED—935 East 10th Street, east side, 280 feet south of Avenue I, Block 6523, Lot 69, Borough of Brooklyn.

427-47-A—Vol. IV

APPLICANT—Fred C. Dahlem and Victor E. Block, for Joseph Pacelli, owner; Max Rosenblatt, lessee.
SUBJECT—Application reopened January 21, 1958 as Vol. IV—Appeal from a decision of the Borough Superintendent—re construction and egress (theatre).
PREMISES AFFECTED—11-17 2nd Avenue, southwest corner of East 1st Street, Block 456, Lot 27, Borough of Manhattan.

13-58-A

APPLICANT—Lama, Proskauer and Prober, for Hunts Point Homes, Inc., owner.
SUBJECT—Application January 10, 1958—Appeal from a decision of the Borough Superintendent, re increase in number of beds—Nursing Home.
PREMISES AFFECTED—1295-1297 Lafayette Avenue, northwest corner of Faile Street, Block 2762, Lot 27, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

MARCH 4, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 4, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

755-38-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Rosenstock Motors, Inc., owner.
SUBJECT—Application reopened May 21, 1957 as Vol. II—(decision of the Borough Superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sale of accessories, car washing (non automatic), automobile repairs with hand tools, lubricatorium, parking and storage of more than five motor vehicles, for a stated term of fifteen (15) years.
PREMISES AFFECTED—880-890 Dawson Street and 929-939 Intervale Avenue, southeast corner, Block 2702, Lot 41, Borough of The Bronx.

Laid over from November 13, 1957, to November 19, 1957, at the request of a representative of the Board of Education; then to December 17, 1957, at the request of the Board of Education to permit a population study of the area, to January 28, 1958, at the request of the Board of Education; no further requests for adjournment entertained, then to March 4, 1958, at the request of the Board of Education.

730-57-BZ

APPLICANT—James E. Vassalotti, for Bartholdi Turcamo, owner.
SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station lubricatorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.
PREMISES AFFECTED—2375-2385 Cropsey Avenue and

CALENDAR

8846-8858 24th Avenue, northwest corner, Block 6890, Lot 1, Borough of Brooklyn.

Laid over from February 4, 1958 to March 4, 1958, for hearing after applicant has sent out notices to affected property owners.

215-57-BZ

APPLICANT—Henry Kohler, for Harry Sweedler, owner.
SUBJECT—Application March 21, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, a change in use of an existing masonry structure from an office and storage of composition shingle, to permit storage of not more than five (5) motor vehicles, body and fender repair work, use of acetylene torch, and spraying of finished motor vehicle repairs.

PREMISES AFFECTED—1603 Coney Island Avenue, east side, 103 feet 9¼ inches north of Locust Avenue, Block 6731, Lot 70, Borough of Brooklyn.

804-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Henry Nurick, for Pasquale Ciervo, owner.

SUBJECT—Application reopened June 18, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e, 7i and 7h of the Zoning Resolution, to permit in a residence use district, the change in use from parking and storage of motor vehicles to the erection and maintenance of a gasoline service station, lubritorium, minor motor vehicle repairs with hand tools only, office and the parking of cars awaiting service, for a stated term of fifteen (15) years.

PREMISES AFFECTED—602-614 Elderts Lane and 685-695 Conduit Boulevard, northwest corner, Block 4240, Lot 11, Borough of Brooklyn.

617-57-BZ

APPLICANT—Robert Gottlieb, for Harvey Lowenhar, owner.

SUBJECT—Application September 9, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—361 Ford Street, north side and 354 East 183rd Street, south side, 300 feet west of Webster Avenue, Block 3143, Lots 191, 193, 218, 219 and 220, Borough of The Bronx.

925-57-BZ

APPLICANT—James E. Vassalotti, for Harry Augen, owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles and a ground sign on the retail portion of the plot, for a stated term of fifteen (15) years.

PREMISES AFFECTED—133-10 to 133-16 (133-12 official), Liberty Avenue and 104-01 to 104-11 133rd Street, southeast corner, Block 9587, Lots 1 and 2, Richmond Hill, Borough of Queens.

533-57-BZ

APPLICANT—E. Richard Crino, for Jennie and Pietro Palazzola, owners.

SUBJECT—Application July 17, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in an E-1 area district, the conversion of an existing two-family, brick, three (3) story dwelling to a three (3) family multiple dwelling.

PREMISES AFFECTED—2067 Hering Avenue, west side, 175 feet south of Pelham Parkway South, Block 4311, Lot 13, Borough of The Bronx.

524-57-BZ

APPLICANT—Milton F. Kirchman, for Glenwood Jewish Center, owner.

SUBJECT—Application July 12, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a D area district, the erection of an extension to the existing one story synagogue and school occupying more than the permitted area.

PREMISES AFFECTED—888 East 56th Street, west side, 455 north of Avenue H, Block 7739, Lots 55, 58, 60 and 62, Borough of Brooklyn.

800-57-BZ

APPLICANT—Leonard F. Rothkrug, for Mildren Cohen, owner.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory auto laundry (non automatic), auto repair shop with hand tools only, lubritorium, office and sales, all for a term of fifteen (15) years.

PREMISES AFFECTED—1290-1304 Remsen Avenue, southeast corner of Avenue J, Block 8040, Lot 61, Borough of Brooklyn.

865-57-BZ

APPLICANT—John F. Fitzsimons, for Domenico Turiano, owner.

SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under section 9A of the Zoning Resolution to permit in a class one (1) height district, the construction of a six story multiple dwelling of 122 families to a height in excess of that permitted within two miles of La Guardia airport, a designated airport.

PREMISES AFFECTED—144-45 35th Avenue, north side, 371.5 feet east of Parsons Boulevard, Block 4995, Lot 66, Flushing, Borough of Queens.

145-47-BZ—Vol. III

APPLICANT—Abraham Grossman, for Zampieri Brothers, Inc., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. III—re decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the extension of the present bakery use to an adjoining building as a retail and wholesale bakery.

PREMISES AFFECTED—17-19 Cornelia Street, north side, 191 feet, 1 inch west of West 4th Street, Block 590, Lots 39 and 40, Borough of Manhattan.

532-57-A

APPLICANT—Abraham Grossman, for Zampieri Brothers, Inc. owner.

SUBJECT—Application May 28, 1957—Appeal from a decision of the Borough Superintendent, re live load, egress etc.

PREMISES AFFECTED—17-19 Cornelia Street, north side, 191 feet 1 inch west of West 4th Street, Block 590, Lots 39 and 40, Borough of Manhattan.

550-57-BZ

APPLICANT—Aaron Halpern, for Frank Primeggia, owner.

SUBJECT—Application July 23, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in an E area district, the erection of a one family dwelling, with the required setback measured from the existing building line instead of the building line of the mapped street.

PREMISES AFFECTED—104-23 127th Street, east side, 206.28 feet south of Liberty Avenue, Block 9581, Lot 88, Richmond Hill, Borough of Queens.

CALENDAR

389-57-BZ

APPLICANT—Larry Meltzer, for John Clancy, owner.
SUBJECT—Application May 15, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—50-58 East 94th Street, west side, 350 feet 3 3/8 inches north of Rutland Road and 60-62 Tapscott Avenue, Block 4596, Lots 27 and 30, Borough of Brooklyn.

289-57-BZ

APPLICANT—Henry Nordheim, for Agostino Guerriero, owner.
SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for motor vehicles for the stated term of two (2) years.
PREMISES AFFECTED—2487 Belmont Avenue, west side, 90 feet north of East 189th Street, Block 3078, Lot 65, Borough of The Bronx.

945-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Abe Saperstein, owner.
SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, office, sales, storage, lubritorium, car washing, minor auto repairs and parking and storage of motor vehicles for a stated term of fifteen (15) years.
PREMISES AFFECTED—1446-1456 Remsen Avenue and 8913-8923 Avenue L, northwest corner, Block 8055, Lot 1, Borough of Brooklyn.

344-38-BZ—Vol. IV

APPLICANT—Joseph M. Lonergan, for Max Salz, owner.
SUBJECT—Application reopened February 13, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e, 7h, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, a gasoline service station, auto washing (non automatic), lubrication, office, sale of auto accessories, repairs with hand tools only, parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—942-958 DeKalb Avenue and 122-134 Lewis Avenue, southwest corner and 419-425 Kosciusko Street, Block 1601, Lot 24, Borough of Brooklyn.

498-57-BZ

APPLICANT—Ferdinand Savignano, for S. and L. Lumber Co., owner.
SUBJECT—Application July 2, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a business and residence use district, the use of an existing building as a lumber yard, cabinet making shop and for the storage of material used in conjunction with the cabinet shop.
PREMISES AFFECTED—2356 Coney Island Avenue, west side, 329 feet 11 inches south of Avenue T, Block 7112, Lot 25, Borough of Brooklyn.

722-57-BZ

APPLICANT—Leonard F. Rothkrug, for Richmond Snyder, owner (Court Auction Merchandise Co., lessee).
SUBJECT—Application October 8, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the maintenance of an auction room on part of the first story for a term of five (5) years.
PREMISES AFFECTED—84 Court Street, west side, 71 feet 9 inches north of Schermerhorn Street, Block 268, Lot 50, Borough of Brooklyn.

36-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.
SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a heretofore granted warehouse of one story in height, to be increased to the west by a three story and cellar addition and this addition will connect to the heretofore granted factory and warehouse under Calendar 820-48-BZ.
PREMISES AFFECTED—72-15 to 72-23 Metropolitan Avenue, north side, 69.74 feet east of Pleasantview Street, Block 3057, Lot 34, Middle Village, Borough of Queens.

556-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Newspaper Realty Corp., owner.
SUBJECT—Application reopened November 6, 1957 as Vol. II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a retail use district, the erection of a two story building for use as a non-storage garage for more than five (5) and less than one hundred-fifty cars (150) cars, office, toilet and locker room.
PREMISES AFFECTED—406-412 West 34th Street, south side, 80 feet west of 9th Avenue and 405-407 West 33rd Street, Block 731, Lots 50, 51 and 53, Borough of Manhattan.
Laid over from January 28, 1958, to March 4, 1958, for inspection and decision; hearing closed.

107-34-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Shems Realty Corp., owner.
SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, office and accessory sales, lubritorium, minor repairs with hand tools only, parking of motor vehicles, auto safety inspection and ground signs, for a stated term of fifteen (15) years.
PREMISES AFFECTED—248-53 to 248-61 (248-55 official) Jamaica Avenue and 89-14 to 89-22 249th Street, northwest corner, Block 8664, Lot 45, Bellerose, Borough of Queens.
Laid over from January 28, 1958, to March 4, 1958, for inspection and decision; hearing closed.

548-57-BZ

APPLICANT—Vincent D. Luongo, for Glanos Realty Corp., owner.
SUBJECT—Application July 22, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and retail use district, the extension of the existing parking lot now located in a retail district into an adjacent residence district.
PREMISES AFFECTED—305-307 West 27th Street, north side, 62 feet west of 8th Avenue, Block 751, Lots 33, 34 and 35, Borough of Manhattan.
Laid over from January 28, 1958, to March 4, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MARCH 4, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, March 4, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

684-56-SM

APPLICANT—Bestwall Gypsum Co., owner.
SUBJECT—Application August 20, 1956—Bestwall Lite Mix lightweight aggregate Perlite Plaster, approval of.

CALENDAR

685-56-SM

APPLICANT—Bestwall Gypsum Co., owner.
SUBJECT—Bestwall Gypsum Plaster, Bestwall Common Gauging, Bestwall Satin Spar Gauging, Bestwall Keenes Cement, Bestwall Wood Fiber Plaster, Bestwall Sunflower Molding, Bestwall Concrete Bond Plaster, approval of.

686-56-SM

APPLICANT—Bestwall Gypsum Co., owner.
SUBJECT—Application August 20, 1956—Bestwall Gypsum Lath, approval of.

22-57-SM

APPLICANT—Bestwall Gypsum Co., owner.
SUBJECT—Application December 28, 1957—Bestwall Perlite, approval of.

196-57-SM

APPLICANT—United States Plywood Corp., owner.
SUBJECT—Application March 4, 1957—Weldwood Tack-board bulletin board, approval of.

663-57-SM

APPLICANT—United States Plywood Corp., owner.
SUBJECT—Application August 27, 1957—Asbestolux for permanent interior partitions and as a plasterboard, approval of.

89-57-SA

APPLICANT—Gas Equipment Corp., for Armstrong Furnace Co., owner.
SUBJECT—Application January 29, 1957—Armstrong Climate Conditioners gas-fired Models 101, 102, 901, G2-5-6-7-8, 65,000 to 450,000, approval of.

447-56-SM

APPLICANT—Brunswick Balke Collendar Co., owner.
SUBJECT—Application June 12, 1956—Brunswick Horn Folding Gymnasium folding gymnasium Seating, approval of.

82-57-SA

APPLICANT—Carrier Corp., owner.
SUBJECT—Application January 10, 1957—Carrier Air Conditioning Units, Models 38D, 38D2A, 38D4A, 38D6A, 38F2, 38F4 and 38F6, approval of.

577-57-SA

APPLICANT—Burgess-Manning Co., Architectural Products Division, owner, Jacobson and Co., Inc., Agent.
SUBJECT—Application July 3, 1957—Burgess-Manning Ceiling acoustical ceiling for radiant Heating and Cooling, approval of.

111-57-SA

APPLICANT—General Machine Co., Inc., owner.
SUBJECT—Application May 13, 1957—E.F.M. Oil Burner, Models ET-1, ET-2 and ET-3, approval of.

464-39-GR

APPLICANT—Saul Goldsmith.
SUBJECT—Opening Protective Assemblies Inspection Agency, Addition of the Inspection Agency of Saul Goldsmith.

51-57-SA

APPLICANT—Ducane Heating Corporation, owner.
SUBJECT—Application November 6, 1957—Ducane Oil-fired Forced Warm Air Furnace, Models HS-84, CS-95, CS-110, S-140, S-180, S-250, C-84, HB-95, HB-110, LB-95, LB-110, LB-150 and LB-180, approval of.

05-56-SM

APPLICANT—Acoustics Manufacturing Corp., owner.
SUBJECT—Application June 29, 1956—Acoustics Manufacturing Corp., A-M Metal Acoustical Tile, Sizes 12 x 24, 12 x 36 and 18 x 36.

15-57-A

APPLICANT—Abraham N. Horwitz, for S T N Realities, owner; Octagon Process Inc., lessee.
SUBJECT—Application January 14, 1957—Appeal from an order and a decision of the Fire Commissioner, re sprinkler, standpipe and storage of Toluol, etc.
PREMISES AFFECTED—15 Bank Street, northwest corner, of Railroad, Block 244, Lots 80, 85, 90 and 750, New Brighton, Borough of Richmond.

308-57-A

APPLICANT—Max Wechsler for Wechsler and Schimenti; Edward P. Weiss, owner.
SUBJECT—Application April 3, 1957—Appeal from a decision of the Borough Superintendent, re use of frame structure as Nursing Home, enlarged, with non-fireproof extension.
PREMISES AFFECTED—103-15 96th Street, east side, 100.09 feet south of 103rd Avenue, Block 9119, Lot 60, Ozone Park, Borough of Queens.

748-57-A

APPLICANT—Harry Hurwit, for Belmont and Son, Inc., owner.
SUBJECT—Application October 18, 1957—Appeal from a decision of the Borough Superintendent, re egress, etc.
PREMISES AFFECTED—337 Broome Street and 151 Bowery, southeast corner, Block 423, Lot 12, Borough of Manhattan.

1018-57-A

APPLICANT—Joseph B. Klein, for The Connecticut Mutual Life Insurance Co., owner.
SUBJECT—Application December 30, 1957—Appeal from a decision of the Borough Superintendent, re non-fireproof construction, from stores to offices, showrooms and incidental manufacturing.
PREMISES AFFECTED—8-12 West 14th Street, south side, 150 feet west of 5th Avenue and 5-11 West 13th Street, Block 577, Lots 34, 49, 50 and 51, Borough of Manhattan.

734-57-A

APPLICANT—Burke, Green and Groh, for Alfred Krass, owner.
SUBJECT—Application October 11, 1957—Appeal from a decision of the Borough Superintendent re Class 5 construction exceeding 1200 square feet in area.
PREMISES AFFECTED—235-20 Hillside Avenue, southeast corner of 235th Street, Block 7951, Lot 33, Queens Village, Borough of Queens.

48-58-A

APPLICANT—Adolph Novak, for All Continent Corporation, owner; City Specialty Stores, lessee.
SUBJECT—Application January 31, 1958—Appeal from a decision of the Borough Superintendent, re escalators.
PREMISES AFFECTED—31-39 West 34th Street, north side, 224 feet east of 6th Avenue and 46-60 West 35th Street, Block 836, Lots 10, 12 and 14, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 11, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 11, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

864-56-BZ

APPLICANT—Robert S. Hansen, for The Cord-Meyer Co., owner (owner under contract: Irving Sussman).
SUBJECT—Application December 18, 1956—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district,

CALENDAR

for a term of fifteen (15) years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—59-65 Fresh Pond Road, southeast corner of 59th Drive, (Mount Olivet Avenue); Block 2756, Lot 18, Maspeth, Borough of Queens.

718-57-BZ

APPLICANT—D. George Levine, for Vine Building Corp., owner.

SUBJECT—Application October 4, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance thereon of a gasoline service station, lubritorium, non-automatic auto laundry, sale of auto accessories, motor vehicle repair shop for minor repairs with hand tools only and parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—6113-6123 Avenue U and 2074-2084 Mill Avenue, northwest corner, Block 8404, part of Lot 2, Borough of Brooklyn.

919-57-BZ

APPLICANT—Gabriel Nathan, for Jo-Max Realty Corp., owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence use district, the erection of a two story building to be occupied by a retail store on the first floor and a two family dwelling on the second floor.

PREMISES AFFECTED—4912 Avenue K, south side, 20 feet, 3½ inches east of Flatlands Avenue, Block 7829, Lot 44, Borough of Brooklyn.

798-57-BZ

APPLICANT—Paul Friedman, for 36-20 168th Street, Inc., and William Sparago, owners.

SUBJECT—Application November 4, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit for a stated term of 15 years on a plot located partly in a business use and partly in a residence use district, the erection and maintenance in the business portion of the premises of a gasoline service station, auto washing (non-automatic), lubritorium, minor repairs with hand tools only, office, storage and sale of auto accessories, and parking of more than five (5) cars awaiting service with proposed curb cuts and business entrances within 75 feet of a residence use district, and the maintenance on the portion of the premises within the residence use district, of parking and storage of motor vehicles of the pleasure type only.

PREMISES AFFECTED—1414-1424 Gravesend Neck Road, southwest corner of East 15th Street, Block 7399, Lot 89, Borough of Brooklyn.

888-57-BZ

APPLICANT—Charles M. Spindler, for George A. Volpe, owner.

SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7c of the zoning resolution, to permit in a retail and residence use district, the extension of the use of a boat yard, dwelling and sales room to include sale, display and repair of boats and the sale of gasoline for marine use only.

PREMISES AFFECTED—248-02 to 248-10 Brookville Boulevard and 154-01 to 154-21 248th Street (Broad Street), southeast corner, Block 13913, Lot 273, Hook Creek, Borough of Queens.

352-57-BZ

APPLICANT—Patrick D. Concagh, for 27 East 37th Street Corp., owner.

SUBJECT—Application May 2, 1957—decision of the Borough Superintendent, under section 7e of the zoning reso-

lution, to permit in a residence use district, the change in occupancy of the basement and first floor of an existing four-story dwelling to business use.

PREMISES AFFECTED—27 East 37th Street, north side, 200 feet east of Madison Avenue, Block 867, Lot 28, Borough of Manhattan.

964-57-BZ

APPLICANT—Samuel Rosenblum, for International Business Machines Corp., owner.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7c and 21 of the zoning resolution, to permit in a residence use district, the change of occupancy of the present three story building from garage on the first floor and two apartments on the upper floors to a photographic studio in the cellar and first floor with no change on the upper floors.

PREMISES AFFECTED—117 East 83rd Street, north side, 185 feet, 6¾ inches east of Park Avenue, Block 1512, Lot 9, Borough of Manhattan.

868-57-BZ

APPLICANT—Leonard F. Rothkrug, for Charles and Eva Vardakis, owners.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop with hand tools only, lubritorium, car washing (non-automatic), office and sales, and parking of cars awaiting service all for a term of fifteen (15) years with show windows, business entrance and curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—5001-5007 Avenue I and 1701-1713 Utica Avenue, northeast corner of Avenue I, Block 7754, Lot 6, Borough of Brooklyn.

963-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Summer and James V. Cirillo, owners.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage, and the parking and storage of motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2407-2417 Linden Boulevard and 498-510 Montauk Avenue, northwest corner, Block 4478, Lots 24 and 29, Borough of Brooklyn.

673-55-BZ—Vol. II

APPLICANT—Henry J. Nurick, for 92 Car Wash Corp., owner.

SUBJECT—Application reopened December 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a business use district, the extension of a gasoline service station westerly, into the bed of East 58th Street, until such time as the street will be legally open to the public.

PREMISES AFFECTED—5802-5824 Church Avenue and 119-129 East 58th Street, southeast corner, Block 4706, Lot 36, Borough of Brooklyn.

932-57-A

APPLICANT—Henry J. Nurick, for 92 Car Wash Corp., owner.

SUBJECT—Application November 14, 1957—filed pursuant to section 35, General City Law re construction in bed of mapped street—East 58th Street.

PREMISES AFFECTED—5802-5824 Church Avenue, and 119-129 East 58th Street, southeast corner, Block 4706, Lot 36, Borough of Brooklyn.

922-57-BZ

APPLICANT—Charles M. Spindler, for Anthony D'Alesio, owner.

CALENDAR

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the installation of an approved perchlorethylene dry cleaning unit in an existing tailoring and dry cleaning establishment.

REMISES AFFECTED—35-10 154th Street, west side, 80 feet south of 35th Avenue, Block 5264, Lot 119, Flushing, Borough of Queens.

33-57-BZ

APPLICANT—Paul Friedman, for Harry Augen and Anna Palenychka, owners (Esso Standard Oil Co., Conditional vendee).

SUBJECT—Application October 11, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories and parking and storage of cars awaiting service, with ground sign in a residence use district, for a stated term of fifteen (15) years.

REMISES AFFECTED—111-02 to 111-18 (111-10 official) Springfield Boulevard and 216-40 to 216-48 111th Avenue, southwest corner, Block 11144, Lot 26 (26, 31, 32, 33, 34 and 35), Queens Village, Borough of Queens.

76-57-BZ

APPLICANT—Robert J. Crinnion, for Elsa Vitaglione, owner.

SUBJECT—Application December 6, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a E-1 area district, the use of an existing two family dwelling as a three family multiple dwelling.

REMISES AFFECTED—3217 Griswold Avenue, northwest corner of Stadium Avenue, Block 5412, Lot 172, Borough of The Bronx.

77-57-A

APPLICANT—Robert J. Crinnion, for Elsa Vitaglione, owner.

SUBJECT—Application December 6, 1957—filed pursuant to section 310 of The Multiple Dwelling Law for variation of section 56, subdivision 1 of the Multiple Dwelling Law re two-family frame dwelling illegally converted to three families.

REMISES AFFECTED—3217 Griswold Avenue, northwest corner of Stadium Avenue, Block 5412, Lot 172, Borough of The Bronx.

3-57-BZ

APPLICANT—Leonard F. Rothkrug, for Lawrence Marino, doing business as L. Marino, Inc., owner.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a D area district, a two story extension of an existing shop for the manufacture of canvas covers occupying more than the permitted area.

REMISES AFFECTED—8802-8810 Foster Avenue, southeast corner of East 88th Street, Block 7967, Lot 35, Borough of Brooklyn.

1-37-BZ—Vol. III

APPLICANT—Henry Nordheim, for Anthony Moccia, owner.

SUBJECT—Application reopened December 4, 1956 as Vol. III—re decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a residence use district, the extension of an existing parking lot by the addition of two adjoining lots.

REMISES AFFECTED—1110 East 216th Street and 3585 Wilson Avenue, southwest corner, Block 4710, Lots 24 and 26, Borough of The Bronx.

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent, under sections 7c and 7A of the zoning resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubritorium, car washing, parking and storage of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

303-26-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened September 25, 1956 as Vol. IV—re decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence and business use district, the lower or ground floor of the property to be used for the storage of paper cartons and the upper floor to be used for the manufacture, storage and distribution of infants apparel, quilts, blankets, pillows and office incidental thereto.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

52-48-A—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened January 8, 1957 as Vol. III—re Appeal from a decision of the Borough Superintendent—relating to egress.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

156-36-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. II—re decision of the Borough Superintendent, under section 7c and 7i of the zoning resolution, to permit in a business use district, of an existing gasoline service station, the inclusion of the additional uses of minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—1932-1938 Coney Island Avenue, northwest corner of Avenue P, Block 6617, Lot 45, Borough of Brooklyn.

484-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for General Linen Supply and Laundry Co., Inc., owner.

SUBJECT—Application reopened February 11, 1958 for consideration of amended plans as to second story—decision of the Borough Superintendent, previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district and C area district, the erection of an extension for business use, occupying more than the permitted area and providing less than the required distance from the rear lot line.

PREMISES AFFECTED—441-453 and 467-477 Prospect Avenue, north side, 148 feet, 6 inches east of 8th Avenue, Block 1113, Lots 61, 73 to 77 inclusive, Borough of Brooklyn.

280-57-BZ

APPLICANT—Leonard F. Rothkrug, for Guy-John Realty Co., Inc., owner.

SUBJECT—Application reopened February 11, 1958 for consideration as to amendment—decision of the Borough

CALENDAR

Superintendent, previously granted on condition under sections 7c and 21 of the Zoning Resolution, permitting in a business and residence use, C area district, the erection and maintenance of a meat processing plant with an accessory retail store using more than the permitted area.
PREMISES AFFECTED—1109-1115 Burke Avenue, north side, 50 feet west of Yates Avenue, Block 4614, Lot 3, Borough of The Bronx.

683-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application September 6, 1955—(decision of the borough superintendent) under sections 7e and 7h, to permit in a residence use district, the erection and maintenance of a gasoline service station, office sales, storage room, lubritorium, minor auto repairs, car washing, parking and storage of motor vehicles.

PREMISES AFFECTED—60-02 to 60-14 48th Avenue, 48-01 to 48-11 60th Street, southeast corner and 60-01 to 60-17 Connecting Highway, Block 2333, Lot 45, Elmhurst, Borough of Queens.

Laid over from July 3, 1956 to July 24, 1956 for inspection and decision; hearing closed; then laid over for consideration as to possible further development in the area, particularly as to the parks about to be developed according to plans of the Park Department; date for decision to be set; then set for decision on March 26, 1957; then to April 9, 1957, for further consideration after the Department of Parks has submitted a report as to progress in constructing the proposed park and playground and a report from the Borough President as to progress in reconstruction of the Connecting Highway; then to May 7, 1957, for applicant to file revised plans as to park; and for decision; then to May 21, 1957, for applicant to file revised plans as to park conditions, with measurements; then to June 4, 1957, for revised plans and decision; then laid over for further study by the Board; date to be determined; then set for March 11, 1958.

887-56-BZ

APPLICANT—Charles C. Weinstein, for Alfred Simon, owner.

SUBJECT—Application December 28, 1956—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, utility room, office and sale of accessories, for a stated period of fifteen (15) years.

PREMISES AFFECTED—1412-1420 Edward L. Grant Highway, east side, 34 feet south of Plimpton Avenue, Block 2874, Lots 3, 5, 6, 8 and 9, Borough of The Bronx.

Laid over from November 19, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957; then to January 7, 1958, for further inspection and decision; then laid over for decision; date to be set; then set for March 11, 1958.

134-57-A—Vol. II

APPLICANT—Joseph Saravis, for Jonan Holding Corporation, owner.

SUBJECT—Application reopened January 14, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction and egress.

PREMISES AFFECTED—88-01 Parsons Boulevard, southeast corner of 88th Avenue, Block 9764, Lot 15, Jamaica, Borough of Queens.

201-57-BZ

APPLICANT—Joseph Levy Jr., for Marie Kramer, owner.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and

sales of accessories for the stated term of fifteen (15) years.

PREMISES AFFECTED—1141-1145 Bedford Avenue and 127-129 Madison Street, northeast corner, Block 1817, Lot 1, Borough of Brooklyn.

702-57-BZ

APPLICANT—Frederick A. Ketcher, for Barbchester Estates, Inc., owner; Kesbec, Inc., lessee.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a business use district the extension of an existing legal gasoline station, and for the reconstruction and maintenance of the accessory building for the legal existing use of gasoline service station office and storage, and for the additional uses of car wash sale of used cars, motor vehicle repairs with hand tools only and for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—5701 Broadway, northwest corner of West 234th Street, Block 3405, Lot 175, Borough of The Bronx.

Laid over from February 4, 1958, to March 11, 1958, for inspection and decision; hearing closed.

668-57-BZ

APPLICANT—John F. Fitzsimons, for Astoria Federal Savings and Loan Association, owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district the storage and parking of motor vehicles.

PREMISES AFFECTED—30-20 38th Street, west side 126.40 feet south of 30th Avenue, Block 659, Lots 54, 55 and 153, Long Island City, Borough of Queens.

Laid over from February 4, 1958, to March 11, 1958, for inspection and decision; hearing closed.

122-57-BZ

APPLICANT—Larry Meltzer, for Charles Macaluso, owner.

SUBJECT—Application February 13, 1957—decision of the Borough Superintendent under sections 7a and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of an extension of the existing ornamental shop exceeding the permissible area in a C area district.

PREMISES AFFECTED—8509 Bay 16th Street, East side 100 feet north of 86th Street, Block 6343, Lot 25, Borough of Brooklyn.

Laid over from January 28, 1958, to February 11, 1958, at the request of an objector; then to March 11, 1958, for inspection and decision; hearing closed.

779-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Tir Holding Corp., owner.

SUBJECT—Application October 30, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station lubritorium, minor auto repairs, car washing, storage office and sales, parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—137-21 to 137-29 (137-25 official Jamaica Avenue, north side, from 138th Street to Van Wyck Expressway; 88-46 to 88-56 138th Street and 88-4 to 88-53 Van Wyck Expressway, Block 9618, Lot 30 Jamaica, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

796-57-BZ

APPLICANT—Charles M. Spindler, for Forald Realty Corp., owner.

SUBJECT—Application November 1, 1957—decision of the

CALENDAR

Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of auto accessories, minor auto repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station for a stated term of fifteen (15) years. PREMISES AFFECTED—74-02 to 74-16 Yellowstone Boulevard (74-10 official), east side, 94.19 feet north of Nansen Street, Block 3178, Lot 70, Forest Hills, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

32-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs with hand tool only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

76-57-BZ

APPLICANT—Leonard F. Rothkrug, for A. C. A. Auto Sales, Inc., owner; successor to Torlim Realty Corp.

SUBJECT—Application May 7, 1957—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a motor vehicle repair shop and to permit the sale and display of new and used cars and new and used auto parts on the unbuilt upon portion of the premises for a term of ten (10) years.

PREMISES AFFECTED—2735-2743 Cropsey Avenue, east side, 34 feet 7¾ inches north of Bay 47th Street, Block 6914, Lots 75, 76 and 78, Borough of Brooklyn.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

90-27-BZ—Vol. VI

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. VI—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit partly in a residence use district and partly in a business use district, the additional uses of minor auto repairs with hand tools only maintained solely within the accessory building and the parking of motor vehicles awaiting service at an existing gasoline service station, lubritorium and auto laundry previously granted by the board and the extension in the term of variance, for an additional fifteen (15) years, for the existing as well as the proposed uses.

PREMISES AFFECTED—73-38 to 73-42 Cooper Avenue, south side, 22.29 feet west of 74th Street, Block 3811, Lot 58, Glendale, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

3-57-BZ

APPLICANT—John F. Fitzsimons, for Peter Kalopodis, owner.

SUBJECT—Application August 12, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station with accessory use

of lubritorium, non automatic auto laundry, minor auto repairs with hand tools only and the parking of cars awaiting service.

PREMISES AFFECTED—43-15 Ditmars Boulevard and 21-74 to 21-82 45th Street, northwest corner, Block 784, Lot 64, Astoria, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

464-57-BZ

APPLICANT—Andrew DiCamillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a E area district the erection of and extension on the front of the present two story building with less than the required setback and a rear extension encroaching on the required rear yard.

PREMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

465-57-A

APPLICANT—Andrew Di Camillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—Appeal from a decision of the Borough Superintendent, re frame walls and openings within 3 feet of lot line.

PREMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 11, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 11, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

783-54-SM

APPLICANT—The Peelle Company, owner.

SUBJECT—Application October 4, 1954—Peelle Hollow Metal Slide Up or Slide Down Door Assembly, approval of.

784-54-SM

APPLICANT—The Peelle Company, owner.

SUBJECT—Application October 4, 1954—Peelle Hollow Metal 1½ Hour Insulated Swing or Double Swing Access Door, approval of.

153-56-SA

APPLICANT—Pennsylvania Furnace & Iron Co., owner. Fullerton Equipment Corp., Agent.

SUBJECT—Application February 16, 1956—Pennco Cast Iron Gas-fired Boilers, Series 2, 3 and 6, approval of.

357-57-SM

APPLICANT—Josam Manufacturing Co., owner. V. T. Manas, applicant.

SUBJECT—Application April 18, 1957—Universal Closet Carrier and Wall Fitting, approval of.

892-57-SM

APPLICANT—OPW Corporation, owner. Ned H. Heinz-erling, Agent.

SUBJECT—Application September 21, 1957—OPW Fil-O-Matic Nozzle, Model 1811-H, for fueling motor vehicles, approval of.

CALENDAR

983-57-SA

APPLICANT—Tokheim Corporation, owner.
SUBJECT—Application December 23, 1957—Tokheim High Capacity Submerged Pump Assembly, for pumping motor fuels by remote control, Models 60E and 60-ES, approval of.

1000-57-SA

APPLICANT—Tokheim Corporation, owner.
SUBJECT—Application December 23, 1957—Tokheim Electric Power Gasoline Dispensing Pump, Model 48, approval of.

1101-48-SA—Vol. II

APPLICANT—Pure Carbonic Corp., Div. of Air Reduction Company, owner.
SUBJECT—Application reopened October 3, 1952 for amendment of resolution as to additional use and increased capacity—re Carboflex Low Pressure CO₂ Converter-Receiver; previously approved.

304-56-SM

APPLICANT—Sylvania Electric Products, Inc., owner.
SUBJECT—Application reopened January 7, 1958 for amendment to resolution as to additional type of construction of plastic ceiling—Sylvania Sylvania-Aire Corrugated Plastic Light Diffuser; previously approved.

394-56-SM

APPLICANT—Acme Steel Door Corporation, owner.
SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional interlocking channel—C.L.A. Hollow Metal 1½ Hour Fire Door; previously approved.

690-56-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional louvers, Gold Bond Aluminum Recessed Flange Type, Gold Bond Aluminum, Flush Flange Louver and Gold Bond Roof Ventilator, Gold Bond Midget Louvers—Gold Bond Aluminum Louvers and Ventilators; previously approved.

115-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyce Green, owners.
SUBJECT—Application December 22, 1955—Appeal from a decision of the Borough Superintendent—re review of Borough Superintendent's decision re zoning matter.
PREMISES AFFECTED—100-104 Central Park South and 1431-1439 Avenue of the Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.

466-57-A

APPLICANT—Andrew DiCamillo, for Josephine Alessi, owner.
SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re use of frame building as Nursing Home, etc.
PREMISES AFFECTED—8807 21st Avenue, east side, 120 feet north of Cropsey Avenue, Block 6445, Lot 13, Borough of Brooklyn.

4-58-A

APPLICANT—Albert H. Morgan, for Globe International Inc., owner; Globe Lighting Products, Inc., lessee.
SUBJECT—Application January 7, 1958—Appeal from a decision of the Borough Superintendent, re use of Spraying Equipment not of approved type.
PREMISES AFFECTED—1710 Flushing Avenue, southeast corner of Cypress Avenue, Block 3412, Lot 47, Maspeth, Borough of Queens.

65-57-A

APPLICANT—Standard Fruit and Steamship Co., lessee for Department of Marine and Aviation, owner.
SUBJECT—Application January 31, 1957—Appeal from an order of the Fire Commissioner, re use of kerosene as fuel, etc.
PREMISES AFFECTED—Pier 13, East River, East side, 600 ft. east of South and Wall Streets, Block 36, Lot 25, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 18, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 18, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

590-57-BZ

APPLICANT—Gilbert Lazerus, for Elsie C. Katz and Adele Wilson, owners.
SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the construction and maintenance for a term of fifteen (15) years of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only (no welding or spraying), storage and sale of accessories, and incidental parking of more than five (5) motor vehicles awaiting service with incidental ground signs.
PREMISES AFFECTED—43-32 to 43-38 222nd Street and 221-11 to 221-19 Northern Boulevard, northwest corner, Block 6327, Lots 40 and 42, Bayside, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, at the request of an objector, applicant concurring; no further request for adjournment considered.

290-57-BZ

APPLICANT—Henry Nordheim, for Jack Stevenson owner.
SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the occupancy of an existing one story building for the retail sale and manufacture of mattresses.
PREMISES AFFECTED—2152 Second Avenue, east side 75 feet 11 inches north of East 110th Street, Block 1682 Lot 4, Borough of Manhattan.

559-53-BZ—Vol. II

APPLICANT—Herman Kron, for Aywon Crescent Service Station, Inc., owner.
SUBJECT—Application reopened June 26, 1956 as Vol. I—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the extension of the use of an existing gasoline service station to include lubritorium, parking and storage of more than five (5) motor vehicles and the sale of used cars.
PREMISES AFFECTED—1253 Edward L. Grant Highway, west side, 201.4 feet north of Jerome Avenue, Block 2506, Lots 54 and 56, Borough of The Bronx.

933-57-BZ

APPLICANT—Paul Friedman, for Woodsam Associates Inc., owner.
SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station

CALENDAR

lubratorium, auto washing (non automatic), office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, for a stated term of fifteen (15) years.
PREMISES AFFECTED—2177-2185 Starling Avenue, northwest corner of Castle Hill Avenue, Block 3948, Lot 47, Borough of The Bronx.

12-57-BZ

APPLICANT—Wechsler and Schimenti, for Philip Rosenzweig, owner.
SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from garage on the first floor and storage on the second floor to a launderette on the first floor and offices on the second floor.
PREMISES AFFECTED—2149 Caton Avenue, north side, 100 feet east of Flatbush Avenue, Block 5083, Lot 120, Borough of Brooklyn.

59-57-BZ

APPLICANT—Alfred H. Eccles, for Polarad Electronics Corp., owner.
SUBJECT—Application September 25, 1957—decision of the Borough Superintendent, under section 19A of the Zoning Resolution, to permit in an unrestricted use district, the continued use of an existing building providing less than the required number of loading berths.
PREMISES AFFECTED—33-02 to 33-20 Queens Boulevard, 45-01 to 45-09 33rd Street, southeast corner and 45-02 to 45-10 34th Street, Block 247, Lot 30, Long Island City, Borough of Queens.

0-57-A

APPLICANT—Alfred H. Eccles, for Polarad Electronics Corp., owner.
SUBJECT—Application September 25, 1957—Appeal from a decision of the Borough Superintendent—re exits, etc.
PREMISES AFFECTED—33-02 to 33-20 Queens Boulevard, 45-01 to 45-09 33rd Street, southeast corner and 45-02 to 45-10 34th Street, Block 247, Lot 30, Long Island City, Borough of Queens.

0-57-BZ

APPLICANT—Patrick D. Concagh, for Isidore Maizes, owner.
SUBJECT—Application July 16, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubratorium, car wash (non-automatic), office for sale and storage of accessories, minor auto repairs with hand tools only and accessory parking of cars awaiting service.
PREMISES AFFECTED—985-989 Burke Avenue and 3201-3209 Paulding Avenue, northwest corner, Block 4610, Lots 1 and 2, Borough of The Bronx.

1-57-BZ

APPLICANT—Milton S. Zeiberg, for Open Stair Dwellings Co., Inc., owner; James Joyner, lessee.
SUBJECT—Application August 21, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles. The term of the variance requested therein is for a period of five (5) years.
PREMISES AFFECTED—219 West 146th Street, north side, 33.4 feet west of 7th Avenue, Block 2032, Lots 17 and 18, Borough of Manhattan.

1-57-BZ

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.
SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a one story building from minor motor vehicle

repair shop to receiving, storage and shipping of United States serviceman's belongings.
PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet 11¼ inches east of 18th Avenue, Block 5480, Lot 14, Borough of Brooklyn.

962-57-A

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.
SUBJECT—Application December 24, 1957—Appeal from a decision of the Borough Superintendent; re area of Class III construction excessive.
PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet, 11¼ inches east of 18th Avenue, 1st floor; Block 5480, Lot 14, Borough of Brooklyn.

715-57-BZ

APPLICANT—Albert Melniker, for Harry and Edward Risch, owners.
SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under sections 7A, 7c, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the rehabilitation of an existing gasoline service station and motor vehicle repair shop and the extension of the uses to include sale of accessories, office and parking and storage of more than five (5) motor vehicles to the adjacent lot with business entrances and exits within 75 feet of the residence use district.
PREMISES AFFECTED—4244-4248 Hylan Boulevard, 94-102 Croton Street, southeast corner and 93-101 Littlefield Avenue, Block 5317, Lot 5, Eltingville, Borough of Richmond.

969-57-BZ

APPLICANT—Morris Hannes, for Henry Payson, owner.
SUBJECT—Application December 26, 1957—decision of the Borough Superintendent, under sections 7b and 7c of the Zoning Resolution, to permit in a retail and residence use district, the change of occupancy of the present combined building from residence to restaurant in the cellar and first floor and two family residence above.
PREMISES AFFECTED—134-136 East 40th Street, south side, 87 feet east of Lexington Avenue, Block 895, Lots 67 and 68, Borough of Manhattan.

644-57-BZ

APPLICANT—Henry Nordheim, for Elsa Harrington, owner.
SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use district, the erection of a one story building to be used as a funeral establishment in conjunction with an existing one story building which will be used as an office.
PREMISES AFFECTED—6001 Riverdale Avenue, west side, 596.25 feet north of West 259th Street, Block 3426, Lots 175 and 176, Borough of The Bronx.

209-46-BZ—Vol. V

APPLICANT—Holtzman Sharf, Mackell and Hellenbrand, for H. M. Williams Company, Inc. owner.
SUBJECT—Application reopened October 16, 1956 as Vol. V—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence and retail use district, the extension of the existing parking lot for more than five (5) cars to include cars waiting to be serviced in conjunction with the present auto showroom, offices, greasing, parts dept. minor repairs and welding incidental thereto, spray booth, also washing and wheel alignment in conjunction with the present Chevrolet agency on premises, parking of more than five (5) cars and used car sales.
PREMISES AFFECTED—93-01 to 94-05 Northern Boulevard and 32-02 to 32-20 Junction Boulevard, northwest corner, Block 1423, Lots 30 and 45, Jackson Heights, Borough of Queens.

CALENDAR

728-29-BZ—Vol. II

APPLICANT—Paul Friedman, for Nat Spinard, owner.
SUBJECT—Application reopened November 6, 1957 as Vol.

II—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i, 7A of the Zoning Resolution, to permit on a plot located partly within a residence use district, the erection and maintenance of a gasoline service station, car wash (non automatic), lubritory, minor auto repairs with hand tools only, office and sale of automobile accessories, parking and storage of motor vehicles, with ground signs in a retail and residence use district, and with show windows, a sign and curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—154-02 to 154-12 (154-04 official) Horace Harding Expressway and 61-01 to 61-11 Kissena Boulevard, southeast corner, Block 6744, Lot 71, Flushing, Borough of Queens.

193-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L.B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto laundry, minor auto repairs with hand tools only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1016-1030 Broadway and 874-876 Willoughby Avenue, southwest corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

643-57-BZ

APPLICANT—Aaron Halpern, for Lomonax Realty Corp., owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, the extension of the second floor of an existing two story building and the factory use (light manufacturing) to include showroom and office.

PREMISES AFFECTED—136-14 38th Avenue, south side, 100 feet east of Main Street, Block 4978, Lot 110, Flushing, Borough of Queens.

910-55-BZ—Vol. II

APPLICANT—Dominick Salvati and Son, for Al Smith, owner.

SUBJECT—Application reopened July 2, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a one story extension to an existing broom factory that will occupy more than the permitted area coverage.

PREMISES AFFECTED—9517-9521 Avenue J, north side, 77 feet 11¾ inches east of East 95th Street, Block 8203, Lot 5, Borough of Brooklyn.

319-57-BZ

APPLICANT—Mathew Manes, for William Rueck and Minnie A. Dunlop, owners; Sun Oil Co., lessee.

SUBJECT—Application April 22, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, lubritorium, office, sale of auto accessories and parking of cars awaiting service, with curb cuts and show windows within 75 feet of a residence zone and the erection of post standards and illuminated signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—253-02 to 253-26 Hillside Avenue, 84-02 to 84-10 Little Neck Parkway, southwest corner

and 84-01 to 84-09 253rd Street, Block 8607, Lot 180 (tentative), Bellerose, Borough of Queens.

Laid over from December 3, 1957, for inspection and decision; date to be set; hearing closed; then set for December 17, 1957; then to January 14, 1958, for further consideration and decision; then to February 11, 1958, for further consideration and possible further inspection; then to March 18, 1958, for further hearing, applicant to send notice to all owners by regular mail, to consider additional facts.

422-49-BZ

APPLICANT—Charles M. Spindler, for Alfred Herschkovitz, owner.

SUBJECT—Application reopened February 11, 1958 for consideration as to extension of time to complete—expired November 1, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—1794-1798 Park Place, south side, 202 feet, 6 inches west of Saratoga Avenue, Block 1467, Lot 31, Borough of Brooklyn.

222-57-BZ

APPLICANT—J. G. L. Molloy, for Embers Realty Corp., owner.

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a F area district, the erection of a six-story and cellar Class A Multiple Dwelling.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

Laid over from January 14, 1958, to March 18, 1958, for consideration and decision; with permission to applicant to file further statement; hearing closed.

587-57-BZ

APPLICANT—Robert Gottlieb for 174 Boston Properties Corp., owner.

SUBJECT—Application August 2, 1957, decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—1675 Hoe Avenue, west side, 100 feet north of East 173rd Street, Block 2983, Lot 42, Borough of The Bronx.

Laid over from February 4, 1958 to March 18, 1958, for inspection and decision; hearing closed.

820-56-BZ—Vol. II

APPLICANT—Robert Gottlieb and Charles A. Buckley Jr., for 174 Boston Property Corp., owner.

SUBJECT—Application reopened April 2, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium car wash, storage, auto accessory sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1660-1666 Southern Boulevard northeast corner of East 173rd Street, Block 2983, Lot 1 and 46, Borough of The Bronx.

Laid over from January 14, 1958, to February 18, 1958 for inspection and decision; hearing closed; then to March 18, 1958, for further inspection and decision; on same date of hearing as Cal. No. 587-57-BZ; applicant to inform Board as to sales car lot's ownership, located on Southern Boulevard.

CALENDAR

31-42-BZ—Vol. II

APPLICANT—Sidney H. Kitzler, for Homecrest Service Station, Inc., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c, 7i, 7A of the Zoning Resolution, to permit in a business use district, the erection of an extension to the existing service building and extend the uses of the present gasoline service station to include wheel alignment.

REMISES AFFECTED—2315-2325 Coney Island Avenue and 1102-1110 Avenue T, southeast corner, Block 7315, Lots 1 and 3, Borough of Brooklyn.

Laid over from February 4, 1958, to March 18, 1958, for inspection and decision; hearing closed.

1-57-BZ

APPLICANT—Leonard F. Rothkrug, for 128 East 62nd Street Corp., owner.

SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a B area district, a two story extension of an existing building occupied as a doctor's office and apartments into the required rear yard.

REMISES AFFECTED—128 East 62nd Street, south side, 134 feet, 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

Laid over from February 4, 1958, to March 18, 1958, for inspection and decision; hearing closed; applicant to file an additional plan showing what was permitted to be covered and what actually was covered, and accurate and correct plans showing adjoining buildings and yards.

8-57-A

APPLICANT—Henry Kohler, for 128 East 62d Street Corp., owner.

SUBJECT—Application May 23, 1957—Appeal from a decision of the Borough Superintendent—re Permit 452-57 re Alt. 7-57, dated March 1, 1957, revoked by Borough Superintendent.

REMISES AFFECTED—128 East 62nd Street, south side, 134 feet 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

1-57-BZ

APPLICANT—James E. Casale, for Ingeborg de Beauacq, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a photographer's studio on the first floor of an existing three story, two family dwelling.

REMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

Laid over from February 11, 1958 to March 18, 1958, for inspection and decision; hearing closed.

-57-A

APPLICANT—James E. Casale, for Ingeborg de Beauacq, owner.

SUBJECT—Application April 11, 1957—Appeal from a decision of the Borough Superintendent, re egress, garage, non-fireproof building.

REMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

-56-BZ

APPLICANT—T. S. Nilsen, for Theresa La Vine, owner.

SUBJECT—Application July 16, 1956—decision of the Borough Superintendent under section 21 and 7h of the Zoning Resolution, to permit in a residence use district, the extension of the present use of a dwelling and 5 car garage to include parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

REMISES AFFECTED—1071-1073 Hall Place, west side,

174.9 feet south of East 167th Street, Block 2691, Lots 93 and 94, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, at the request of an objector; then to March 18, 1958, for inspection and decision; hearing closed.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection, station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

REMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A; then to March 18, 1958, for inspection and decision; hearing closed.

624-55-BZ—Vol. II

APPLICANT—Paul Gordon, for Oscar and Ethel Gordon, owners.

SUBJECT—Application reopened July 2, 1957, as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, minor auto repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

REMISES AFFECTED—202-15 Northern Boulevard and 43-22 to 43-30 203rd Street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

Laid over from February 4, 1958, to February 18, 1958, for hearing at request of applicant's representative, due to illness of the applicant; then to March 18, 1958, for inspection and decision; hearing closed.

199-57-BZ

APPLICANT—Robert Teichman, for 34th Street Kinney, Inc., owner.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted use district, the maintenance of a parking lot for more than five (5) motor vehicles and a frame attendants shanty.

REMISES AFFECTED—48-54 East 34th Street, south side, 153 feet east of Madison Avenue, Block 863, Lots 53, 54, 55 and 56, Borough of Manhattan.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

598-28-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Helen Frankel, owner; Dunhall Manufacturing Corp., lessee.

SUBJECT—Application reopened September 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five motor vehicles for employees of the lamp factory located in the vicinity for a stated term of five (5) years.

REMISES AFFECTED—1842 Cedar Avenue, northeast corner of West Tremont Avenue, Block 2881, Lot 35, Borough of The Bronx.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

CALENDAR

785-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1349 Plimpton Avenue, west side, 75 feet north of West 170th Street, Block 2522, Lots 122 and 123, Borough of The Bronx.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

680-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank DeVita, and Minlou Realty Co., Inc., owners.

SUBJECT—Application September 26, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the combining of two adjacent buildings for use as showroom, manufacturing of furniture using power tools, storage of lumber and dwelling.

PREMISES AFFECTED—2731-2735 Atlantic Avenue, north side, 28 feet west of Bradford Street, Block 3673, Lot 38, Borough of Brooklyn.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

754-57-BZ

APPLICANT—Leonard F. Rothkrug, for Oscar Schwartz, owner; owner under contract: Hail-A-Cab Corp.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of an automobile repair shop with body and fender work, including welding and touch-up painting and spraying for a term of fifteen (15) years.

PREMISES AFFECTED—1434-1436 Utica Avenue, northwest corner of Farragut Road, Block 4784, Lot 44, Borough of Brooklyn.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

788-57-BZ

APPLICANT—Burke, Green and Groh, for Fitchett-Crescent Corp., and Catherine DuMulle, owners.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of five (5) gasoline storage tanks and two pumps and the parking of employees cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42, Flushing, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

698-50-BZ—Vol. II

APPLICANT—Henry Kohler, for William Berman and Sam Mintz, owners.

SUBJECT—Application reopened March 26, 1957, as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of an auto laundry-boiler room, storage, office and locker room.

PREMISES AFFECTED—769-803 (799 displayed) Lefterts Avenue, northwest corner of Schenectady Avenue, Block 1427, Lots 20 and 40, Borough of Brooklyn.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

642-57-BZ

APPLICANT—Jerome W. Perlstein, for Henry Kaufman, owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a sales office and maintain the premises for the storage and sale of used cars.

PREMISES AFFECTED—185-11 Merrick Boulevard, north side, 22.82 feet east of Montauk Street, Block 12711, Lots 12 and 15, Springfield Gardens, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

887-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Julia Gambeski and Herbert F. Saul, owners.

SUBJECT—Application reopened November 13, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7h, 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles with a ground sign on the retail portion of the plot and show windows and signs within 75 feet of the residence use district.

PREMISES AFFECTED—218-01 to 218-19 (218-15 official) Northern Boulevard, north side, from 218th to 219th Streets, 43-31 to 43-39 218th Street and 43-32 to 43-40 219th Street, Block 6321, Lots 21 and 25, Bayside Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

881-24-BZ—Vol. II

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application reopened November 13, 1957, as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.

PREMISES AFFECTED—1292 Sheakespeare Avenue east side, 101.78 feet north of West 169th Street, Block 2506, Lot 115, Borough of The Bronx.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

551-57-BZ

APPLICANT—Bernard Segal, for Samuel Eidelberg and Jeffery Rosenberg, owners.

SUBJECT—Application July 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessory parts and office.

PREMISES AFFECTED—9504-9514 Seaview Avenue southeast corner of East 95th Street, Block 8318, Lot 20, Borough of Brooklyn.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

621-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Or Seventeen Operating Corp., and One Twenty Two Operating Corp., owners.

SUBJECT—Application September 18, 1956—re decision of the Borough Superintendent, under section 7f of the zoning resolution, to permit in a retail use district, the erection of a Class I structure to be occupied as a no storage garage for more than 150 cars and stores.

PREMISES AFFECTED—117-127 East 59th street, north

CALENDAR

side, 120 ft. west of Lexington avenue and 122 East 60th street, Block 1394, Lots 7-11 inclusive, 64 and 109, Borough of Manhattan.

Laid over from March 19, 1957, to April 9, 1957, at request of the applicant, notices to affected owners not having been sent out; then to May 7, 1957, for inspection and decision; hearing closed; then to May 28, 1957, for applicant to file revised plans as to entrance, and for further consideration; then to July 2, 1957, at the request of an objector, applicant to notify affected property owners; then set for hearing September 10, 1957; then to October 8, 1957, for notices to be sent out to owners by registered mail, the owner to file new corrected application; then laid over from October 8, 1957, date for decision to be set; hearing closed; then set for February 18, 1958; then to March 18, 1958, at the request of the Board.

HARRIS H. MURDOCK, *Chairman.*

MARCH 25, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 25, 1958 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

134-56-BZ

APPLICANT—Abraham Grossman, for Maleo Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—decision of the Borough Superintendent, under sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the extension of the garage use of the present three story building to include the parking and storage of more than five (5) motor vehicles of the passenger type on the roof. PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

Laid over from February 18, 1958, to March 25, 1958, at the request of an objector, applicant concurring.

135-56-A

APPLICANT—Abraham Grossman, for Maleo Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—Appeal from a decision of the Borough Superintendent re non-fireproof construction—garage use.

PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

208-46-BZ—Vol. V

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. V—decision of the Borough Superintendent, under sections 7f and 7e of the Zoning Resolution, to permit in a business use district, the extending of the existing gasoline service station by the addition of two twin hose gasoline pumps and six 550 gallon approved type gasoline tanks and changing the use of that portion of the premises now used for yarn manufacturing to importing, shipping and storage of porcelain ceramics.

PREMISES AFFECTED—1500-1546 McDonald Avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

263-43-BZ—Vol. II

APPLICANT—Louis Lieberman, for Harry Goldsen, owner; Standard Equipment Co., lessee.

SUBJECT—Application reopened April 24, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence

use district, the change in use of an existing building from a garage to a warehouse.

PREMISES AFFECTED—233-235 Norwood Avenue, east side, 193 feet 11 inches north of Atlantic Avenue, Block 4137, Lot 1, Borough of Brooklyn.

717-57-BZ

APPLICANT—Albert Melniker, for Beatrice and Clara Migliori, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution to permit in an unrestricted and business use district, a variance to erect and maintain a gasoline service station, lubritorium, car washing (non automatic), minor motor vehicle repairs with hand tools only, sale of accessories and parking for more than five (5) motor vehicles.

PREMISES AFFECTED—373-385 Tompkins Avenue and 174-182 Lynhurst Avenue, northeast corner, Block 2843, Lot 1, Rosebank, Borough of Richmond.

987-57-BZ

APPLICANT—Paul Friedman, for Carrie Lessner, Meyer Lessner and Anna Lessner, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h, 7i and 7A of the Zoning Resolution, to permit on a plot located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles with entrances within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1888-1898 Jerome Avenue, southeast corner of East 177th Street, Block 2852, Lot 9, Borough of The Bronx.

638-50-BZ—Vol. II

APPLICANT—Haus and Bresin, for Estate of Edward F. Glacken, owner, Irving Trust Company and William F. Glacken, executors.

SUBJECT—Application reopened January 14, 1958 and restored to calendar—re decision of the Borough Superintendent, previously withdrawn, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles for the stated term of fifteen (15) years.

PREMISES AFFECTED—9001-9015 Church Avenue and 551-561 Renssen Avenue, northeast corner, Block 4687, Lots 4, 7, 8 and 9, Borough of Brooklyn.

864-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7e and 7e of the Zoning Resolution, to permit in a retail

CALENDAR

use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.
PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

420-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owner.
SUBJECT—Application June 4, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicles belonging to patrons, customers and employees of such market.
PREMISES AFFECTED—256-262 Clinton Street and 172-196 Congress Street, southwest corner, Block 301, Lots 61, 63, 66 and 71. Borough of Brooklyn.

478-57-BZ

APPLICANT—William A. Giesen, for Frank Cerasoli, owner; Allison Motors, Inc., lessee.
SUBJECT—Application June 25, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the premises for an outdoor motor vehicle sales lot and office.
PREMISES AFFECTED—1965 Bruckner Boulevard, north side, 164.52 feet west of Pugsley Avenue, Block 3787, Lots 43, 44 and 45, Borough of The Bronx.

890-57-BZ

APPLICANT—Ludwig P. Bono, for Alfred Servida, owner.
SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five pleasure type motor vehicles.
PREMISES AFFECTED—105 Rockwood Street and 1530 Walton Avenue, northeast corner, Block 2836, Lots 1, 2, 35, 37 and 38, Borough of The Bronx.

68-56-BZ—Vol. II

APPLICANT—Paul Friedman, for Randolph J. Kruger and Bertha Surdut as trustee for Joan Carol Friedman and Judith Lynn Friedman, owners.
SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the rearrangement and extension of area of use of the proposed gasoline service station, lubricatorium, minor repairs with hand tools only, car washing (non automatic), office, storage and sales of auto accessories, parking of more than five (5) cars, with sign and light standard, all for a stated term of fifteen (15) years.
PREMISES AFFECTED—142-16 to 142-26 (142-18 Official) Rockaway Boulevard, southeast corner of 142nd Street, Block 12059, Lot 7 (7, 9, 12, 14), South Ozone Park, Borough of Queens.

69-56-A—Vol. II

APPLICANT—Paul Friedman, for Randolph J. Kruger and Bertha Surdut as trustee for Joan Carol Friedman and Judith Lynn Friedman, owners.
SUBJECT—Application reopened February 4, 1958 as Vol. II—filed pursuant to Section 35, General City Law re premises in bed of mapped street—142nd Street.
PREMISES AFFECTED—142-16 to 142-26 (142-18 Official) Rockaway Boulevard, southeast corner of 142nd Street, Block 12059, Lot 7 (7, 9, 12, 14), South Ozone Park, Borough of Queens.

591-57-BZ

APPLICANT—John F. Fitzsimons, for August Steindl, owner.
SUBJECT—Application August 7, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the extension of a building used for the manufacturing of cast stone products.
PREMISES AFFECTED—76-01 Rockaway Boulevard and 91-07 76th Street, northeast corner, Block 8950, Lot 45, Ozone Park, Borough of Queens.

831-57-BZ

APPLICANT—Herbert Gretsche, for New York City Housing Authority, owner; Frostone Corporation, lessee.
SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five (5) pleasure type motor vehicles on a plot located within a public housing development for the personnel of an electronic research company located on the lot abutting the site for a term of two (2) years.
PREMISES AFFECTED—212 Tillary Street, south side, 170 feet and 1 7/8 inches east of Prince Street, Block 2050, part of Lot 1, Borough of Brooklyn.

175-57-BZ

APPLICANT—Benjamin Gollay, for Rolashire Realty Corp., owner; Park Yorkshire Garage Corp., lessee.
SUBJECT—Application February 25, 1957—decision of the Borough Superintendent, under sections 7i and 21 of the Zoning Resolution, to permit in a residence use district, the maintenance of a motor vehicle repair shop.
PREMISES AFFECTED—151-159 West 108th Street, north side, 100 feet east of Amsterdam Avenue, Block 1863, Lot 5, Borough of Manhattan.

804-41-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Sarah and Mahel Cohen, owners.
SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.
PREMISES AFFECTED—143-155 Beach 71st Street, west side, 475 feet south of Rockaway Beach Boulevard, Block 607, Lot 83, Rockaway Beach, Borough of Queens.

908-57-A

APPLICANT—Gabriel Nathan, for Sarah and Mahel Cohen, owners.
SUBJECT—Application October 30, 1957—filed pursuant to section 35, General City Law re part of premises located in bed of a mapped street—proposed widening of Beach 71st Street.
PREMISES AFFECTED—143-155 Beach 71st Street, west side, 475 feet south of Rockaway Beach Boulevard, Block 607, Lot 83, Rockaway Beach, Borough of Queens.

612-45-BZ—Vol. V

APPLICANT—Louis Lieberman, for Jackson Motor Corp., owner.
SUBJECT—Application reopened July 17, 1956 as Vol. V—decision of the Borough Superintendent, under sections 21 and 7e of the Zoning Resolution, to permit in a business and retail use district, the change in occupancy of an existing auto showroom by using the cellar for the storage of parts and dead storage of cars and the first floor as an auto showroom, office, parts department, gasoline station, motor vehicle repair shop, sale of used cars and the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—94-15 to 94-23 Northern Boule-

CALENDAR

vard, 32-45 to 32-61 Junction Boulevard, northeast corner and 32-44 to 32-60 95th Street, Block 1424, Lot 33, Corona, Borough of Queens.

750-57-BZ

APPLICANT—Ingram S. Carner, for Sanrod Realty Corp., owner.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and unrestricted use district, a two-bay extension to the existing accessory building and to eliminate thereby the outside lifts of the existing gasoline service station.

PREMISES AFFECTED—136-12 Farmers Boulevard, southwest corner of Garrett Street, Block 12527, Lot 1, Springfield, Borough of Queens.

844-57-BZ

APPLICANT—Charles M. Spindler, for William Saloy and Fred A. Widulski, owners.

SUBJECT—Application November 20, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a modern gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—87-13 to 87-25 Rockaway Boulevard (87-19 official) and 97-48 to 97-58 88th Street, northwest corner, Block 9060, Lot 25, Woodhaven, Borough of Queens.

822-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max Blatman, owner.

SUBJECT—Application reopened February 18, 1958 for consideration as to extension of term of variance, expired January 22, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business use district, the change in occupancy from public market to laundry (curtain cleaning business).

PREMISES AFFECTED—1573-1575 McDonald Avenue, east side, 140 feet north of Avenue N, Block 6564, Lot 58, Borough of Brooklyn.

1366-17-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Hauer Knitting Mills, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change in use in an existing legal factory building from the manufacture of paper boxes on the first floor to the manufacture of clothing.

PREMISES AFFECTED—1920 Harmon Street, south side, 164.59 feet west of Fairview Avenue, Block 3388, Lot 22, Ridgewood, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

511-56-A

APPLICANT—Betty Foernsler, adjoining owner.

OWNER OF PREMISES—John M. Bauer and Frances Haver.

SUBJECT—Application August 29, 1956—Appeal from a decision of the Borough Superintendent re review of Borough Superintendent's decision—re commercial use in residence district.

PREMISES AFFECTED—1920 Harman Street, south side, 165 feet west of Fairview Avenue, Block 3388, Lot 21, Ridgewood, Borough of Queens.

552-57-BZ

APPLICANT—Albert Melniker, for Isle Fuel Oil Service Co., owner.

SUBJECT—Application July 25, 1957—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and operation of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—1310 Forest Avenue and 66 Hamlin Place, southwest corner, Block 386, Lot 20, Port Richmond, Borough of Richmond.

Laid over from February 4, 1958, to March 25, 1958, for inspection; hearing kept open to permit full ten days' notice to affected owners.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechhurst, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for consultation with engineer as to revision of plans and for inspection and decision; hearing closed.

747-57-BZ

APPLICANT—Simeon Heller and George J. Meltzer, for 172nd Street Corp., owner, Eutectic Welding Alloys Corp., lessee.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in the residence portion of the plot, the parking for more than five (5) motor vehicles for employees and patrons.

PREMISES AFFECTED—40-40 172nd Street west side and 171-20 Station Road, entire block bounded by 172nd Street, Station Road, Auburndale Lane and 42nd Avenue, Block 5351, Lot 1, Auburndale, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

602-57-BZ

APPLICANT—Robert Gottlieb, for Rose Gscheidle, owner.

SUBJECT—Application August 27, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

600-57-BZ

APPLICANT—Reginald S. Hardy, for John and Tessie Dugach, Steve and Natalie Washilchuk and Daniel Karotka, owners.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing—non-automatic, minor repairs, with hand tools only, office, sales and storage of auto accessories, and parking of cars waiting for service, with curb cuts and ground sign in a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—76-26 to 76-46 (76-36 official) 164th Street, west side, from 76th Road to 77th Avenue;

CALENDAR

162-27 to 162-37 77th Avenue and 162-28 to 162-38 76th Road, Block 6848, Lots 1, 6 and 8(1), Flushing, Borough of Queens.

Laid over from January 14, 1958, to February 18, 1958, for inspection and decision; hearing closed; then to March 25, 1958, at the request of the applicant.

614-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from July 2, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to September 10, 1957, for further inspection and decision; then to September 24, 1957, for further inspection and decision; then to October 8, 1957, at request of the applicant and for decision; then to November 6, 1957, at request of the applicant as to possible sale of the premises; then to December 3, 1957, at request of the applicant, as to possible sale of the property; then to January 21, 1958 at the request of the applicant; then laid over to February 4, 1958, for inspection and decision; hearing closed; then to February 18, 1958, for vote by the full complement of the Board; then to March 25, 1958, at the request of the applicant.

HARRIS H. MURDOCK, *Chairman.*

MARCH 25, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 25, 1957*, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matter:

605-57-A

APPLICANT—Henry George Greene, for Henry Strauss Realty Corp., owner.

SUBJECT—Application August 29, 1957—Appeal from a decision of the Borough Superintendent—re stair enclosure—Class III structure, commercial use.

PREMISES—31 West 53rd Street, north side, 339 ft. 6 in. east of Avenue of The Americas, Block 1269, Lot 15, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

APRIL 15, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 15, 1958*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

874-57-BZ

APPLICANT—Murray Stockman, for David Koss, owner.

SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, and auto safety inspection station, for a stated term of fifteen (15) years.

PREMISES AFFECTED—22-02 to 22-18 (22-14 official) Beach Channel Drive, 10-46 to 10-52 Grassmere Terrace, northeast corner and 22-01 to 22-07 Regina Avenue, Block 216, Lot 46, Far Rockaway, Borough of Queens.

Laid over from February 4, 1958, to April 15, 1958, for hearing at request of the applicant, to purchase additional property; applicant to send out new notices to affected owners.

796-49-BZ—Vol. IV

APPLICANT—Charles Abrahams, for Columbia Savings and Loan Association, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of an extension to the present bank building occupying more than the permitted area and alter an existing frame dwelling to provide additional offices.

PREMISES AFFECTED—93-20 to 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

Laid over from January 28, 1958, to February 18, 1958, at the request of an objector to permit filing of objections; no further request for adjournment considered; then to April 15, 1958, for inspection and decision; hearing closed.

835-57-A

APPLICANT—Charles Abrahams for Columbia Savings and Loan Association, owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re use of Frame building as Offices, Live Load, etc.

PREMISES AFFECTED—93-20 and 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 18, 1958, 10 A.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, February 4, 1958, were approved as printed in the Bulletin of February 11, 1958, Vol. 43, No. 6.

881-24-BZ—Vol. II

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application reopened November 13, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.

PREMISES AFFECTED—1292 Shakespeare Avenue, east side, 101.78 feet north of West 169th Street, Block 2506, Lot 115, Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Fred C. Dahlem and Jacob Starr.
For Opposition: None.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

98-28-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Helen Frankel, owner (Dunhall Manufacturing Corp., lessee).

SUBJECT—Application reopened September 10, 1957 as Vol. II—re decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five motor vehicles for employees of the lamp factory located in the vicinity for a stated term of five (5) years.

REMISES AFFECTED—1842 Cedar Avenue, northeast corner of West Tremont Avenue, Block 2881, Lot 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.
For Opposition: Harry Shapiro and Eugene T. Connolly.
ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

96-49-BZ—Vol. IV

APPLICANT—Charles Abrahams, for Columbia Savings and Loan Association, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of an extension to the present bank building occupying more than the permitted area and alter an existing frame dwelling to provide additional offices.

REMISES AFFECTED—93-20 to 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Charles Abrahams, Walter J. A. Mack, Walter I. Lunt and Charles B. Davis.
For Opposition: John S. O'Brien, Rosemary T. Capillo and Pedro E. Marques.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A. M. for inspection and decision; hearing closed.

95-57-A

APPLICANT—Charles Abrahams for Columbia Savings and Loan Association, owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re use of frame building as offices, live load, etc.

REMISES AFFECTED—93-20 and 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Charles Abrahams.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A. M. for inspection and decision; hearing closed.

8-50-BZ—Vol. II

APPLICANT—Henry Kohler, for William Berman and Sam Mintz, owners.

SUBJECT—Application reopened March 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of an auto laundry-boiler room, storage, office and locker room.

REMISES AFFECTED—769-803 (799 displayed) Left

ferts Avenue, northwest corner of Schenectady Avenue, Block 1427, Lots 20 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Kohler.

For Opposition: Harry K. Nadell and Alexander Horwitz.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

614-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7h, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

REMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to March 25, 1958, at the request of the applicant; hearing previously closed.

887-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Julia Gambeski and Herbert F. Saul, owners.

SUBJECT—Application reopened November 13, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7h, 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking and storage of motor vehicles with a ground sign on the retail portion of the plot and show windows and sign within 75 feet of the residence use district.

REMISES AFFECTED—218-01 to 218-19 (218-15 official) Northern Boulevard, north side, from 218th to 219th Streets, 43-31 to 43-39 218th Street and 43-32 to 43-40 219th Street, Block 6321, Lots 21 and 25, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy and James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

624-55-BZ—Vol. II

APPLICANT—Paul Gordon, for Oscar and Ethel Gordon, owners.

SUBJECT—Application reopened July 2, 1957, as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, minor auto repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

REMISES AFFECTED—202-15 Northern Boulevard and 43-22 to 43-30 203rd Street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Paul Gordon.

For Opposition: None.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

MINUTES

134-56-BZ

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—decision of the Borough Superintendent under sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the extension of the garage use of the present three story building to include the parking and storage of more than five (5) motor vehicles of the passenger type on the roof.

PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

For Opposition: Richard S. Hull and Emanuel S. Warshauer.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A. M. at the request of an objector, applicant concurring.

135-56-A

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—Appeal from a decision of the Borough Superintendent re non-fireproof construction—garage use.

PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A. M. at the request of an objector, applicant concurring.

517-56-BZ

APPLICANT—T. S. Nilsen, for Theresa La Vine, owner.

SUBJECT—Application July 16, 1956—decision of the Borough Superintendent under section 21 and 7h of the Zoning Resolution, to permit in a residence use district, the extension of the present use of a dwelling and 5 car garage to include parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—1071-1073 Hall Place, west side, 174.9 feet south of East 167th Street, Block 2691, Lots 93 and 94, Borough of The Bronx.

APPEARANCES—

For Applicant: Theodore S. Nilsen and Theresa La Vine.

For Opposition: William Elliott.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

621-56-BZ

APPLICANT—Lama, Proskauer and Prober, for One Seventeen Operating Corp., and One Twenty Two Operating Corp., owners.

SUBJECT—Application September 18, 1956—re decision of the Borough Superintendent under section 7f of the Zoning Resolution, to permit in a retail use district, the erection of a Class I structure to be occupied as a non-storage garage for more than 150 cars and stores.

PREMISES AFFECTED—117-127 East 59th Street, north side, 120 feet west of Lexington Avenue and 122 East 60th Street, Block 1394, Lots 7-11 inclusive, 64 and 109, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. at the request of the Board; hearing previously closed.

820-56-BZ—Vol. II

APPLICANT—Robert Gottlieb and Charles A. Buckley, Jr., for 174 Boston Property Corp., owner.

SUBJECT—Application reopened April 2, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7f, 7h and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, car wash, storage, auto accessory sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1660-1666 Southern Boulevard, northeast corner of East 173rd Street, Block 2983, Lots 1 and 46, Borough of The Bronx.

APPEARANCES—

For Applicant: C. Buckley, Jr.

For Opposition: None.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for further inspection and decision; on same date of hearing as Cal. No. 587-57-BZ; applicant to inform Board as to sales car lot's ownership, located on Southern Boulevard; hearing closed.

199-57-BZ

APPLICANT—Robert Teichman, for 34th Street Kinney, Inc., owner.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a restricted use district, the maintenance of a parking lot for more than five (5) motor vehicles and a frame attendants shanty.

PREMISES AFFECTED—48-54 East 34th Street, south side, 153 feet east of Madison Avenue, Block 863, Lots 53, 54, 55 and 56, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Teichman and Eugene M. Seccia.

For Opposition: Montague S. Mendelsohn, Maurice Hoenig and Albert F. Salevar.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

240-57-BZ

APPLICANT—John F. Fitzsimons, for Fun Fair Park, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the stated term of ten (10) years.

PREMISES AFFECTED—28-31 (28-21 to 28-51) Linden Place; 28-20 to 28-80 Whitestone Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, Lots 35 and 40, Block 4337, Lots 62 and 70 and Block 4339, Lots 46 and 65, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

ACTION OF BOARD—Laid over to February 25, 1958, at 10 A. M. for applicant to furnish information as to property line; hearing closed.

577-57-BZ

APPLICANT—Gerard M. Bloomfield, for Thirbrook Corp., and Safeway Stores, Inc., owners.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in an unrestricted use and business use districts, the erection and maintenance of a gasoline service station, car washing, lubritorium, minor auto repairs, storage rooms and storage for more than five (5) motor vehicles on the vacant portion of the lot, and extending from the unrestricted portion into the business portion of the plot.

PREMISES AFFECTED—851-865 St. Anns Avenue and 3150-3172 3rd Avenue, southwest corner, Block 2360, Lot 92 and 97, Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Gerald M. Bloomfield.

For Opposition: None.

ACTION OF BOARD—Laid over to February 25, 1958, at 10 A. M. for applicant to obtain objection from the Building Department.

61-57-BZ

APPLICANT—Bernard Segal, for Samuel Eidelberg and Jeffery Rosenberg, owners.

SUBJECT—Application July 23, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, storage and sale of accessory parts and office.

PREMISES AFFECTED—9504-9514 Seaview Avenue, southeast corner of East 95th Street, Block 8318, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney Segal and Irving Rosenberg.

For Opposition: Ben Schatz, Albert Joven and C. J. Cammarata for N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

65-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubricatorium, office, accessory sales, minor repairs with hand tools only, safety inspection, station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles B. Spindler.

For Opposition: Fred Scheaer and Mabel Stinson.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

61-57-BZ

APPLICANT—Gilbert Lazerus, for Elsie C. Katz and Adele Wilson, owners.

SUBJECT—Application August 8, 1957—decision of the Borough Superintendent under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the construction and maintenance for a term of fifteen (15) years of a gasoline service station with lubricatorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only (no welding or spraying), storage and sale of accessories, and incidental parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—43-32 to 43-38 222nd Street and 221-11 to 221-19 Northern Boulevard, northwest corner, Block 6327, Lots 40 and 42, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Opposition: E. Oeschger and Mrs. W. Kurtz.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. at the request of an objector, applicant concurring; no further request for adjournment considered.

61-57-BZ

APPLICANT—Reginald S. Hardy, for John and Tessie Pugach, Steve and Natalie Washilchuk and Daniel Karaka, owners.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing—non-automatic, minor repairs, with hand tools only, office, sales and storage of auto accessories, and parking of cars waiting for service, with curb cuts and ground sign in a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—76-26 to 76-46 (76-36 official) 164th Street, west side, from 76th Road to 77th Avenue; 162-27 to 162-37 77th Avenue and 162-28 to 162-38 76th Road, Block 6848, Lots 1, 6 and 8(1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A. M. at the request of the applicant.

642-57-BZ

APPLICANT—Jerome W. Perlstein, for Henry Kaufman, owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a sales office and maintain the premises for the storage and sale of used cars.

PREMISES AFFECTED—185-11 Merrick Boulevard, north side, 22.82 feet east of Montauk Street, Block 12711, Lots 12 and 15, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Jerome W. Perlstein.

For Opposition: None.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

680-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank DeVita, and Minlou Realty Co., Inc., owners.

SUBJECT—Application September 26, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a business use district, the combining of two adjacent buildings for use as showroom, manufacturing of furniture using power tools, storage of lumber and dwelling.

PREMISES AFFECTED—2731-2735 Atlantic Avenue, north side, 28 feet west of Bradford Street, Block 3673, Lot 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

754-57-BZ

APPLICANT—Leonard F. Rothkrug, for Oscar Schwartz, owner (owner under contract: Hail-A-Cab Corp.).

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent under section 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of an automobile repair shop with body and fender work, including welding and touch-up painting and spraying for a term of fifteen (15) years.

PREMISES AFFECTED—1434-1436 Utica Avenue, northwest corner of Farragut Road, Block 4784, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Gene Bongiorno and Boris Lerner.

For Opposition: Bernard Rosenman, Helen Pearlman, Frank Molfetto and Stephen Hricz, Molly Hasson.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

MINUTES

785-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1349 Plimpton Avenue, west side, 75 feet north of West 170th Street, Block 2522, Lots 122 and 123, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Jacob Starr.

For Opposition: Louis F. Revori.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

788-57-BZ

APPLICANT—Burke, Green and Groh, for Fitchett-Crescent Corp., and Catherine DuMelle, owners.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of five (5) gasoline storage tanks and two pumps and the parking of employees cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Janet Mazurkiewicz.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

642-29-BZ—Vol. IV

APPLICANT—Herman Kron, for 49-51 Lexington Avenue, Inc., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. IV—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline station, and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than five (5) cars and sale of used cars.

PREMISES AFFECTED—137-159 East 98th Street and 2-14 Blake Avenue, southeast corner, Block 3548, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 5

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on June 25, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 21, 1958 after due notice by publication in the Bulletin; laid over to February 18, 1958 for applicant to file dimensioned revised plans relating to curb cuts and for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 98th Street are in a business use, C area, class 1 height district; Union Street, Winthrop Street and Blake Avenue are in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated May 17, 1957 acting on N.B. Applic. 31-57, reads:

"1. Proposed building and premises, in a business zone, to be used for gas station, lubritorium, motor vehicle repair shop, parking and storage for more than 5 cars and sale of used cars is contrary to Art. II, PP. 4a, subsections 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 197 feet 4½ inches frontage by 96 feet 6¾ inches in depth, upon which there is located a building one story in height, 61.4 feet by 20 feet in size; that the premises until recently was occupied as a gas station, auto repair, car wash and parking of cars; that it is proposed to demolish the present building, and to erect a new building consisting of office, store room, service bays, lubritorium, auto repairs, car wash, toilets, ten 550 gallon gasoline tanks, one 550 gallon fuel oil tank, one 550 gallon waste oil tank and gas pumps; that necessary curb cuts will be constructed as shown on plans; that it is also proposed to use the premises for the parking and storage of more than five motor vehicles; that on the rear lot line it is proposed to erect a rustic wooden fence; that the building will be of face brick, stainless steel and modern design; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 4, 1930, as thereafter amended by resolutions adopted through December 14, 1947, by adding thereto:

"that under section 7i there may be repairing with hand tools only for adjustments, maintained solely within the accessory building; that in the event the owner desires to reconstruct the gasoline service station previously permitted and to remove the existing accessory building and reconstruct it in the location and of the type as indicated on plans filed with this application marked "Received May 21, 1957," 3 sheets, "December 5, 1957," 1 sheet and "February 7, 1958," 1 sheet, on condition that pumps shall be of a low approved type erected not nearer to East 98th Street than the distance shown on revised plan, marked "Received February 7, 1958"; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that the balance of premises where not occupied by accessory building and pumps shall be paved with concrete or asphalt; that there shall be no cellar in the accessory building and in all other respects the building shall comply with the Building Code; that doors to toilet rooms shall be arranged so as not to be contiguous that the accessory building shall be faced with face brick on all sides; that at the intersection shall be erected a block of concrete, segmental in shape, not less than 1 inches in height, extending for 5 feet along each building line from the intersection; that curb cuts shall consist of two to Union Street, one 30 feet in width and on 25 feet in width and not over three curb cuts to 98th Street, omitting the second curb cut from the north and moving the first curb cut from the north a distance of approximately 10 feet; that the sidewalk and curbing abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that in all other respects the requirements of the resolutions above cited shall be complied with, where not inconsistent with the terms of this amended resolution; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

532-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for F and F Service Stations, Inc., owner.

SUBJECT—Application reopened October 22, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7c and 7i of the zoning resolution, to permit in business use district, the enlarging of the existing leg gas station, and for extending the accessory building for

MINUTES

laundry, office, sale of accessories, mezzanine for storage of tires and accessories, and auto repairs with hand tools only, and for the additional use, in the new extension only, of brake repair and lubrication.

PREMISES AFFECTED—31-04 Astoria Boulevard and 25-25 31st Street, southeast corner, Block 620, Lot 24, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 22, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 18, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 31st Street and Astoria Boulevard are in a business use, C area, class 1¼ height district; 30th Street is in business and residence use, C area, class 1¼ height districts; that at the time existing structure was erected it was located in a business use district; that there has been no change in use district since 1916; that the amendment of December 14, 1934 changed the 100 feet on the south side of Astoria Boulevard from a B area to a C area district and from 1¼ height to a one times height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 3, 1957 acting on Alt. Applic. No. 1593-57, reads:

"1. Proposed change of use of existing gasoline service station, lubrication, auto laundry, office, sales, tire display, lavatory & 2 car private garage accessory use to gasoline service station, lubritorium, auto laundry, office, sales, motor vehicle repair shop, hand tools only and brake repair service in a business zone is contrary to Art. II Sec. 4 of Zoning Res. and action of Bd. of Standards under 532/32/B.Z.

2. Proposed extension in area of existing structure of gasoline station in business zone is contrary to Art. II Sec. 4 of Zoning Res. and action of Bd. of Standards under 532/32/B.Z.

3. Extension of existing curb cut is contrary to 532/32/B.Z."

and

WHEREAS, the applicant states that the premises consist of a plot, 89.18 feet frontage by 59.36 feet in depth, irregular; that it is proposed to demolish the brick wall on the south side, the pipe rail structure with the aluminum canopy and the two car metal garage, and to erect a one story masonry extension; that the two front elevations will have face brick to match the color of the present architectural terra cotta, the ceiling will be fire retarded and a new modern safety lift will be installed; and

WHEREAS, the applicant further states that the existing gas station was permitted under Sections 21 and 7a by the Board on March 4, 1933 and amended on December 12, 1933, May 3, 1938 and March 5, 1940; that Certificate of Occupancy No. 11438 was issued May 19, 1940 for gas station, office, auto laundry, lubritorium, sale of accessories and mezzanine for tires and accessories; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 14, 1933, as hereafter amended by resolutions adopted through November 19, 1940, by adding thereto:

"that in the event the present owner desires to make changes in the premises, as indicated on plans filed with

this application, marked 'Received August 28, 1957', 1 sheet, and 'September 26, 1957', 7 sheets, such changes may be permitted as to the building and uses proposed thereon, consisting of an addition to the existing building toward the south; that pumps may remain in their present location, provided they are changed when the sidewalk is reduced by the Borough President, so as to be not nearer than 15 feet to the street building line; that in all other respects where not inconsistent with this resolution, the resolutions above cited shall be complied with; that the requirements of all laws, resolutions and rules shall be complied with in all other respects; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

395-46-BZ

APPLICANT—Leonard F. Rothkrug, for Tri-Line Motors Inc. and Eckoff Holding Corp., owners.

SUBJECT—Application reopened January 21, 1958 for consideration as to extension of time to complete—expired May 27, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the change of occupancy from public garage to repairing and servicing of cars, parts department, auto showroom, office, wheel alignment, brake testing, gasoline service station, storage of more than five motor vehicles, auto laundry and sale and display of used cars.

PREMISES AFFECTED—155-157 Empire Boulevard, 1727-1749 Bedford Avenue, northeast corner and 112-122 Sullivan Place, Block 1307, Lots 1 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, on December 10, 1946 this application was granted by the Board on certain conditions, under Sections 7c and 7e of the Zoning Resolution, to permit in a business use district the change in occupancy from public garage, to repairing and servicing of cars, parts department, auto showroom, office, wheel alignment, brake testing, gasoline service station, storage of more than five motor vehicles, auto laundry and display and sale of used cars, affecting premises 155-157 Empire Boulevard, 1727-1749 Bedford Avenue, northeast corner and 112-122 Sullivan Place, Block 1307, Lots 1 and 6, Borough of Brooklyn; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation on May 27, 1957; and

WHEREAS, this application was reopened on January 21, 1958 and set for hearing on February 18, 1958 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 18, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 13, 1958 acting on Alt. Applic. 1059-41, reads:

"1. Time has expired under last resolution, Cal. No. 395-46-BZ; resubmit to B.S. & A. for their consideration."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 10, 1946,

MINUTES

only so far as it has reference to the time within which to obtain permits and complete the work, so that this portion of the resolution shall read:

"that the name of the tenant shall be recorded as Saxony Motors, Inc. and Hodger Motors, Inc. as sub-tenant; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (Alt. 1059/46)

609-50-BZ—Vol. II

APPLICANT—M. Martin Elkind, for John Batha, owner.
SUBJECT—Application reopened November 7, 1956 as Vol.

II—re decision of the Borough Superintendent, under sections 7c, 7h and 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of a one story extension to the present factory building with less than the required setback and the maintenance of a parking lot.
PREMISES AFFECTED—41-24 219th Street, west side, 310 feet north of 43rd Avenue, Block 6315, Lot 140, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating,

Commissioner Kleinert, Commissioner Foley and

Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 7, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 14, 1958 after due notice by publication in the Bulletin; laid over to February 18, 1958 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 219th Street, 218th Street and 93rd Avenue are in a residence use, F area, class ½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 11, 1956 acting on Alt. Applic. No. 1547-56, reads:

"1. Proposed erection of an extension to an existing factory in a residence use district is contrary to Art. 2, Sec. 3 of the Zoning Resolution.

2. Provide a 15'-0" setback as per Sec. 15-A c of the Zoning Resolution.

3. Proposed parking lot in a residence use district is contrary to Art. 2, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 107.68 feet frontage by 100 feet in depth; that present building consists of a one story masonry structure, the interior of which is divided into various rooms and spaces for the respective functions of the operations of a dry cleaning establishment; that on the south side of the building, there is a vacant lot under the same ownership as that of the subject building; that it is proposed to erect a one story extension at the front of the building, which will serve to square out the L shape formed by the wall of the main building and the wall of the boiler room; that the front wall of the new extension will consist of brick facing material extending across the entire front so that both the new and the existing sections will be similar in appearance; that the new extension will be erected of masonry exterior walls and wood roof beams similar to the construction now existing; that the present vacant land south of the building will be prepared for parking use by levelling the grade, providing a surface of treated cinders, the erection of required fencing and the installation of bumpers for the protection of building and landscaping; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c and h of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1547/56, Objection No. 1, 2 and 3, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

300-56-BZ

APPLICANT—Harry A. Yarish, for Macdonald Holding Corp., owner.

SUBJECT—Application reopened November 26, 1957 for consideration for setting of date for additional hearing as required by Court—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a business and residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—405-417 McDonald Avenue, east side, 300 feet south of Albermarle Road and 298-306 East 2nd Street, Block 5334, Lots 26 and 84, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and

Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin, laid over to July 24, 1956, at 10 A. M. for inspection and decision; hearing closed; and

WHEREAS, on July 24, 1956 this application was granted by the Board on certain conditions under section 7c of the zoning resolution, to permit in a business and residence use district, the extension of the parking area into the residence use district, substantially as proposed and indicated on plans filed with this application, marked "Received April 20, 1956", 4 sheets, and "July 31, 1956", one sheet; and

WHEREAS, that in compliance with the order of the Court, in the matter of the application of Ida Starke, et ano., vs. The Board of Standards and Appeals of the City of New York, remitting the matter to the Board of Standards and Appeals to hold a full and complete hearing; and applicant to send out notices in the regular way to all owners in the area entitled to notice; and that the owners shall be checked to bring the list up to date; and

WHEREAS, this application was reopened on November 26, 1957 and set for hearing on December 17, 1957 at 10 A. M.; and

WHEREAS, a public hearing was held on this application on December 17, 1957 after due notice by publication in the Bulletin; laid over to January 7, 1958, at the request of an objector, no further requests for adjournment considered; then to January 28, 1958, for inspection and decision; hearing closed; then to February 11, 1958, for decision; then to February 18, 1958, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 2nd Street are in business and residence use, C area, class 1 height districts; McDonald Avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated April 9, 1956 acting on Alt. Applic. 356-56, reads:

"1. The proposed parking & storage of motor vehicles partly in a business use district & partly in a resi-

MINUTES

dence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 116 feet 8 inches frontage by 250 feet in depth, irregular, on which is now located a two car garage and parking for more than five cars; that it is proposed to extend the parking use into the portion of the plot in the residence use district; that at present there is a Certificate of Occupancy for auto parking and for a two car garage on the business portion of lot 26; that lot 84 is being used without a permit; and

WHEREAS, the applicant states that in 1924 the business area extended back 125 feet to the center of the block and in 1937 the line of demarcation between the business and residential area was set back to 100 feet from MacDonald Avenue, making it 100 feet business on McDonald Avenue and 150 feet residential on East 2nd Street.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 24, 1956 by adding thereto:

"that the premises may be permitted under Section 7 Subdiv. e for a term of five years to be occupied for the parking and storage of motor vehicles substantially as proposed and as indicated on plans filed with this application marked "Received April 20, 1956", 4 sheets and July 31, 1956 1 sheet on condition that the requirements of the resolution that was originally adopted by the Board on July 24, 1956, shall be complied with; that there shall be erected an additional fence immediately adjacent to the existing curb, which has been constructed continuously from building to building located on adjoining lots; that such fence shall be of close split sapling, properly constructed with posts and rails and with the finished side toward East 2nd Street, and fitted with a gate to give access to the area toward 2nd Street of the premises which is to be planted in accordance with the resolution above cited adopted July 24, 1956; and that inside the split sapling fence and approximately five feet therefrom there shall be bumpers for the protection of such fence; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

116-56-BZ

APPLICANT—James E. Vassalotti, for Harry Heiman, Inc., owner.

SUBJECT—Application June 11, 1956—re decision of the Borough Superintendent under sections 7e, 7f, 7h, 7i and 7A of the zoning-resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, store and storage room, with show windows and sign within 75 feet of a residence use district and the parking and storage of motor vehicles; for a stated term of fifteen (15) years.

PREMISES AFFECTED—2237-2249 Westchester Avenue and 2101-2115 Glebe Avenue, northwest corner, Block 3963, Lots 57 and 62, Borough of The Bronx.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 5

0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 5, 1957 after due notice by publication in the Bulletin; laid over to April 2, 1957, for inspection and decision; hearing closed; then to May 7, 1957, for further

inspection and for decision; then laid over, date to be set; for consideration by the full membership of the Board; and then set for November 6, 1957; then laid over from November 6, 1957 to December 10, 1957, for further inspection and decision; then to January 14, 1958, at the request of the applicant, as the City may take the property; hearing previously closed; then laid over from January 14, 1958, to February 18, 1958, for further inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Glebe Avenue and Lyon Avenue are in retail and residence use, D area, class 1 height districts; Westchester Avenue and Castle Hill Avenue are in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated May 18, 1956 acting on N. B. Applic. 907-56, reads:

"1. Proposed use of gasoline service station, lubritorium, minor auto repairs, car washing, storage room, store, & parking & storage of motor vehicles on open area on premises partly in a retail use district is contrary to Art. II Sect. 3 & 4-A of the Z.R.

2. Show window and sign within 75 feet from the residence use district is contrary to Art. II Sect. 7-A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 138.15 feet frontage by 164.98 feet in depth, presently being used for the parking and storage of more than five motor vehicles; that said use was established under Alt. 59-1955 for that portion of the property within 100 feet of Westchester Avenue and certificate of occupancy No. 17291 was issued for said use on October 7, 1955; that it is proposed to secure a variance for a period of fifteen years to permit the erection of a gasoline service station consisting of ten 550 gallon buried gasoline tanks and four dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction and contain the conjunctive uses of lubritorium, car wash, minor auto repairs, store and storage room; that the open area, not used by the service station, will be reserved for parking and storage of motor vehicles; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, e, h, i and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7f and 7e for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and uses accessory thereto, as proposed and indicated on plans filed with this application, marked "Received June 11, 1956", 3 sheets, on condition that all buildings and uses now on the premises shall be removed and the plot leveled substantially to the grades of Westchester and Glebe Avenues, and the premises shall be constructed and arranged substantially as indicated on such plans; that the accessory building shall be of the design and location shown and in all other respects comply with the Building Code, and shall be faced on all sides with face brick and have no cellar; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of Westchester Avenue; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that on the lot line to the north there shall be constructed a masonry wall not less than 5 feet 6 inches in height and a similar wall constructed on the westerly lot line where walls of adjoining buildings do not occur; that along the street building line of Glebe Avenue there shall be a woven wire fence of similar height, constructed approximately to a point opposite the front of the accessory building; that planting shall be maintained against the rear and side walls, planted with suitable material and protected by a concrete curb not less than 8 inches in height and 6 inches

MINUTES

in width; that the premises where not occupied by accessory building, pumps and planting shall be paved throughout with concrete or asphalt paving; that under section 7h parking may be permitted for a similar term, at the rear of the accessory building, where proposed; that under section 7i for a similar term there may be minor repairs with hand tools only, maintained solely within the accessory building; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7A, any show windows or signs considered contrary thereto are hereby permitted under the conditions herein set forth; that curb cuts shall be restricted to two on Westchester Avenue, each 30 feet in width, and one 20 feet in width on Glebe Avenue within the first 25 feet from the corner; that the sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the intersection of a post standard to support a sign, which may be illuminated, advertising only the brand of gasoline on sale and which sign may extend not more than 4 feet over the building line of Westchester Avenue, at right angles thereto; that at such intersection there shall be constructed a block of concrete segmental in shape and not less than 12 inches in height, extending for 5 feet along each building line from the intersection; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

155-57-BZ

APPLICANT—Angelo S. Mongiello, for Charles D'Amico, owner.

SUBJECT—Application February 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1690-1692 Nelson Avenue, east side, 410 feet north of West 174th Street, Block 2876, Lots 167 and 168, Borough of The Bronx.

APPEARANCES—

For Applicant: A. S. Mongiello.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 5
0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 7, 1958 after due notice by publication in the Bulletin; laid over to January 28, 1958 for inspection and decision; hearing closed; then to February 18, 1958, for revised plans indicating means of prevention of damage to property and for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Macombs Road, 174th Street and Brandt Place are in a residence use, B area, class 1¼ height district; Nelson Avenue is in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated February 1, 1957 acting on Alt. Applic. 1210-57, reads:

"1. In a Residence use district the proposed storage and parking for more than 5 motor vehicles is contrary to Sect. 3 of the Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist

of a plot, 50 foot frontage by 128.75 feet and 129.03 feet in depth, and unimproved that it is proposed to maintain a parking lot; that the proposed parking lot will be graded level with the sidewalk, with gravel on well-tamped earth, treated with a binder properly rolled; that a chain link wire fence 5 feet 6 inches high to be used where there are adjoining spaces; that curb cut will be as shown on drawing and sidewalk will be maintained as per rules and regulations of the Borough President's office; and

WHEREAS, the applicant contends that the buildings within the affected area of this property on Nelson Avenue are generally multiple dwellings which were erected without benefit of parking facilities within their respective buildings; that the existing adjoining structures on both sides of Nelson Avenue have no off-street parking facilities, as land coverage is to full street frontage; that block 2876, lot 171 is a vacant lot with a huge stone boulder covering the entire plot, rendering this area useless; that within the 500 foot radius from the center of the proposed parking lot, 75% of the structures are multiple dwellings with very little off-street parking facilities; that this area is congested with apartment house dwellers who find great difficulty in parking their motor vehicles; that it is an accepted fact that the parking and traffic situation in the entire city, and this area in particular, is acute, and this proposal will help to remedy this condition; that the proposed parking lot facilities will be offered to the residents of this area; and

WHEREAS, the applicant states that the present owner has held title to the property since September 15, 1956 and that the assessed valuation of land is \$11,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for the parking and storage of motor vehicles substantially as proposed and shown on plans filed with this application marked "Received February 19, 1957," two sheets, and revised plans marked "Received February 11, 1958," one sheet, *on condition* that all buildings and uses on the premises shall be removed and the premises shall be leveled substantially to the grade of Nelson Avenue and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on all lot lines where walls of adjoining buildings do not occur, but where courts or yards occur on the property adjacent, a woven wire fence of the chain link type not less than five feet six inches in height including a masonry base; that such fence shall be continued along the front line except for an opening not exceeding 14 feet in width which shall be fitted with a gate for entrance and exit with curb cut opposite of similar width; that during the term of this variance the premises shall be occupied for no other use; that proper bumpers shall be maintained as indicated to protect such fences and walls of adjacent building; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to one sign attached to the fence near the entrance advertising the parking and storage use and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed three feet six inches in size and shall not extend beyond the building line and shall not be illuminated; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of the resolution.

MINUTES

241-57-BZ

APPLICANT—Max Wechsler, for Faith for Today, Inc. owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a two story and cellar extension to an existing structure, formerly a private frame dwelling, and extend the present use of storage, office, church practice and bedroom to include dining room, kitchen, printing shop, storage of paper, garage, classroom and parking.

PREMISES AFFECTED—108-43 71st Avenue, north side, 100 feet west of 110th Street, Block 2223, Lot 44, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Max Wechsler and David N. Hartman.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock, Vice Chairman Keating,

Commissioner Foley and Commissioner Sleeper 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 14, 1958 after due notice by publication in the Bulletin; laid over to February 11, 1958 for inspection and for further hearing; then to February 18, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, F area, class 1 height district; 70th Road is in a residence use, D, F and G area, class 1 height district; 110th Street is in a residence use, G area, class 1 height district; 71st Avenue is in retail and residence use, D, F and G area, class 1 height districts; 108th Street is in retail and residence use, D area, class 1 height districts; that the site received its present area district designation on March 27, 1931, and prior to that date the site was located in a D area district; and

WHEREAS, the decision of the Borough Superintendent, dated March 18, 1957 acting on Alt. Applic. 1760-56, reads:

"1. The proposed conversion of this building to the use of a primary office building is contrary to Art. 2, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 feet frontage by 100 feet in depth, presently developed with a two story and attic and cellar, erected as a class 3 building under N.B. Applic. 1471-1909, and was used as a one family dwelling and private garage; that under Alt. Applic. 1685-52 the building was converted for the following use: cellar—storage; first floor—offices and practice; second floor—offices and practice; third floor—bedroom and practice; that it is proposed to increase the size of the present building from 32 feet 1 inch frontage and 36 feet 1 inch in depth by adding a two story and cellar, class 1 extension, thereby having a building with a frontage of 82 feet, 1 inch, a depth of 54 feet 10 inches and height for the proposed extension of 22 feet; that the existing building and the proposed extension will have the following uses: cellar—storage, boiler room, dining room, kitchen and printing shop; first floor—offices, file rooms, mail room and reception room, private garage and parking area—no fees charged; second floor—chapel, Pastor's Offices, bible classroom; attic—offices, music and control room for recordings; and

WHEREAS, the applicant states that no Certificate of Occupancy was issued for above uses due to failure of owners to obtain a curb cut permit for the parking area; that however, the alteration was signed off as completed by the inspection division of the Department of Buildings, Borough of Queens; that on May 5, 1956 violation No. 101-56 was issued for change from dwelling to the existing uses without obtaining a Certificate of Occupancy; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee

recommended that the application should not be granted but that the applicant might request the Building Department for a ruling as to whether this is an eleemosynary institution and if not so determined the applicant might file an Administrative Appeal with the Board for an interpretation of the law; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c and h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 1760-56, Objection No. One be and it hereby is affirmed and that the application be and it hereby is denied.

294-57-BZ

APPLICANT—Henry Nordheim, for Frank Negron, owner, Domingo Leon, lessee.

SUBJECT—Application April 15, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution to permit in a business use district, the change in occupancy of an existing one story building from a three car garage to a motor vehicle repair shop doing body and fender work and using acetylene torches.

PREMISES AFFECTED—842 East 150th Street and 574 Union Avenue, southeast corner, Block 2674, Lot 6, Borough of The Bronx

APPEARANCES—

For Applicant: Henry Nordheim, Joseph L. McLemore and Frank Negron.

For Opposition: Benjamin E. Kantrowitz.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 21, 1958 after due notice by publication in the Bulletin; laid over to February 18, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 150th Street, East 149th Street, Union Avenue and Prospect Avenue are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated April 12, 1957 acting on Alt. Applic. 243-57, reads:

"1. Proposed change of use of an existing NFP 3 car garage to a motor vehicle repair shop, located in a business use district, is contrary to Art. II, Sec. 4(a), Subdiv. 29 of the Zoning Resolution. Not further considered."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 feet frontage by 90 feet in depth; that the building is now occupied for motor vehicle repairing and was formerly a three car garage, 26 feet 6 inches wide by 19 feet 8 inches in depth, one story, 10 feet 9 inches in height, of masonry construction class 3 type; that it is proposed to convert the present three car garage to motor vehicle repairing doing body and fender work, using acetylene torch for soldering and softening the metal, making it more pliable and easier to work with and with less noise; and

WHEREAS, the applicant contends that from present indications and trend, it is only a matter of time when a vast demolition will do away with this structure for a housing project; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7i for a term of two years, to permit minor motor vehicle repairing with hand tools only for adjustments in the three-car garage, as shown on plans filed with this application, marked "Received April 15, 1957", 1 sheet, and "December 6, 1957", 1 sheet; *on condition* that the building shall not be increased in height or area and that no additional work shall be done other than as herein permitted; that all work shall be done inside the garage and not in the open; that the ceiling shall be fire-retarded; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

432-57-BZ

APPLICANT—Theodore A. Taylor, for Triax Corporation, owner; R.M.C. Associates, lessee.

SUBJECT—Application June 7, 1957—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to the rear of an existing multiple dwelling, an old law tenement, and extend the business use on the first floor.

PREMISES AFFECTED—236 East 75th Street, south side, 175 feet 1 inch west of 2nd Avenue, Block 1429, Lot 32, Borough of Manhattan.

APPEARANCES—

For Applicant: Theodore A. Taylor, Joseph Lau, Matthew G. Ely, Richard Koch and Robert Asen.

For Opposition: Thomas W. Murphy.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 11, 1958 after due notice by publication in the Bulletin; laid over to February 18, 1958 for applicant to consult with Building Department as to objections as to the Multiple Dwelling Law and for inspection; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1½ height district; 74th Street and 75th Street are in residence and retail use, B area, class 1½ height districts; Second Avenue is in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated May 10, 1957 acting on amendment to Alt. Applic. 57-57, reads:

"2. Extension of existing business use in a residential use district, contrary to Sec. 6, Zoning Resolution and Sec. 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 24 feet 1½ inches frontage by 102 feet 2 inches in depth, occupied by a building 24 feet 1½ inches wide by 90 feet 2½ inches deep at basement level and 24 feet 1½ inches by 60 feet 2½ inches deep on the first to fourth floors inclusive, and is basement and four stories, or 55 feet high; that this building was erected in 1873 as a tenement house under N.B. Applic. 788-1873; that under Alt. Applic. 2748-1905 and Alt. Applic. 3139-1905, the basement and first floor were changed to business use and new store fronts were installed; that under Alt. Applic. 924-1908 partitions were removed in basement and new post and girder construction installed to strengthen the first floor for business use; that under Alt. Applic. 1769-49 the basement store was altered to light manufacturing, with not more than

five persons employed in manufacturing; that Alt. Applic. 331-1951 obtained approval of the basement extension at the rear, which is 24 feet 1½ inches wide by 30 feet deep; that it is proposed to construct an extension at the rear of first floor 24 feet 1½ inches wide by 26 feet deep and 10 feet high on top of the present basement extension; that the new extension roof will be of fireproof construction; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, this matter was laid over for applicant to obtain a new decision of the Building Department, which has been obtained, but still does not pass on the question as to an Old Law tenement, as this is, whether the extension is permitted on the rear as these plans show; further discussion with the Examiner of the Building Department brought out the answer that the requirements of Section 7 of the Multiple Dwelling Law, which relates to Old Law Tenements, does not permit any such extension but Section 6, which has to do with converted dwellings does permit the extension and they have not raised the question as to the extension because they say that by parallel reasoning if it is in Section 6 it ought to be in Section 7; however, the Board will permit this extension under its general powers under the Charter which states that the Board should make the decisions which should be made in the premise and in the opinion of the Board the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a to permit the present extension of the building at the basement level to be extended in height by one story substantially to the level of the ceiling of the first story as indicated on plans filed with this application marked "Received June 7, 1957," 7 sheets, *on condition* that such extension shall not be increased beyond what is shown on such plans and shall comply in all other respects with the requirements of the Multiple Dwelling Law and the Building Code; that such extension shall be used only for office purposes as proposed in connection with the first floor of the main building; that a portion of the roof, for a distance of ten feet out from the main building, shall be made fireproof for protection to the fire escapes and the means of exit from the roof shall be as proposed by means of connecting balconies to the adjoining building; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

531-57-BZ

APPLICANT—Frederick A. Ketcher, for Cromwell Realty Co., Inc., owner.

SUBJECT—Application July 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the continuance on the residence portion of the plot, of an accessory kitchen used in conjunction with the catering business located on the retail portion of the plot.

PREMISES AFFECTED—1574 Townsend Avenue and East 50-62 Mt. Eden Avenue, southeast corner, Block 2845, Lot 34, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper
Negative:

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 18, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Townsend Avenue and Walton Avenue are in retail and residence use, B area, class 1¼ height districts; Mt. Eden Avenue is in a retail use, B area, class 1¼ height district; that the premises was in business and residence use districts until March 22, 1956, at which time it was changed to retail and residence use; and

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1957 acting on Alt. Applic. No. 564-57, reads:

"1. The extension of the business use into the residence portion of the building located partly in business and partly in residence use district is contrary to Art. II, Sect. 3, Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 110 feet 11 inches frontage by 100 feet 5 inches in depth, irregular; that it is proposed to convert the space formerly used as dwelling area to a kitchen as accessory to the catering hall; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c, to permit the existing extension of a one-story building, to be occupied by the catering establishment occupying a portion of the adjoining building on lot 34, as shown on plans marked "Received July 17, 1957," 5 sheets, on condition that such extension shall not be extended in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that all permits and a new certificate of occupancy shall be obtained and all work completed within six months from the date of this amended resolution.

16-57-BZ

APPLICANT—Albert Melniker, for Ambrose Coppotelli, owner.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and parking for more than five (5) motor vehicles.

PREMISES AFFECTED—2333 Hylan Boulevard, 294 Bancroft Avenue, southwest corner and 293 Bryant Avenue, Block 3617, Lot 1, New Dorp, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: John H. Bennett, Emma McGuire, Jennie Gentile, Raymond Detrick, Mary G. Freeman, Donald F. McGuckian, Ruth Fithian, James Taylor, Philip Rampulla, Anthony Mastroberti, Peter M. Carr, Sarah Ross and Christopher J. Cusack.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 18, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Hylan Boulevard, Bryant Avenue, Bancroft Avenue and Clawson Street are in a residence use, E area, class ¾ height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 24, 1957 acting on N. B. Applic. No. 723-57, reads:

"1. Proposed gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and parking for more than 5 motor vehicles, located in a Residence Use district is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet front by 111 feet in depth; that it is proposed to construct a gasoline service station which will occupy a complete block front, with the station facing on three streets, consisting of a modern four-bay service building; and

WHEREAS, members of the Board are familiar with this area due to frequent inspections along this part of Hylan Boulevard; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and h of the zoning resolution.

Resolved, that the decision of the Borough Superintendent, acting on N. B. Applic. 723/57, Objection No. 1, be and it hereby is affirmed and that the application be and it hereby is denied.

736-57-BZ

APPLICANT—Andrew Di Camillo, for Sebastiano Circo, owner.

SUBJECT—Application October 14, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a C area district, an addition to the first floor that will occupy the entire vacant area.

PREMISES AFFECTED—312 Knickerbocker Avenue and 801 Hart Street, northwest corner, Block 3219, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 18, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Hart Street, Suydam Street, Knickerbocker Avenue and Wilson Avenue are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 9, 1957 acting on Alt. Applic. 4039-53, reads:

"1. The proposed addition to occupy the entire vacant area is contrary to Art. IV Sec. 13(b) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 feet frontage by 100 feet in depth, occupied with a four story building with the following uses: cellar—ordinary storage; first floor—store and bakery; second floor—three families; third floor—three families; fourth floor—three families; that it is now proposed to occupy the balance of the unoccupied area on the first floor; that the balance of the unused area is 115½ square feet; and

WHEREAS, the applicant states that prior to the extension under Alt. Applic. 4039-53, the unused area of the plot, 324½ square feet; that under Section 13b of the Zoning Resolution, he is entitled to 75% of the unused area, or a total of 243.37 square feet; that therefore, the excess area sought is 81.13 square feet; and

MINUTES

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the construction in the rear space as proposed and as indicated on plans marked "Received October 14, 1957", 7 sheets, *on condition* that the construction shall not be over one story in height and in all other respects shall comply with the Zoning Resolution and the Building Code; that there shall be no openings in the wall of such extension to the adjoining premises at the side or rear; that this extension shall be used only as an extension of the present bakery on the first floor of the building; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

812-57-BZ

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application November 8, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a B area district, the erection of a fire house that will exceed the permitted area coverage.

PREMISES AFFECTED—159-161 East 85th Street, north side, 204.71 feet west of 3rd Avenue, Block 1514, Lots 27 and 28, Borough of Manhattan.

APPEARANCES—

For Applicant: S. H. Greenhill.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 18, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1½ height district; East 85th Street is in retail and residence use, B area, class 1½ height districts; Lexington Avenue, Third Avenue and East 86th Street are in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 11, 1957 acting on N. B. Applic. No. 108-57, reads:

"1. Proposed Fire House, located in a Residence use, Area B district, without a rear yard and with a lot coverage in excess of 65% is contrary to Section 12 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50.85 feet frontage by 102.17 feet in depth, presently occupied by a two story building used as a Fire House by The City of New York; that it is proposed to demolish this building in favor of new construction to house two fire companies and fire fighting equipment, and a battalion chief; that the new building is to be of fireproof construction, two stories high and having a frontage of 50.85 feet and a depth of 102.17 feet; that the building will occupy more than 65% of the area permitted; and

WHEREAS, the applicant states that the area of the plot, 5195.34 square feet, the area permitted to be covered by the Zoning Resolution, is 3376.97 feet or 65%; that the area of the plot covered by the proposed building at street level is 4,305 square feet or 83%, producing an excess coverage of 929 square feet; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the proposed building is to be erected so that the side wall will be against the theatre on the adjoining lot to the east but away from the adjoining lot on the west where a court sixty-one feet deep and twelve feet in width will be left open for the benefit of the adjoining property owners; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to area to permit the coverage of the proposed fire house as indicated on plans filed with this application marked "Received November 8, 1957" 4 sheets, and "January 14, 1958", 2 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 4:25 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 18, 1958, 2 P.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

557-47-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for C and A Brennkmeier, Inc., owner.

SUBJECT—Application reopened January 14, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—524-528 Fulton Street, south side, 80 feet 6 inches east of Hanover Place, Block 161, Lots 27 and 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 12, 1957 on Alt. Applic. 772/41 and B.N. Applic. 3370/57 reads:

"1. Resubmit to the B.S.&A. for their consideration question of creating openings between buildings and thereby varying from the plans approved by the Board under Cal. No. 557-47-A."

and

WHEREAS, the applicant states that the premises consist of a building, 4 stories, 52.75 feet in height, 44.5 feet by 138.1 feet irregular in area, of class 3 construction, erected in 1882, at 526-528 Fulton Street, and used and occupied since 1948 as follows: cellar—sales, 130 persons, service, 40 persons; 1st floor—sales and display, 190 persons; 2nd floor—offices and sales, 12 persons in the office and 290 persons in the sales area; 3rd floor—office, 6 persons, sales, 280 persons, work room, 21 persons; 4th floor—office, 27 persons rest room, 38 persons; for which use and occupancy Certificate of Occupancy No. 121919 was issued November 8, 1948 against Alt. Applic. 1631/47, pursuant to resolutions

MINUTES

adopted by the Board, June 24, 1947 and July 22, 1947 under Alt. No. 557/47-A, Volume I, and #524 Fulton Street, a 3-story, class 3 building, 20.5 feet front by 75 feet in area, used and occupied as follows: cellar—ordinary use and storage; 1st floor—store; 2nd floor—tea room; 3rd floor—office; 4th floor—kitchen and locker room (entire building now vacant due to fire) as permitted by Certificate of Occupancy #46435 issued September 10, 1927, against Alt. Permit #9423/26; and

WHEREAS, the applicant states that it is proposed to combine the buildings so that the combined building will be 65 feet front by 138.1 feet irregular in depth, of class 3 construction, and used and occupied as follows: Cellar—retail sales and service, 180 persons; 1st floor—retail sales and display and offices, 322 persons; 2nd floor—offices, sales and work room, 311 persons; 4th floor—office, storage and employees' lounge, 73 persons; and

WHEREAS, the applicant states that the decision of the Borough Superintendent, dated December 12, 1957, on Alt. App. 772/41 and B.N. App. 3370/57, was raised due to the openings now proposed to be created in the fire wall between the 2 buildings; and

WHEREAS, the applicant states that the Board first considered these premises on June 24, 1947 and subsequently opened the application to consider the addition of the joining building so as to provide additional egress facilities, and amendment of resolution, July 22, 1947; that however, the owner could not obtain title or lease to the joining building and therefore proceeded in accordance with the resolution adopted by the Board June 24, 1947; that it is now proposed to comply substantially with the amended resolution adopted July 22, 1947, substantially as shown on plans filed with the Board, marked received July 19, 1947, under Volume I of this appeal; and

WHEREAS, the applicant contends as to the objection of the Borough Superintendent, to the reopenings proposed between the 2 buildings; that these openings were previously considered by the Board, and were recommended by the Board, so as to provide additional egress facilities for the main building; that the main building located on 2 street frontages and is occupied with slight modification in accordance with the Board's resolution; that it was originally considered by the Board the escalator was to be located on the east side of the building; and whereas it was actually located to the south side and opening stairs to the sales area in the cellar was relocated from the center of the 1st floor to the east side, and the elevator was placed where the location was originally indicated; and

WHEREAS, the applicant contends that the proposed constructive use of these 2 buildings will benefit the existing building by the additional exit facilities; that the apartment store has developed in the past few years so that additional sales area is urgently needed; that it would be a severe hardship to require the demolition and rebuilding of these buildings in order to comply with the Administrative Code in all its respects; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated December 12, 1957, acting on Alt. App. 772/41 and B.N. App. 3370/57, Objection 1, be and it hereby is *modified* so that the appeal be and it hereby is *granted*, to permit the added area of the building, as shown on plans filed with the appeal, marked "Received December 17, 1957," 14 sheets, *on condition* that the openings in the walls between the existing building and this proposed additional building shall be as shown on such plans, making a fireproof connection by stairs or ramp to each floor, as may be necessary to equalize the floor levels; that in addition there shall be an opening from the top story of the additional building to the roof of main building with stairs for exit therefrom; that it may be necessary to equalize the height; and that the resolutions previously adopted by the Board under Vol. I and Vol. II shall be complied with in all respects where inconsistent with the terms of this resolution.

533-53-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Bais Yaacov of Williamsburg, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—Sprinkler System.

PREMISES AFFECTED—107-119 Heyward Street (129 displayed), north side, 120 feet 7½ inches west of Lee Avenue, Block 2225, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and A. S. Newhouse.
ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper 4
Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 2, 1957 on amendment to Alt. App. 1862/53 reads:

"1. Proposed omission of sprinkler system in building and installation of a sprinkler system only in the Public Halls is not in accordance with the variance granted by Board of Standards and Appeals under Cal. No. 533-53-A."

WHEREAS, the applicant states that the building has 3 stories and attic, 48 feet in height, of class 3 construction, 125 feet front by 112 feet 4 inches in depth at 1st floor, 105 feet front by 100 feet in depth at typical floor, erected 1888, located on a lot 140 feet front by 116 feet 4 inches in depth, in a business and unrestricted use B area, class 1½ height district, and used and occupied since 1953: Cellar—boiler room and storage, no persons; 1st floor—kindergarten, lunchroom, auditorium and offices, 350 persons; 2nd floor—classrooms, 200 persons; 3rd floor—classrooms, 200 persons; attic—vacant; and now proposed to be used and occupied as follows: Cellar—boiler room and storage; 1st floor—kindergarten, lunchroom, auditorium and offices, 500 persons; 2nd floor—classrooms, 280 persons; 3rd floor—classrooms, 280 persons; attic—vacant; and

WHEREAS, the applicant states that the building is provided with 5 interior steel stairways, brick enclosed equipped with kalamein and wire-glass doors which are self-closing; that there are 5 stairs, 4 are 4 feet each in width and 1 is 5 feet wide, stairhall leads direct to street and a ladder and scuttle to roof is provided; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 28, 1953 by adding thereto:

"that the decision of the Borough Superintendent acting on Amendment to Alt. App. 1862/53, Objection No. One is hereby modified *on condition* so as to require a sprinkler system of at least one-source in all stairhalls throughout the building and leading to street and that the sprinkler system shall be extended to the connecting passage between stairhalls on the third floor; and that the requirements of the resolution above cited shall be complied with in all other respects except as to the requirements of sprinklers elsewhere in the building."

527-57-A

APPLICANT—Leonard F. Rothkrug, for Temple Ahavath Sholem, Inc., owner.

SUBJECT—Application for consideration—reopening for consideration of amendment of resolution—re Appeal from a decision of the Borough Superintendent—re public use, frame structure; previously granted on condition.

PREMISES AFFECTED—1784 East 17th Street, west side, 105 feet north of Avenue "R", Block 6799, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

MINUTES

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 7, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 7, 1958, by adding therein:

“that the sprinkler system herein required may be fed from the house water supply line, provided the line from the main in the street is not less than 2 inches in diameter.”

723-57-A

APPLICANT—Louis Santangelo, for Iglesia De Dios Pentacostal, Inc., owner.

SUBJECT—Application October 8, 1957—Appeal from a decision of the Borough Superintendent, re use of Class 4 structure as Church and Sunday School.

PREMISES AFFECTED—1239 Intervale Avenue and 1265 Chisholm Street, southwest corner, Block 2973, Lot 26, Borough of The Bronx.

APPEARANCES—

For Applicant: H. E. Harwood.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 11, 1957 on Alt. Applic. 507/57 reads:

“Disapproved with objection No. 1 repeated:—1. The frame class 4 structure, consisting of basement and 2 stories, to be occupied on the first floor by a Church and in the basement by class rooms accessory to the Church (Sunday School) is contrary to Section 4.2.1. B.C. and is therefore denied.”

WHEREAS, the applicant states that the building is 2 stories, 26 feet in height, 25 feet front by 61 feet 4 inches in depth of class 4 construction, erected 1893, located on a lot 50 feet front by 157 feet and 10 inches in depth, in a business use B area, class 1½ height district, and used and occupied since 1956 as follows:—basement—2 classrooms, kitchen and boiler room, 20 persons; 1st floor—church, 150 persons; 2nd floor—Pastor's apartment, 4 persons; that no change or use in occupancy is now proposed; that the building is provided with one interior wood stairs, 25 inches and 32 inches in width, enclosed in partitions of wood studs, lath and plaster, equipped with wood doors, which are not self-closing; that stairhall leads direct to street and is provided with a ladder and scuttle to roof; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated September 11, 1957, acting on Alt. Applic. 507/57, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all miscellaneous structures including a garage now on the premises other than the residential building shall be removed; that there shall be an exterior fire stair erected so as to permit escape from at least one chamber on the second floor to grade; that the building shall not be increased in height or area and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the building is occupied substantially as herein proposed and

shown on plans marked “Received October 8, 1957”, 3 sheets and for no other use; and that the stair from the basement to first floor shall be protected with a one-hour fire protection.

1106-17-BZ—Vol. II

APPLICANT—Hyman Samet and Harry Helfer, owners
SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 9, 1957—re Application, decision of the Borough Superintendent, previously granted on condition, under section 2 of the Zoning Resolution, for a term of 5 years, permitting in a residence use district, the conversion of occupancy of part of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—137 Jefferson Avenue, north side, 450 feet west of Nostrand Avenue, Block 1827, Lot 82, Borough of Brooklyn.

APPEARANCES—

For Applicant: Hyman Samet and Harry Helfer.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE:

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper
Negative:

THE RESOLUTION:

WHEREAS, this application was granted by the Board Vol. II, on June 30, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on January 13, 1948 and December 9, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 30, 1942 as thereafter *amended* by resolutions adopted through December 9, 1952 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, subdivision i for term of five years from the date of this *amended* resolution, to permit; that other than as hereinafter *amended* the resolution above cited shall be complied with in all respects; and that all permits, including new certificate of occupancy, shall be obtained and work completed within six months from the date of this *amended* resolution.” (N. B. App. 2745/41).

960-27-BZ—Vol. V

APPLICANT—Unger & Unger, for Jercliff Operating Company, owner, Kaufman Carpet Company, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 2, 1958—re Application, decision of the Borough Superintendent, previously granted on condition under section 2 of the Zoning Resolution, permitting in a business use residence use district, proposed change of use from garage to storage, sales, offices and factory on the first floor and change to storage of rugs on the 2nd floor.

PREMISES AFFECTED—1800 Boston Road, northeast corner of Hoe Avenue and 1809 Vyse Avenue, Block 2991, Lot 48, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Feldman.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper
Negative:

THE RESOLUTION:

WHEREAS, this application was amended by the Board Vol. V, on July 23, 1957, on certain conditions; and

MINUTES

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 23, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 269/53).

49-28-BZ—Vol. II

APPLICANT—Peggy Cooney, for Fannie Noxovitsky, owner, Continental Cabinet Corp., lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the change in occupancy from public garage for more than five motor vehicles and gasoline service station, to wood cabinet factory with spraying and gasoline service station.

REMISES AFFECTED—993-1001 Rockaway Avenue and 1431 Linden Boulevard, northeast corner, Block 3636, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: E. H. Snackenberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on June 9, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work as extended on March 16, 1954; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 26, 1936, as thereafter *amended* by resolutions adopted through March 1, 1954, only insofar as it has reference to the identification sign, so as to permit such sign, which may be illuminated, to be erected advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line on Linden Boulevard, at the easterly end, for a distance of not more than four feet. (Alt. App. 446/52 and E.S. 519/57)

5-34-BZ—Vol. II

APPLICANT—Joseph B. Lynch for Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting for a term of 15 years, in a local retail use district, the erection of a gasoline service station and the accessory uses of minor motor vehicle repairs and parking of cars waiting service.

REMISES AFFECTED—118-02 to 118-12 Merrick Boulevard, southwest corner of 118th Avenue, Block 12371, Lot 324, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 30, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 30, 1956, as thereafter amended by resolutions adopted through October 22, 1957, only insofar as it has reference to the construction of pump islands so that as amended this portion of the resolution shall read:

"that there may be one concrete pump island with three low approved type pumps erected in place of two pump islands with two pumps each as previously proposed and as now indicated on revised plan marked "Received January 30, 1958," one sheet, and that the accessory building may be reduced in size to 30 feet in depth by 47 feet 8 inches in length instead of 60 feet in length, of similar design as hereinbefore approved; and that in all other respects the resolution above cited shall be complied with." (N.B. 1163/56)

450-37-BZ

APPLICANT—Peggy Coney, for Pasquale Fiero, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting partly in a business use district and partly in a residence use district, the extension of an existing gasoline service station and also the erection and maintenance of an accessory building to be used as office, lubritorium, auto laundry and motor vehicle repair shop.

PREMISES AFFECTED—1040-1050 East New York Avenue, southeast corner of East 94th Street, Block 4597, Lots 1, 2 and 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: E. H. Snackenberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 8, 1938, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 10, 1938; and

WHEREAS, the resolution was amended on November 15, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 8, 1938, as thereafter *amended* by resolutions adopted through November 15, 1955, only insofar as it has reference to the brand sign, so as to permit the erection and maintenance of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet, as passed on by the Borough Superintendent under ES App. 544/57, January 28, 1955, and that the sign shall be erected at right angles to the building line of East New York Avenue.

698-41-BZ

APPLICANT—Hyman Thau, for B and F Holding Corp., owner, Sarah Brodsky, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 7, 1958—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h

MINUTES

of the Zoning Resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—157 Beach 61st Street, southwest corner of Larkin Avenue, Block 354, Lot 47, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Hyman Thau.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 28, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 4, 1942; and

WHEREAS, the term of variance was extended from time to time and last extended on February 7, 1956; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 28, 1942 as thereafter *amended* by resolutions adopted through February 7, 1956 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Misc. Apps. 6129/41 and 1202/44.)

1028-46-BZ

APPLICANT—Charles M. Spindler, for Edwin E. Pukies, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under section 21 of the Zoning Resolution, permitting in a business use district, the change of occupancy from auto showroom and gasoline service station to a motor vehicle repair shop, lubritorium, auto washing and gasoline service station.

PREMISES AFFECTED—119-33 to 119-47 Springfield Boulevard, east side, 116.61 feet north of 120th Avenue, Block 12775, Lot 1, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 11, 1947, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on March 24, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 11, 1947 as thereafter *amended* through March 24, 1953 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision e for a term of five years from the date of this *amended* resolution, to permit...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 3002/46.)

222-52-BZ

APPLICANT—I. Lagowitz, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7h and 7A of the Zoning Resolution, permitting in the residence use district portion of a lot located in a residence and business use district, the parking of motor vehicles on unbuilt upon portion of lot, no fee to be charged; with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—135-17 to 135-21 Rockaway Boulevard, northwest corner of Van Wyck Expressway (Parkway), Block 11702, Lot 1, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Bernard H. Lagowitz.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE:

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on November 25, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 5, 1953 and September 28, 1954; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 25, 1952 as thereafter *amended* by resolutions adopted through September 28, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h and Section 7A for a term of five years from the date of this *amended* resolution, to permit...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 166/52).

811-52-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Samuel I. Greenfield, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition under Sections 7c and 21 of the Zoning Resolution, permitting in a business use, C area district, the extension of existing buildings into the residence use portion of plot using more than the area permitted.

PREMISES AFFECTED—1116-1122 Kings Highway, south side, 27 feet 2 inches west of East 12th Street and 1726-1734 East 12th Street, Block 6794, Lots 14, 21, 22 and 88 Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

MINUTES

THE VOTE:

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board as Vol. II, on October 27, 1953, on certain conditions; and
WHEREAS, the resolution was amended on July 20, 1954; and
WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 27, 1953, as thereafter *amended* by resolutions adopted through July 20, 1954 by adding thereto:

"that the open space marked "rear yard" on plans filed with this request for amendment marked "Received January 24, 1958," 9 sheets, may be built over as now proposed and indicated on such plans for the height of one story; that such structure shall be in accordance with the requirements of the Building Code in all other respects." (N.B. 1246/53).

91-53-BZ

APPLICANT—Otto W. Kritz, for Ben Levee, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 13, 1958—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7e, 7h and 21 of the Zoning Resolution, permitting in a residence use district, the extension to existing structure (restaurant, bar and cabaret) with a canopy projecting into setback area and permitting the off-street parking of motor vehicles on unbuilt upon portion for patrons and employees and permitting the erection of a business sign.
PREMISES AFFECTED—3333 Hylan Boulevard, northwest corner of Spratt Avenue, Block 4987, Lot 1, Bay Terrace, Borough of Richmond.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and
WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on February 15, 1956; and
WHEREAS, time to obtain permits and complete the work was extended on February 13, 1957; and
WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."
Alt. App. 137/53.

11-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application for consideration—reopening for an increase of tanks—re Application, decision of the Borough Superintendent, previously granted on condition,

under sections 7f, 7i and 21 of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a refreshment stand, gasoline service station, lubricatorium, auto repairs, car washing, office and sales, storage, parking of motor vehicles (no fee to be charged) proposed erection of two buildings, not accessory to each other, on Lot 1.

PREMISES AFFECTED—114-01 to 114-19 (114-05 official) Farmers Boulevard, east side from 114th Road to Murdock Avenue, Block 1107, Lot 1, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Eugene A. Ginsberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on July 24, 1956, on certain conditions; and
WHEREAS, the resolution was amended on October 8, 1957; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1956 insofar as it has reference to gasoline storage tanks, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks shall not exceed twelve approved 550 gallon tanks; as passed on by the Borough Superintendent under Amendment to N.B. App. 3535/55 under date of January 21, 1958.

414-55-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the proposed parking and storage of motor vehicles for a term of 5 years.

PREMISES AFFECTED—361-371 89th Street, north side, 100 feet west of 4th Avenue, Block 6062, Lots 45 and 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank Sellitto.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 20, 1956, on certain conditions; and
WHEREAS, the resolution was amended on January 22, 1957; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 20, 1956 as thereafter *amended* by resolution adopted on January 22, 1957 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of five years from the date of this amended resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits,

MINUTES

including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." Alt. App. 1453/55

575-55-BZ

APPLICANT—Joseph B. Lynch, for the Texas Company.
SUBJECT—Application for consideration—reopening for amendment as to signs—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7e, 7h and 7i of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.

PREMISES AFFECTED—Block bounded by South side of Gun Hill Road from Tryon Avenue to Wyne Avenue, Block 3343C, Lot 245, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 28, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 26, 1957; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 28, 1956 insofar as it refers to signs, so that as amended this portion of the resolution shall read:

"that there may be two post standards, each for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet, as located and shown on revised plans filed with this request for amendment marked "Received January 27, 1958", one sheet, and as passed on by the Borough Superintendent under ES App. 180/57 under date of December 20, 1957."

235-56-BZ

APPLICANT—Herbst & Rusciano, for Estate of Jessee Donella, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7e, 7f and 7i of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories, minor repairs with hand tools only, parking and storage of motor vehicles.

PREMISES AFFECTED—3001-3047 White Plains Road and 690-698 Lester Street, southwest corner and 695-699 Adeo Avenue, Block 4545, Lot 14, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on February 5, 1957, on certain conditions; and

WHEREAS, the resolution was amended on May 7, 1957; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 5, 1957 as thereafter *amended* by resolution adopted on May 7, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 595/56).

518-56-BZ

APPLICANT—Leonard F. Rothkrug, for Morris Fishman, doing business as Emeneff Furniture Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to obtain a certificate of occupancy—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting in a retail and residence use C area district, the construction of an extension of an existing retail furniture store use into the residence district and the addition of a 2nd story using more than the permitted area with accessory loading and unloading.

PREMISES AFFECTED—3414-3416 Church Avenue south side, 60 feet west of East 35th Street, Block 4888, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on June 18, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 18, 1957, only insofar as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution; and that the work in connection with the second floor may be postponed and a temporary certificate of occupancy issued for the use of the building without such second floor for a term of five years from the date of this *amended* resolution." (Alt. App. 2127/56).

576-56-BZ

APPLICANT—Joseph Franzone, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7f, 7e, 7h and 7i of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, non automatic auto laundry, minor auto repairs shop with hand tools only and the parking of motor vehicles awaiting service for a term of 15 years.

MINUTES

PREMISES AFFECTED—49-05 Astoria Blvd. (north), northeast corner of 49th Street, Block 1000, Lot 35, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 19, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 19, 1957, as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, and foundation work is complete that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (N. B. App. 325/56.)

666-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Rose Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7a of the Zoning Resolution, permitting in a business use district, for a term of 15 years, the erection and maintenance of a gasoline service station, lubricatorium, car washing (non-automatic) minor motor vehicle repairs, and tools only.

PREMISES AFFECTED—3106-3116 Voorhies Avenue and 102-2712 Knapp Street, southwest corner, Block 7510, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 13, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 13, 1957, as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N. B. App. 1627/56.)

666-56-BZ

APPLICANT—Leonard F. Rothkrug, for Stanley Gorski, doing business as Stanley's Knitting Mills, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to obtain a Certificate of Occupancy—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7a of the Zoning Resolution, permitting in a local retail use district, the change in occupancy from automobile display room and manufacturing of mens shirts to manufacturing of wool sweaters and photographic studios all for a term of 10 years.

PREMISES AFFECTED — 897-901 Glenmore Avenue, north side, 20 feet west of Logan Street, Block 4189, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on July 2, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 2, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, and all alteration work has been completed,

that a certificate of occupancy, shall be obtained within six months from the date of this *amended* resolution." (Alt. App. 2141/56.)

779-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Bartholdi Turecamo, owner.

SUBJECT—Application for consideration—reopening for amendment of the resolution and extension of time to complete which expired December 25, 1957—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the use of the unbuilt portion of the premises for the parking and storage of building contractors equipment and materials.

PREMISES AFFECTED—2430-2442 Cropsey Avenue, west side, 271 feet, 2½ inches south of 24th Avenue, 1747-1767 Shore Parkway and 8861-8885 Denyses Lane, Block 6927, Lot 58, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened resolution amended and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 25, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 25, 1957 only in so far as it has reference to the distance to 24th Avenue, so that as amended this distance shall be stated as 221 feet 2½ inches instead of 271 feet 2½ inches; and as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this amended resolution." (Alt. App. 2842/56.)

89-27-SR

SUBJECT—Rules of Procedure of the Board of Standards and Appeals—reopening as to further study and possible revision.

ACTION OF BOARD—Rules of Procedure reopened for further study and possible revision; five members of the Board constituted a Committee of the Whole to study and propose new rules and procedures for publication, public hearing and formal approval.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

822-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max Blatman, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business use district, the change in occupancy from public market to laundry, curtain cleaning business.

PREMISES AFFECTED—1573-1575 McDonald Avenue, east side, 140 feet north of Avenue "N", Block 6564, Lot 58, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and set for hearing March 25, 1958, at 10 A. M., waiving all requirements except new a decision of the Borough Superintendent and two publications in the Bulletin as notice.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

374-39-SM—Vol. II

APPLICANT—The J. G. Wilson Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II for test and report—re Wilson Steel Rolling Fire Shutter, Type #-23; previously approved.

APPEARANCES—

For Applicant: Ralph A. Shaw.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

689-49-SM

APPLICANT—Insulrock Company Division of The Flin kote Company, owner.

SUBJECT—Application for consideration—reopening for report as to additional span of plank—re SK Insulrock Insulating Roof Deck; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report, if necessary.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper
Negative:

358-55-SM

APPLICANT—Keystone Portland Cement Company, owner.

SUBJECT—Application for consideration—reopening for test and report as to additional type of air entraining cement—re Keystone Air-entraining Portland Cement; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper
Negative:

369-57-SM

APPLICANT—Gateway Engineering Company, owner Gateway Erectors, Inc., Agent.

SUBJECT—Application for consideration—reopening for report as to additional use of approved system—re Beeh Anchoing System and Accessories, Bee Claws, Bee Claws Bee-Nut with Spring, Bee-Nut (plain) and Bee-Nut with Loop; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report to additional uses of approved system.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper
Negative:

Adjourned: 5:40 P.M.

JOSEPH J. DOYLE, Chief Clerk

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 15, 1956, as they appeared in Bulletin No. 21, Vol. 41, hereby corrected to read as follows:

367-55-BZ

APPLICANT—Jack Z. Cohen, for Angelina Pellegri, owner (Beltway Service Station, Inc., lessee).

SUBJECT—Application May 6, 1955—(decision of Borough Superintendent) under sections 7a and 7c of Zoning Resolution, to permit in a residence use, C-1 district, the maintenance of an existing gasoline service station, office, auto repair shop, lubritorium, auto laundry, parking and storage of more than 5 motor vehicles without the required rear yard.

MINUTES

PREMISES AFFECTED—9012-9022 7th Avenue west side, 94 ft. 6 $\frac{3}{8}$ in. south of 90th Street, Block 6094, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Application: Jack Z. Cohen.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 17, 1956 after due notice by publication in the Bulletin; laid over to May 15, 1956, for inspection and decision; hearing closed; applicant to file additional plan showing nearest entrance to hospital and nearest entrance to existing gasoline station; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 7th Avenue and 90th Street is in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated May 5, 1955 acting on N.B. Applic. 1293-54, reads:

- "1. Proposed building and premises, in a Residence zone to be used for Gasoline service station, office, auto repair shop, lubricatorium, auto laundry and parking day and night for more than five (5) motor vehicles is contrary to Article II, PP. 3 of the Zoning Resolution.
2. Provide rear yard as per Article IV, PP. 17 of the Zoning Resolution."

WHEREAS, the applicant states that the premises consist of plot, 91 ft. 8 $\frac{1}{2}$ in. frontage by 62 ft. 2 $\frac{1}{2}$ in. and 87 ft. 4 in. depth, on which is located a gasoline service station and office of class 4 and 5 construction, is in a run down condition and is inadequate to serve its patrons; that it is proposed to demolish the existing buildings and erect a modern class 3 construction building to house office, auto laundry, auto repair shop, lubricatorium and day and night parking of more than 5 motor vehicles; that the existing gas station is now being operated under various fire department permits issued since 1922; that no certificate of occupancy was ever issued against these premises; that the use district zone was changed from business to a residence use by an amendment dated October 15, 1954; that it is also proposed to permit existing six 550 gallon tanks to remain and to install 4 additional 550 gallon tanks; that the existing island pumps will be moved and all islands will be placed 15 ft. from building line; that curb cuts will be located as shown on plans; and

WHEREAS, the applicant contends that the present lessees have operated this gas station for about 20 years and have conducted this business up to date. That the existing station is inadequate and in order to survive has to remodel its facilities and services to its patrons; that the proposed class 3 building would provide this and will be a vast improvement for this neighborhood; that existing premises already used as a gas station, office and comfort station; that all old signs and stanchions will be removed and new signs of the latest design will be erected as permitted by the Board; that curb cuts are existing and new ones will be added as permitted; that all broken sidewalks, unfinished sidewalks and grass plots will be removed and entire sidewalk will be concreted and cemented full width and depth; that a grant herein will not adversely affect the neighborhood, since this is an established use; and

WHEREAS, the applicant states that the present owner has held title to the property since September 29, 1921; that the assessed valuation of land is \$7,800 and of the building \$4,000 making a total of \$12,800; that the building was erected in 1922; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant changed the basis of his application from Section 21 to Section 7a, 7c and 7e; and

WHEREAS, additional curb cuts or change in curb cuts as proposed would be contrary to section 21A; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant as to use under Section 7, Subdivision a, c, and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a, c and e to permit the reconstruction and rearrangement of the lawfully existing gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received May 6, 1955" (4 sheets), "April 10, 1956" (one sheet) and "May 10, 1956" (one sheet) *on condition* that all buildings and uses not proposed to be retained shall be removed and the premises levelled substantially to the grade of 7th Avenue; that the premises shall be constructed and arranged as proposed on such plans except that there shall be no change in the existing curb cuts, which shall not be moved or enlarged and shall be subject to lawful permits therefor; that the accessory building shall be of the design and arrangement as proposed on such plans and shall be faced with face brick; that there shall be no cellar under such building; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of 7th Avenue; that the gasoline storage tanks shall not exceed the existing six tanks and four additional tanks; that the existing tanks shall be tested by the Fire Commissioner to determine suitability for reuse; that on the rear lot line continuing the rear wall of the accessory building and on two side lot lines there shall be erected a masonry wall not less than 5 ft. 6 in. in height; that such wall may be reduced to a height of not less than 4 ft. 6 in. within 10 ft. of the building line; that there shall be no windows or other openings in the rear wall of the accessory building; that sidewalks and curbing in front of the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that the balance of the premises where not occupied by the accessory building and pumps shall be paved with concrete or asphaltic pavement; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line, toward the south, of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that under Section 7i there may be repairing of motor vehicles with hand tools only for adjustment maintained solely within the accessory building, for a term of ten (10) years; *that under Section 7e for a term of five years there may also be parking and storage of motor vehicles as an accessory use without limit as to hours of the day provided cars of the pleasure type only are so parked and in spaces where the servicing of the station will not be interfered with*; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained, including a Certificate of Occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

* Correction—The word "charge" corrected to "change" in line 14 of the last paragraph of the resolution; the section relating to the repairing of motor vehicles corrected to read "7i" instead of "7e" in the last paragraph of the resolution; the phrase relating to parking of cars, under Section 7e, inserted in italics before "that such portable fire-fighting appliances . . ." at the end of the last paragraph of the resolution.

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
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NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority

Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 9

DIRECTORY

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JOSEPH J. DOYLE, Chief Clerk

PETITION AND CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On February 21, 1958 Copy of Order and Petition of Certiorari was served on the Board by Jacob S. Schulman, attorney for Edward L. Tuohy, et al., objecting property owners, seeking a review of the Board's determination on January 21, 1958, granting a variance under Sections 7f, 7i, 7h and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles, with show windows within 75 feet of a residence use district; Cal. No. 342-54-BZ, Vol. II; Premises 76-09 to 76-19 (76-15 official) Main Street and 144-01 to 144-09 76th Road, northeast corner, Flushing, Borough of Queens.

NOTICE

Effective September 1, 1957, the subscription price of the Bulletin is \$15.00 per year, payable in advance and single copies, twenty-five (25) cents at the office of the Board and thirty (30) cents by mail.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman.

CONTENTS

Petition and Certiorari Order Served on the Board of Standards and Appeals.

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, February 25, 1958, Affecting Calendar Numbers 1253-25-BZ—Vol. III, 100-38-BZ—Vol. II, 564-41-BZ—Vol. II, 367-51-BZ—Vol. III, 740-51-BZ—Vol. II, 92-57-BZ, 392-57-BZ, 477-57-BZ, 519-57-BZ, 526-57-BZ, 529-57-BZ, 541-57-BZ, 542-57-A, 832-57-BZ, 846-57-BZ, 910-57-BZ, 924-57-BZ, 950-54-BZ—Vol. II, 73-56-BZ—Vol. II, 461-22-BZ—Vol. II, 1306-22-BZ—Vol. II, 72-30-BZ—Vol. II, 313-33-BZ—Vol. III, 62-47-BZ—Vol. III, 724-50-BZ—Vol. III, 109-56-BZ, 143-57-BZ, 240-57-BZ, 621-57-BZ, 751-57-BZ and 772-57-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, February 25, 1958, Affecting Calendar Numbers 29-52-SA, 555-57-SA, 650-57-SA, 427-47-A—Vol. IV, 594-56-A, 79-57-A, 192-57-A, 522-57-A, 852-57-A, 475-55-A—Vol. II, 13-58-A, 694-28-BZ—Vol. II, 320-37-BZ—Vol. III, 103-39-BZ—Vol. II, 411-47-BZ, 481-47-BZ, 160-52-BZ—Vol. III, 564-52-BZ—Vol. II, 854-52-BZ, 853-52-BZ, 874-52-BZ, 845-53-BZ—Vol. II, 105-56-BZ, 608-56-BZ, 655-56-BZ, 95-28-BZ—Vol. III, 330-33-BZ—Vol. V, 778-54-BZ—Vol. III, 809-56-BZ, 754-49-BZ—Vol. II, 852-52-BZ—Vol. II and 384-57-BZ.

Correction Affecting Calendar Number 853-56-BZ.

CALENDAR

DOCKET

New Cases filed up to February 25, 1958

Cal. No. Dept. Premises Affected

61-58-BZ—B.Q.—49-04 Hanford Street, west side, 365.83 feet north of 51st Avenue, Block 8167, Lot 92, Douglaston, Borough of Queens, N.B. 125-58—re building less than 20 feet from street line and nearer than 10 feet from side lot line—residence use, G area district.

62-58-A—B.Q.—49-04 Hanford Street, west side, 365.83 feet north of 51st Avenue, Block 8167, Lot 92, Douglaston, Borough of Queens, N.B. 125-58—re height of ceiling; floor level of garage; stairs and walks in bed of mapped street.

63-58-BZ—B.Q.—48-18 Hanford Street, west side, 440.79 feet north of 51st Avenue, Block 8167, Lot 85, Douglaston, Borough of Queens, N.B. 126-58—re building less than 20 feet from street line and nearer than 10 feet from side lot line—residence use, G area district.

64-58-A—B.Q.—48-18 Hanford Street, west side, 440.79 feet north of 51st Avenue, Block 8167, Lot 85, Douglaston, Borough of Queens, N.B. 126-58—re height of ceiling; floor level of garage; stairs and walks in bed of mapped street.

65-58-SA—A. O. Smith Burkay Copper Coil, Commercial Gas-fired Water Heaters, Models 417, 618, 718, 601A, 10, 10D, 20, 20D and 40, manufactured by A. O. Smith Corp., Appliance.

66-58-BZ—B.B.—1638 8th Avenue, west side, 100 feet south of Windsor Place, Block 1112, Lot 52, Borough of Brooklyn, Alt. 4017-57—re change of use to office, garage for more than 5 motor vehicles, 550 gal. gasoline tank for owners use, etc.—local retail use district.

67-58-BZ—B.Bx—1709 Zerega Avenue, south side, 92.4 feet west side of Maclay Avenue, Block 3991, Lot 67, Borough of The Bronx, Alt. 26-58—re funeral home—residence use district.

68-58-BZ—B.Bx—3051 Decatur Avenue, north side, 150 feet east of Mosholu Parkway, Block 3332, Lot 78, Borough of The Bronx, Alt. 1069-57—re parking lot for more than 5 cars—residence use district.

69-58-BZ—B.Bx—1686 Grand Boulevard and Concourse, northeast corner of East 173rd Street, Block 2823, Lot 36, Borough of The Bronx, Amendment to Alt. 528-57—re change in use to 3 room apartment and pharmacists office, etc. residence use district.

70-58-SM—Clad Rex Vinyl Metal Laminate wall covering over dry wall, plaster or masonry, manufactured by Clad Rex Corp., Material.

71-58-BZ—B.Bx—3770-3778 East Tremont Avenue and 2889-2897 Roosevelt Avenue, northeast corner, Block 5562, Lots 21, 25 and 28, Borough of The Bronx, re gasoline service station, lubrication, auto washing, parking and storage, etc.—retail and residence use district.

72-58-A—B.B.—5202-5208 New Utrecht Avenue, southwest corner of 52nd Street, Block 5662, Lots 17, 20, 21 and 22, Borough of Brooklyn, Alt. 4166 to 4199-57, re stairs, width of doors, etc. walls.

73-58-SM—Construction Products Co., Chute Door, for use in Hospitals, Hotels, etc., manufactured by Construction Products Co., Material.

74-58-SM—Acousti-Bond, Adhesive for installing Acoustical Tile, manufactured by A. Z. Bogert Co., Material.

75-58-SA—Martin Gas-fired Room Heaters, Models C-418, C-430, C-440, 422, 428, 435, 522, 528, 535, 1205, 1206, 1116 and 1120 (unvented) and Models V835, V850, V870, V935, V945, V965, V985, V715 and V720 (vented); manufactured by Martin Stamping and Stove Co., Appliance.

76-58-SM—Pecco-Beam, support for poured concrete slabs and arches, manufactured by Norddeutsche-Schrauben-Und Mutterwerke, A. G., in Paine, Germany, Material.

77-58-BZ—327 Stuyvesant Avenue and 495 Macon Street northeast corner, Block 1666, Lot 1, Borough of Brooklyn, Alt. 2825-57—re rear yard; extension of building for commercial use; area—residence use district.

78-58-BZ—B.Q.—142-02 to 142-14 (142-10) Horace Harding Expressway and 61-13 to 61-19 Main Street, southeast corner and 142-01 to 142-09 61st Road, Block 6411, Lot 3, Kew Gardens, Borough of Queens, N.B. 102-57—re gasoline service station, lubritorium, car washing, parking of car awaiting service, etc.—residence use district.

79-58-A—B.M.—18 Greene Street, east side, 197 feet north of Canal Street, Block 230, Lot 16, Borough of Manhattan, Amendment to Alt. 143-57—re engineer's ladder to street stairs, etc., egress.

80-58-BZ—B.Q.—114-35 to 114-47 New York Boulevard and 163-01 to 163-09 115th Avenue, northeast corner, Block 12327, Lot 1, South Jamaica, Borough of Queens, N.Y. 101-58—re gasoline service station, lubritorium, auto repair office, parking of motor vehicles, etc.; ground sign—business use district.

81-58-BZ—B.M.—267-269 Elizabeth Street, west side, 8 feet, 5¾ inches south of East Houston Street, Block 50, Lot 28, Borough of Manhattan, Alt. 1820-57—re garage for parking and storage of more than 5 cars—business use district.

82-58-SA—Coleman Gas-fired Central Heating Warm Air Furnace, Models 2701 and 2702, manufactured by The Coleman Co., Inc., Appliance.

83-58-SM—Wascoseal Thru-Wall Flashing, Type 20, manufactured by Wasco Products, Inc., Material.

Restored to Docket

475-55-A—Vol. II—B.B.—957 Putnam Avenue, north side, 100 feet east of Ralph Avenue, Block 1483, Lot 64, Borough of Brooklyn, Amendment to Alt. 1584-55—re construction.

CALENDAR

330-33-BZ—Vol. V—B.Q.—227-17 Northern Boulevard, northwest corner of 228th Street, Block 6333, Lot 7, Bay-side, Borough of Queens, Alt. 2517-57—re auto showrooms, office, storage of auto parts, motor vehicle repairs, gasoline pump for owners use only, body and fender work, incidental painting and spraying, parking and storage of cars awaiting service, etc.—local retail and residence use district.

809-56-BZ—B.B.—313 63rd Street, north side, 100 feet east of 3rd Avenue, Block 5799, Lot 65, Borough of Brooklyn, B.N. 1586-56—reopened and restored to docket re business sign, etc.—residence use district.

95-28-BZ—Vol. III—B.B.—1714 Avenue P, southwest corner of East 18th Street, Block 6780, Lots 6 and 4, Borough of Brooklyn, N.B. 2087-56—re area excessive, street line, etc.—residence use district.

778-54-BZ—Vol. III—B.B.—1320-1342 Remsen Avenue, west side, 263 feet 10¾ inches north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn, N.B. 2254-57—re stores; area excessive—residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules ..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of ..	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ..	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Gratchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems ..	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Pumping Rules	Sept. 7, 1948—Vol. 33, No. 36
Pumping Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) ..	Aug. 3, 1937—Vol. 22, No. 31
Procedure, Rules of	Nov. 13, 1956.
Smoking in Factories, Rules for ..	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1952—Vol. 37, No. 10A
Sprinkler, Rules	Jan. 8, 1957.
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting ..	June 8, 1937—Vol. 22, No. 23
Fire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	June 7, 1932—Vol. 17, No. 23
	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MARCH 4, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 4, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

755-38-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Rosenstock Motors, Inc., owner.

SUBJECT—Application reopened May 21, 1957 as Vol. II —(decision of the Borough Superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sale of accessories, car washing (non automatic), automobile repairs with hand tools, lubricatorium, parking and storage of more than five motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—880-890 Dawson Street and 929-939 Intervale Avenue, southeast corner, Block 2702, Lot 41, Borough of The Bronx.

Laid over from November 13, 1957, to November 19, 1957, at the request of a representative of the Board of Education; then to December 17, 1957, at the request of the Board of Education to permit a population study of the area, to January 28, 1958, at the request of the Board of Education; no further requests for adjournment entertained; then to March 4, 1958, at the request of the Board of Education.

730-57-BZ

APPLICANT—James E. Vassalotti, for Bartholdi Turcamo, owner.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2375-2385 Cropsey Avenue and 8846-8858 24th Avenue, northwest corner, Block 6890, Lot 1, Borough of Brooklyn.

Laid over from February 4, 1958 to March 4, 1958, for hearing after applicant has sent out notices to affected property owners.

215-57-BZ

APPLICANT—Henry Kohler, for Harry Sweedler, owner.

SUBJECT—Application March 21, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, a change in use of an existing masonry structure from an office and storage of composition shingle, to permit storage of not more than five (5) motor vehicles, body and fender repair work, use of acetylene torch, and spraying of finished motor vehicle repairs.

PREMISES AFFECTED—1603 Coney Island Avenue, east side, 103 feet 9¼ inches north of Locust Avenue, Block 6731, Lot 70, Borough of Brooklyn.

CALENDAR

804-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Henry Nurick, for Pasquale Ciervo, owner.

SUBJECT—Application reopened June 18, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e, 7i and 7h of the Zoning Resolution, to permit in a residence use district, the change in use from parking and storage of motor vehicles to the erection and maintenance of a gasoline service station, lubritorium, minor motor vehicle repairs with hand tools only, office and the parking of cars awaiting service, for a stated term of fifteen (15) years.

PREMISES AFFECTED—602-614 Elderts Lane and 685-695 Conduit Boulevard, northwest corner, Block 4240, Lot 11, Borough of Brooklyn.

617-57-BZ

APPLICANT—Robert Gottlieb, for Harvey Lowenhar, owner.

SUBJECT—Application September 9, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—361 Ford Street, north side and 354 East 183rd Street, south side, 300 feet west of Webster Avenue, Block 3143, Lots 191, 193, 218, 219 and 220, Borough of The Bronx.

925-57-BZ

APPLICANT—James E. Vassalotti, for Harry Augen, owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles and a ground sign on the retail portion of the plot, for a stated term of fifteen (15) years.

PREMISES AFFECTED—133-10 to 133-16 (133-12 official), Liberty Avenue and 104-01 to 104-11 133rd Street, southeast corner, Block 9587, Lots 1 and 2, Richmond Hill, Borough of Queens.

533-57-BZ

APPLICANT—E. Richard Crino, for Jennie and Pietro Palazzola, owners.

SUBJECT—Application July 17, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in an E-1 area district, the conversion of an existing two-family, brick, three (3) story dwelling to a three (3) family multiple dwelling.

PREMISES AFFECTED—2067 Hering Avenue, west side, 175 feet south of Pelham Parkway South, Block 4311, Lot 13, Borough of The Bronx.

524-57-BZ

APPLICANT—Milton F. Kirchman, for Glenwood Jewish Center, owner.

SUBJECT—Application July 12, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a D area district, the erection of an extension to the existing one story synagogue and school occupying more than the permitted area.

PREMISES AFFECTED—888 East 56th Street, west side, 455 north of Avenue H, Block 7739, Lots 55, 58, 60 and 62, Borough of Brooklyn.

800-57-BZ

APPLICANT—Leonard F. Rothkrug, for Mildren Cohen, owner.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service sta-

tion with accessory auto laundry (non automatic), auto repair shop with hand tools only, lubritorium, office and sales, all for a term of fifteen (15) years.

PREMISES AFFECTED—1290-1304 Remsen Avenue, southeast corner of Avenue J, Block 8040, Lot 61, Borough of Brooklyn.

865-57-BZ

APPLICANT—John F. Fitzsimons, for Domenico Turiano, owner.

SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under section 9A of the Zoning Resolution to permit in a class one (1) height district, the construction of a six story multiple dwelling of 122 families to a height in excess of that permitted within two miles of La Guardia airport, a designated airport.

PREMISES AFFECTED—144-45 35th Avenue, north side, 371.5 feet east of Parsons Boulevard, Block 4995, Lot 66, Flushing, Borough of Queens.

145-47-BZ—Vol. III

APPLICANT—Abraham Grossman, for Zampieri Brothers, Inc., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. III—re decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the extension of the present bakery use to an adjoining building as a retail and wholesale bakery.

PREMISES AFFECTED—17-19 Cornelia Street, north side, 191 feet, 1 inch west of West 4th Street, Block 590, Lots 39 and 40, Borough of Manhattan.

532-57-A

APPLICANT—Abraham Grossman, for Zampieri Brothers, Inc. owner.

SUBJECT—Application May 28, 1957—Appeal from a decision of the Borough Superintendent, re live load, egress etc.

PREMISES AFFECTED—17-19 Cornelia Street, north side, 191 feet 1 inch west of West 4th Street, Block 590, Lots 39 and 40, Borough of Manhattan.

550-57-BZ

APPLICANT—Aaron Halpern, for Frank Primeggia, owner.

SUBJECT—Application July 23, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in an E area district, the erection of a one family dwelling, with the required setback measured from the existing building line instead of the building line of the mapped street.

PREMISES AFFECTED—104-23 127th Street, east side, 206.28 feet south of Liberty Avenue, Block 9581, Lot 88, Richmond Hill, Borough of Queens.

389-57-BZ

APPLICANT—Larry Meltzer, for John Clancy, owner.

SUBJECT—Application May 15, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—50-58 East 94th Street, west side, 350 feet 3 3/8 inches north of Rutland Road and 60-62 Tapscott Avenue, Block 4596, Lots 27 and 30, Borough of Brooklyn.

289-57-BZ

APPLICANT—Henry Nordheim, for Agostino Guerriero, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the main

CALENDAR

tenance of a parking lot for motor vehicles for the stated term of two (2) years.

PREMISES AFFECTED—2487 Belmont Avenue, west side, 90 feet north of East 189th Street, Block 3078, Lot 65, Borough of The Bronx.

45-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Abe Saperstein, owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, office, sales, storage, lubricatorium, car washing, minor auto repairs and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1446-1456 Remsen Avenue and 8913-8923 Avenue L, northwest corner, Block 8055, Lot 1, Borough of Brooklyn.

44-38-BZ—Vol. IV

APPLICANT—Joseph M. Lonergan, for Max Salz, owner.

SUBJECT—Application reopened February 13, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e, 7h, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, a gasoline service station, auto washing (non automatic), lubrication, office, sale of auto accessories, repairs with hand tools only, parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—942-958 DeKalb Avenue and 122-134 Lewis Avenue, southwest corner and 419-425 Kosciusko Street, Block 1601, Lot 24, Borough of Brooklyn.

8-57-BZ

APPLICANT—Ferdinand Savignano, for S. and L. Lumber Co., owner.

SUBJECT—Application July 2, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a business and residence use district, the use of an existing building as a lumber yard, cabinet making shop and for the storage of material used in conjunction with the cabinet shop.

PREMISES AFFECTED—2356 Coney Island Avenue, west side, 329 feet 11 inches south of Avenue T, Block 7112, Lot 25, Borough of Brooklyn.

2-57-BZ

APPLICANT—Leonard F. Rothkrug, for Richmond Snyder, owner (Court Auction Merchandise Co., lessee).

SUBJECT—Application October 8, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the maintenance of an auction room on part of the first story for a term of five (5) years.

PREMISES AFFECTED—84 Court Street, west side, 71 feet 9 inches north of Schermerhorn Street, Block 268, Lot 50, Borough of Brooklyn.

53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a heretofore granted warehouse of one story in height, to be increased to the west by a three story and cellar addition and this addition will connect to the heretofore granted factory and warehouse under Calendar 820-48-BZ.

PREMISES AFFECTED—72-15 to 72-23 Metropolitan Avenue, north side, 69.74 feet east of Pleasantview Street, Block 3057, Lot 34, Middle Village, Borough of Queens.

556-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Newspaper Realty Corp., owner.

SUBJECT—Application reopened November 6, 1957 as Vol. II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a retail use district, the erection of a two story building for use as a non-storage garage for more than five (5) and less than one hundred-fifty cars (150) cars, office, toilet and locker room.

PREMISES AFFECTED—406-412 West 34th Street, south side, 80 feet west of 9th Avenue and 405-407 West 33rd Street, Block 731, Lots 50, 51 and 53, Borough of Manhattan.

Laid over from January 28, 1958, to March 4, 1958, for inspection and decision; hearing closed.

107-34-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Shems Realty Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, office and accessory sales, lubricatorium, minor repairs with hand tools only, parking of motor vehicles, auto safety inspection and ground signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—248-53 to 248-61 (248-55 official) Jamaica Avenue and 89-14 to 89-22 249th Street, northwest corner, Block 8664, Lot 45, Bellerose, Borough of Queens.

Laid over from January 28, 1958, to March 4, 1958, for inspection and decision; hearing closed.

548-57-BZ

APPLICANT—Vincent D. Luongo, for Glanos Realty Corp., owner.

SUBJECT—Application July 22, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and retail use district, the extension of the existing parking lot now located in a retail district into an adjacent residence district.

PREMISES AFFECTED—305-307 West 27th Street, north side, 62 feet west of 8th Avenue, Block 751, Lots 33, 34 and 35, Borough of Manhattan.

Laid over from January 28, 1958, to March 4, 1958, for inspection and decision; hearing closed.

100-38-BZ—Vol. II

APPLICANT—Levitt, Rosenberg, Stone and Notkins, for Prudential Insurance Co., owner (Bond Stores, Inc. and Gotham Parking Co., Inc. lessees).

SUBJECT—Application reopened February 26, 1957 as Vol. II—re (decision of the Borough Superintendent) under sections 7h and 7c of the zoning resolution, to permit in a restricted retail use district, the extension of the existing parking lot for additional parking and storage of motor vehicles.

PREMISES AFFECTED—9-19 West 35th Street, north side, 200 ft. west of 5th Avenue, and 12-14 West 36th Street, Block 837, Lots 30, 31 and 54, Borough of Manhattan.

Laid over from February 25, 1958, to March 4, 1958, for consideration and decision; hearing closed.

477-57-BZ

APPLICANT—Gerard M. Bloomfield, for Thirbrook Corp., and Safeway Stores, Inc., owners.

SUBJECT—Application June 25, 1957—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in an unrestricted use and business

CALENDAR

use districts, the erection and maintenance of a gasoline service station, car washing, lubratorium, minor auto repairs, storage rooms and storage for more than five (5) motor vehicles on the vacant portion of the lot, and extending from the unrestricted portion into the business portion of the plot. PREMISES AFFECTED—851-865 St. Anns avenue and 3150-3172 3rd avenue, southwest corner, Block 2360, Lots 92 and 97, Borough of The Bronx.

Laid over from November 26, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further examination of plans and decision; then to January 14, 1958, for revised plans and decision; then to January 21, 1958, for applicant to consult examiner; then to January 28, 1958, at request of the applicant; then to February 18, 1958, for consideration of exits and decision; hearing closed; then to February 25, 1958, for applicant to obtain objection from the Building Department; then to March 4, 1958, at request of the applicant.

HARRIS H. MURDOCK, *Chairman.*

MARCH 4, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 4, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

684-56-SM

APPLICANT—Bestwall Gypsum Co., owner.
SUBJECT—Application August 20, 1956—Bestwall Lite Mix lightweight aggregate Perlite Plaster, approval of.

685-56-SM

APPLICANT—Bestwall Gypsum Co., owner.
SUBJECT—Bestwall Gypsum Plaster, Bestwall Common Gauging, Bestwall Satin Spar Gauging, Bestwall Keenes Cement, Bestwall Wood Fiber Plaster, Bestwall Sunflower Molding, Bestwall Concrete Bond Plaster, approval of.

686-56-SM

APPLICANT—Bestwall Gypsum Co., owner.
SUBJECT—Application August 20, 1956—Bestwall Gypsum Lath, approval of.

22-57-SM

APPLICANT—Bestwall Gypsum Co., owner.
SUBJECT—Application December 28, 1957—Bestwall Perlite, approval of.

196-57-SM

APPLICANT—United States Plywood Corp., owner.
SUBJECT—Application March 4, 1957—Weldwood Tack-board bulletin board, approval of.

663-57-SM

APPLICANT—United States Plywood Corp., owner.
SUBJECT—Application August 27, 1957—Asbestolux for permanent interior partitions and as a plasterboard, approval of.

89-57-SA

APPLICANT—Gas Equipment Corp., for Armstrong Furnace Co., owner.
SUBJECT—Application January 29, 1957—Armstrong Climate Conditioners gas-fired Models 101, 102, 901, G2-5-6-7-8, 65,000 to 450,000, approval of.

447-56-SM

APPLICANT—Brunswick Balke Collendar Co., owner.
SUBJECT—Application June 12, 1956—Brunswick Horn Folding Gymnasium folding gymnasium Seating, approval of.

82-57-SA

APPLICANT—Carrier Corp., owner.
SUBJECT—Application January 10, 1957—Carrier Air Conditioning Units, Models 38D, 38D2A, 38D4A, 38D6A, 38F2, 38F4 and 38F6, approval of.

577-57-SA

APPLICANT—Burgess-Manning Co., Architectural Products Division, owner, Jacobson and Co., Inc., Agent.
SUBJECT—Application July 3, 1957—Burgess-Manning Ceiling acoustical ceiling for radiant Heating and Cooling approval of.

411-57-SA

APPLICANT—General Machine Co., Inc., owner.
SUBJECT—Application May 13, 1957—E.F.M. Oil Burners Models ET-1, ET-2 and ET-3, approval of.

1464-39-GR

APPLICANT—Saul Goldsmith.
SUBJECT—Opening Protective Assemblies Inspection Agency, Addition of the Inspection Agency of Saul Goldsmith.

951-57-SA

APPLICANT—Ducane Heating Corporation, owner.
SUBJECT—Application November 6, 1957—Ducane Oil fired Forced Warm Air Furnace, Models HS-84, CS-9, CS-110, S-140, S-180, S-250, C-84, HB-95, HB-110, LB-9, LB-110, LB-150 and LB-180, approval of.

505-56-SM

APPLICANT—Acoustics Manufacturing Corp., owner.
SUBJECT—Application June 29, 1956—Acoustics Manufacturing Corp., A-M Metal Acoustical Tile, Sizes 12 x 12, 12 x 36 and 18 x 36.

15-57-A

APPLICANT—Abraham N. Horwitz, for S T N Realty owner; Octagon Process Inc., lessee.
SUBJECT—Application January 14, 1957—Appeal from order and a decision of the Fire Commissioner, re sprinkler standpipe and storage of Toluol, etc.
PREMISES AFFECTED—15 Bank Street, northwest corner, of Railroad, Block 244, Lots 80, 85, 90 and 71, New Brighton, Borough of Richmond.

308-57-A

APPLICANT—Max Wechsler for Wechsler and Schementi; Edward P. Weiss, owner.
SUBJECT—Application April 3, 1957—Appeal from a decision of the Borough Superintendent, re use of frame structure as Nursing Home, enlarged, with non-fireproof extension.
PREMISES AFFECTED—103-15 96th Street, east side, 100.09 feet south of 103rd Avenue, Block 9119, Lot 1, Ozone Park, Borough of Queens.

748-57-A

APPLICANT—Harry Hurwit, for Belmont and Son, Inc., owner.
SUBJECT—Application October 18, 1957—Appeal from a decision of the Borough Superintendent, re egress, etc.
PREMISES AFFECTED—337 Broome Street and 1 Bowery, southeast corner, Block 423, Lot 12, Borough of Manhattan.

1018-57-A

APPLICANT—Joseph B. Klein, for The Connecticut Mutual Life Insurance Co., owner.
SUBJECT—Application December 30, 1957—Appeal from a decision of the Borough Superintendent, re non-fireproof construction, from stores to offices, showrooms and incidental manufacturing.
PREMISES AFFECTED—8-12 West 14th Street, south side, 150 feet west of 5th Avenue and 5-11 West 14th Street, Block 577, Lots 34, 49, 50 and 51, Borough of Manhattan.

CALENDAR

13-58-A

APPLICANT—Lama, Proskauer and Prober, for Hunts Point Homes, Inc., owner.
 SUBJECT—Application January 10, 1958—Appeal from a decision of the Borough Superintendent, re increase in number of beds—Nursing Home.
 PREMISES AFFECTED—1295-1297 Lafayette Avenue, northwest corner of Faile Street, Block 2762, Lot 27, Borough of The Bronx.

734-57-A

APPLICANT—Burke, Green and Groh, for Alfred Krass, owner.
 SUBJECT—Application October 11, 1957—Appeal from a decision of the Borough Superintendent re Class 5 construction exceeding 1200 square feet in area.
 PREMISES AFFECTED—235-20 Hillside Avenue, southeast corner of 235th Street, Block 7951, Lot 33, Queens Village, Borough of Queens.

48-58-A

APPLICANT—Adolph Novak, for All Continent Corporation, owner; City Specialty Stores, lessee.
 SUBJECT—Application January 31, 1958—Appeal from a decision of the Borough Superintendent, re escalators.
 PREMISES AFFECTED—31-39 West 34th Street, north side, 224 feet east of 6th Avenue and 46-60 West 35th Street, Block 836, Lots 10, 12 and 14, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 11, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 11, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

564-41-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Helen Knopke, owner.
 SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of the existing legal gasoline service station to be used as a lubritorium, car washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, parking of more than five (5) cars waiting to be served with show windows within seventy-five (75) feet of the residence use district.
 PREMISES AFFECTED—521-531 Coney Island Avenue and 39-49 Hinckley Place, northeast corner, Block 5113, Lot 24, Borough of Brooklyn.

Laid over from February 25, 1958, to March 11, 1958, for further hearing.

64-56-BZ

APPLICANT—Robert S. Hansen, for The Cord-Meyer Co., owner (owner under contract: Irving Sussman).
 SUBJECT—Application December 18, 1956—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen (15) years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.
 PREMISES AFFECTED—59-65 Fresh Pond Road, southeast corner of 59th Drive, (Mount Olivet Avenue); Block 2756, Lot 18, Maspeth, Borough of Queens.

718-57-BZ

APPLICANT—D. George Levine, for Vine Building Corp., owner.
 SUBJECT—Application October 4, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance thereon of a gasoline service station, lubritorium, non-automatic auto laundry, sale of auto accessories, motor vehicle repair shop for minor repairs with hand tools only and parking of motor vehicles awaiting service for a term of fifteen (15) years.
 PREMISES AFFECTED—6113-6123 Avenue U and 2074-2084 Mill Avenue, northwest corner, Block 8404, part of Lot 2, Borough of Brooklyn.

919-57-BZ

APPLICANT—Gabriel Nathan, for Jo-Max Realty Corp., owner.
 SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence use district, the erection of a two story building to be occupied by a retail store on the first floor and a two family dwelling on the second floor.
 PREMISES AFFECTED—4912 Avenue K, south side, 20 feet, 3½ inches east of Flatlands Avenue, Block 7829, Lot 44, Borough of Brooklyn.

798-57-BZ

APPLICANT—Paul Friedman, for 36-20 168th Street, Inc., and William Sparago, owners.
 SUBJECT—Application November 4, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit for a stated term of 15 years on a plot located partly in a business use and partly in a residence use district, the erection and maintenance in the business portion of the premises of a gasoline service station, auto washing (non-automatic), lubritorium, minor repairs with hand tools only, office, storage and sale of auto accessories, and parking of more than five (5) cars awaiting service with proposed curb cuts and business entrances within 75 feet of a residence use district, and the maintenance on the portion of the premises within the residence use district, of parking and storage of motor vehicles of the pleasure type only.
 PREMISES AFFECTED—1414-1424 Gravesend Neck Road, southwest corner of East 15th Street, Block 7399, Lot 89, Borough of Brooklyn.

888-57-BZ

APPLICANT—Charles M. Spindler, for George A. Volpe, owner.
 SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7c of the zoning resolution, to permit in a retail and residence use district, the extension of the use of a boat yard, dwelling and sales room to include sale, display and repair of boats and the sale of gasoline for marine use only.
 PREMISES AFFECTED—248-02 to 248-10 Brookville Boulevard and 154-01 to 154-21 248th Street (Broad Street), southeast corner, Block 13913, Lot 273, Hook Creek, Borough of Queens.

352-57-BZ

APPLICANT—Patrick D. Concagh, for 27 East 37th Street Corp., owner.
 SUBJECT—Application May 2, 1957—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of the basement and first floor of an existing four-story dwelling to business use.
 PREMISES AFFECTED—27 East 37th Street, north side, 200 feet east of Madison Avenue, Block 867, Lot 28, Borough of Manhattan.

CALENDAR

964-57-BZ

APPLICANT—Samuel Rosenblum, for International Business Machines Corp., owner.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7c and 21 of the zoning resolution, to permit in a residence use district, the change of occupancy of the present three story building from garage on the first floor and two apartments on the upper floors to a photographic studio in the cellar and first floor with no change on the upper floors.

PREMISES AFFECTED—117 East 83rd Street, north side, 185 feet, 6 $\frac{3}{4}$ inches east of Park Avenue, Block 1512, Lot 9, Borough of Manhattan.

868-57-BZ

APPLICANT—Leonard F. Rothkrug, for Charles and Eva Vardakis, owners.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop with hand tools only, lubricatorium, car washing (non-automatic), office and sales, and parking of cars awaiting service all for a term of fifteen (15) years with show windows, business entrance and curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—5001-5007 Avenue I and 1701-1713 Utica Avenue, northeast corner of Avenue I, Block 7754, Lot 6, Borough of Brooklyn.

963-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Summer and James V. Cirillo, owners.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairs, storage, and the parking and storage of motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2407-2417 Linden Boulevard and 498-510 Montauk Avenue, northwest corner, Block 4478, Lots 24 and 29, Borough of Brooklyn.

673-55-BZ—Vol. II

APPLICANT—Henry J. Nurick, for 92 Car Wash Corp., owner.

SUBJECT—Application reopened December 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a business use district, the extension of a gasoline service station westerly, into the bed of East 58th Street, until such time as the street will be legally open to the public.

PREMISES AFFECTED—5802-5824 Church Avenue and 119-129 East 58th Street, southeast corner, Block 4706, Lot 36, Borough of Brooklyn.

932-57-A

APPLICANT—Henry J. Nurick, for 92 Car Wash Corp., owner.

SUBJECT—Application November 14, 1957—filed pursuant to section 35, General City Law re construction in bed of mapped street—East 58th Street.

PREMISES AFFECTED—5802-5824 Church Avenue, and 119-129 East 58th Street, southeast corner, Block 4706, Lot 36, Borough of Brooklyn.

922-57-BZ

APPLICANT—Charles M. Spindler, for Anthony D'Alesio, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the installation of an approved perchlorethylene dry cleaning unit in an existing tailoring and dry cleaning establishment.

PREMISES AFFECTED—35-10 154th Street, west side, 80 feet south of 35th Avenue, Block 5264, Lot 119, Flushing, Borough of Queens.

733-57-BZ

APPLICANT—Paul Friedman, for Harry Augen and Anna Palenychka, owners (Esso Standard Oil Co., Conditional vendee).

SUBJECT—Application October 11, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories and parking and storage of cars awaiting service, with ground sign in a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—111-02 to 111-18 (111-10 official) Springfield Boulevard and 216-40 to 216-48 111th Avenue, southwest corner, Block 11144, Lot 26 (26, 31, 32, 33, 34 and 35), Queens Village, Borough of Queens.

876-57-BZ

APPLICANT—Robert J. Crinnion, for Elsa Vitaglione, owner.

SUBJECT—Application December 6, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a E-1 area district, the use of an existing two family dwelling as a three family multiple dwelling.

PREMISES AFFECTED—3217 Griswold Avenue, northwest corner of Stadium Avenue, Block 5412, Lot 172, Borough of The Bronx.

877-57-A

APPLICANT—Robert J. Crinnion, for Elsa Vitaglione, owner.

SUBJECT—Application December 6, 1957—filed pursuant to section 310 of The Multiple Dwelling Law for variation of section 56, subdivision 1 of the Multiple Dwelling Law re two-family frame dwelling illegally converted to three families.

PREMISES AFFECTED—3217 Griswold Avenue, northwest corner of Stadium Avenue, Block 5412, Lot 172, Borough of The Bronx.

833-57-BZ

APPLICANT—Leonard F. Rothkrug, for Lawrence Marino, doing business as L. Marino, Inc., owner.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a D area district, a two story extension of an existing shop for the manufacture of canvas covers occupying more than the permitted area.

PREMISES AFFECTED—8802-8810 Foster Avenue, southeast corner of East 88th Street, Block 7967, Lot 35, Borough of Brooklyn.

421-37-BZ—Vol. III

APPLICANT—Henry Nordheim, for Anthony Moccia, owner.

SUBJECT—Application reopened December 4, 1956 as Vol. III—re decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a residence use district, the extension of an existing parking lot by the addition of two adjoining lots.

PREMISES AFFECTED—1110 East 216th Street and 3585 Wilson Avenue, southwest corner, Block 4710, Lots 24 and 26, Borough of The Bronx.

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent, under sections 7c and 7A of

CALENDAR

the zoning resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubritorium, car washing, parking and storage of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

303-26-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened September 25, 1956 as Vol. IV—re decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence and business use district, the lower or ground floor of the property to be used for the storage of paper cartons and the upper floor to be used for the manufacture, storage and distribution of infants apparel, quilts, blankets, pillows and office incidental thereto.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

52-48-A—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened January 8, 1957 as Vol. III—re Appeal from a decision of the Borough Superintendent—relating to egress.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

156-36-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. II—re decision of the Borough Superintendent, under section 7c and 7i of the zoning resolution, to permit in a business use district, of an existing gasoline service station, the inclusion of the additional uses of minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—1932-1938 Coney Island Avenue, northwest corner of Avenue P, Block 6617, Lot 45, Borough of Brooklyn.

184-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for General Linen Supply and Laundry Co., Inc., owner.

SUBJECT—Application reopened February 11, 1958 for consideration of amended plans as to second story—decision of the Borough Superintendent, previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district and C area district, the erection of an extension for business use, occupying more than the permitted area and providing less than the required distance from the rear lot line.

PREMISES AFFECTED—441-453 and 467-477 Prospect Avenue, north side, 148 feet, 6 inches east of 8th Avenue, Block 1113, Lots 61, 73 to 77 inclusive, Borough of Brooklyn.

180-57-BZ

APPLICANT—Leonard F. Rothkrug, for Guy-John Realty Co., Inc., owner.

SUBJECT—Application reopened February 11, 1958 for consideration as to amendment—decision of the Borough Superintendent, previously granted on condition under sections 7c and 21 of the Zoning Resolution, permitting in a business and residence use, C area district, the erection and maintenance of a meat processing plant with an accessory retail store using more than the permitted area.

PREMISES AFFECTED—1109-1115 Burke Avenue, north side, 50 feet west of Yates Avenue, Block 4614, Lot 3, Borough of The Bronx.

683-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application September 6, 1955—(decision of the borough superintendent) under sections 7e and 7h, to permit in a residence use district, the erection and maintenance of a gasoline service station, office sales, storage room, lubritorium, minor auto repairs, car washing, parking and storage of motor vehicles.

PREMISES AFFECTED—60-02 to 60-14 48th Avenue, 48-01 to 48-11 60th Street, southeast corner and 60-01 to 60-17 Connecting Highway, Block 2333, Lot 45, Elmhurst, Borough of Queens.

Laid over from July 3, 1956 to July 24, 1956 for inspection and decision; hearing closed; then laid over for consideration as to possible further development in the area, particularly as to the parks about to be developed according to plans of the Park Department; date for decision to be set; then set for decision on March 26, 1957; then to April 9, 1957, for further consideration after the Department of Parks has submitted a report as to progress in constructing the proposed park and playground and a report from the Borough President as to progress in reconstruction of the Connecting Highway; then to May 7, 1957, for applicant to file revised plans as to park; and for decision; then to May 21, 1957, for applicant to file revised plans as to park conditions, with measurements; then to June 4, 1957, for revised plans and decision; then laid over for further study by the Board; date to be determined; then set for March 11, 1958.

887-56-BZ

APPLICANT—Charles C. Weinstein, for Alfred Simon, owner.

SUBJECT—Application December 28, 1956—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, utility room, office and sale of accessories, for a stated period of fifteen (15) years.

PREMISES AFFECTED—1412-1420 Edward L. Grant Highway, east side, 34 feet south of Plimpton Avenue, Block 2874, Lots 3, 5, 6, 8 and 9, Borough of The Bronx.

Laid over from November 19, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957; then to January 7, 1958, for further inspection and decision; then laid over for decision; date to be set; then set for March 11, 1958.

134-57-A—Vol. II

APPLICANT—Joseph Saravis, for Jonan Holding Corporation, owner.

SUBJECT—Application reopened January 14, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction and egress.

PREMISES AFFECTED—88-01 Parsons Boulevard, southeast corner of 88th Avenue, Block 9764, Lot 15, Jamaica, Borough of Queens.

201-57-BZ

APPLICANT—Joseph Levy Jr., for Marie Kramer, owner.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sales of accessories for the stated term of fifteen (15) years.

PREMISES AFFECTED—1141-1145 Bedford Avenue and 127-129 Madison Street, northeast corner, Block 1817, Lot 1, Borough of Brooklyn.

CALENDAR

846-57-BZ

APPLICANT—Harry M. Prince, for Walter Cohen, owner; The Seven Arts Center, lessee.

SUBJECT—Application November 21, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail use district, the change of use of an existing building from Club, Concert, Recital Halls, and dance studio to Club, Theatres and dance studio.

PREMISES AFFECTED—120 Madison Avenue, west side, 25 feet north of East 30th Street, Block 860, Lot 16, Borough of Manhattan.

Laid over from February 25, 1958, to March 11, 1958, for inspection and further hearing.

702-57-BZ

APPLICANT—Frederick A. Ketcher, for Barbchester Estates, Inc., owner; Kesbec, Inc., lessee.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a business use district, the extension of an existing legal gasoline station, and for the reconstruction and maintenance of the accessory building for the legal existing use of gasoline service station, office and storage, and for the additional uses of car wash, sale of used cars, motor vehicle repairs with hand tools only and for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—5701 Broadway, northwest corner of West 234th Street, Block 3405, Lot 175, Borough of The Bronx.

Laid over from February 4, 1958, to March 11, 1958, for inspection and decision; hearing closed.

668-57-BZ

APPLICANT—John F. Fitzsimons, for Astoria Federal Savings and Loan Association, owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the storage and parking of motor vehicles.

PREMISES AFFECTED—30-20 38th Street, west side, 126.40 feet south of 30th Avenue, Block 659, Lots 54, 55 and 153, Long Island City, Borough of Queens.

Laid over from February 4, 1958, to March 11, 1958, for inspection and decision; hearing closed.

122-57-BZ

APPLICANT—Larry Meltzer, for Charles Macaluso, owner.

SUBJECT—Application February 13, 1957—decision of the Borough Superintendent under sections 7a and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of an extension of the existing ornamental shop exceeding the permissible area in a C area district.

PREMISES AFFECTED—8509 Bay 16th Street, East side, 100 feet north of 86th Street, Block 6343, Lot 25, Borough of Brooklyn.

Laid over from January 28, 1958, to February 11, 1958, at the request of an objector; then to March 11, 1958, for inspection and decision; hearing closed.

779-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Tira Holding Corp., owner.

SUBJECT—Application October 30, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—137-21 to 137-29 (137-25 official)

Jamaica Avenue, north side, from 138th Street to Van Wyck Expressway; 88-46 to 88-56 138th Street and 88-47 to 88-53 Van Wyck Expressway, Block 9618, Lot 30, Jamaica, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

796-57-BZ

APPLICANT—Charles M. Spindler, for Forld Realty Corp., owner.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of auto accessories, minor auto repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station for a stated term of fifteen (15) years.

PREMISES AFFECTED—74-02 to 74-16 Yellowstone Boulevard (74-10 official), east side, 94.19 feet north of Nansen Street, Block 3178, Lot 70, Forest Hills, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs with hand tools only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

376-57-BZ

APPLICANT—Leonard F. Rothkrug, for A. C. A. Auto Sales, Inc., owner; successor to Torlim Realty Corp.

SUBJECT—Application May 7, 1957—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a motor vehicle repair shop and to permit the sale and display of new and used cars and new and used auto parts on the unbuilt upon portion of the premises for a term of ten (10) years.

PREMISES AFFECTED—2735-2743 Cropsey Avenue, east side, 34 feet 7¾ inches north of Bay 47th Street, Block 6914, Lots 75, 76 and 78, Borough of Brooklyn.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

390-27-BZ—Vol. VI

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. VI—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit partly in a residence use district and partly in a business use district, the additional uses of minor auto repairs with hand tools only maintained solely within the accessory building and the parking of motor vehicles awaiting service at an existing gasoline service station, lubritorium and auto laundry previously granted by the board and the extension in the term of variance, for an additional fifteen (15) years, for the existing as well as the proposed uses.

PREMISES AFFECTED—73-38 to 73-42 Cooper Avenue,

CALENDAR

south side, 22.29 feet west of 74th Street, Block 3811, Lot 58, Glendale, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

93-57-BZ

APPLICANT—John F. Fitzsimons, for Peter Kalopodis, owner.

SUBJECT—Application August 12, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station with accessory use of lubritorium, non automatic auto laundry, minor auto repairs with hand tools only and the parking of cars awaiting service.

PREMISES AFFECTED—43-15 Ditmars Boulevard and 21-74 to 21-82 45th Street, northwest corner, Block 784, Lot 64, Astoria, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

54-57-BZ

APPLICANT—Andrew DiCamillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a E area district the erection of and extension on the front of the present two story building with less than the required setback and a rear extension encroaching on the required rear yard.

REMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

55-57-A

APPLICANT—Andrew Di Camillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—Appeal from a decision of the Borough Superintendent, re frame walls and openings within 3 feet of lot line.

REMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 11, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 11, 1958, at 2 o'clock in Room 113, Municipal Building, Manhattan, on the following matters:

3-54-SM

APPLICANT—The Peelle Company, owner.
SUBJECT—Application October 4, 1954—Peelle Hollow Metal Slide Up or Slide Down Door Assembly, approval of.

4-54-SM

APPLICANT—The Peelle Company, owner.
SUBJECT—Application October 4, 1954—Peelle Hollow Metal 1½ Hour Insulated Swing or Double Swing Access Door, approval of.

3-56-SA

APPLICANT—Pennsylvania Furnace & Iron Co., owner. Fullerton Equipment Corp., Agent.
SUBJECT—Application February 16, 1956—Pennco Cast Iron Gas-fired Boilers, Series 2, 3 and 6, approval of.

357-57-SM

APPLICANT—Josam Manufacturing Co., owner. V. T. Manas, applicant.
SUBJECT—Application April 18, 1957—Universal Closet Carrier and Wall Fitting, approval of.

892-57-SM

APPLICANT—OPW Corporation, owner. Ned H. Heinz-erling, Agent.
SUBJECT—Application September 21, 1957—OPW Fil-O-Matic Nozzle, Model 1811-H, for fueling motor vehicles, approval of.

983-57-SA

APPLICANT—Tokheim Corporation, owner.
SUBJECT—Application December 23, 1957—Tokheim High Capacity Submerged Pump Assembly, for pumping motor fuels by remote control, Models 60E and 60-ES, approval of.

1000-57-SA

APPLICANT—Tokheim Corporation, owner.
SUBJECT—Application December 23, 1957—Tokheim Electric Power Gasoline Dispensing Pump, Model 48, approval of.

1101-48-SA—Vol. II

APPLICANT—Pure Carbonic Corp., Div. of Air Reduction Company, owner.
SUBJECT—Application reopened October 3, 1952 for amendment of resolution as to additional use and increased capacity—re Carboflex Low Pressure CO2 Converter-Receiver; previously approved.

304-56-SM

APPLICANT—Sylvania Electric Products, Inc., owner.
SUBJECT—Application reopened January 7, 1958 for amendment to resolution as to additional type of construction of plastic ceiling—Sylvania Sylvan-Aire Corrugated Plastic Light Diffuser; previously approved.

394-56-SM

APPLICANT—Acme Steel Door Corporation, owner.
SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional interlocking channel—C.L.A. Hollow Metal 1½ Hour Fire Door; previously approved.

690-56-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional louvers, Gold Bond Aluminum Recessed Flange Type, Gold Bond Aluminum, Flush Flange Louver and Gold Bond Roof Ventilator, Gold Bond Midget Louvers—Gold Bond Aluminum Louvers and Ventilators; previously approved.

115-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyce Green, owners.
SUBJECT—Application December 22, 1955—Appeal from a decision of the Borough Superintendent—re review of Borough Superintendent's decision re zoning matter.
PREMISES AFFECTED—100-104 Central Park South and 1431-1439 Avenue of the Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.

466-57-A

APPLICANT—Andrew DiCamillo, for Josephine Alessi, owner.
SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re use of frame building as Nursing Home, etc.
PREMISES AFFECTED—8807 21st Avenue, east side, 120 feet north of Cropsey Avenue, Block 6445, Lot 13, Borough of Brooklyn.

CALENDAR

4-58-A

APPLICANT—Albert H. Morgan, for Globe International Inc., owner; Globe Lighting Products, Inc., lessee.

SUBJECT—Application January 7, 1958—Appeal from a decision of the Borough Superintendent, re use of Spraying Equipment not of approved type.

PREMISES AFFECTED—1710 Flushing Avenue, southeast corner of Cypress Avenue, Block 3412, Lot 47, Maspeth, Borough of Queens.

628-57-A

APPLICANT—Continental Can Co., Inc., owner.

SUBJECT—Application August 1, 1957—Appeal from a decision of the Fire Commissioner and a decision of the Borough Superintendent—re use of Gas-fire oven—not of approved type.

PREMISES AFFECTED—50-02 55th Avenue, south side, 50 feet east of 50th Street, Block 2573, Lot 25, Maspeth, Borough of Queens.

65-57-A

APPLICANT—Standard Fruit and Steamship Co., lessee for Department of Marine and Aviation, owner.

SUBJECT—Application January 31, 1957—Appeal from an order of the Fire Commissioner, re use of kerosene as fuel, etc.

PREMISES AFFECTED—Pier 13, East River, East side, 600 ft. east of South and Wall Streets, Block 36, Lot 25, Borough of Manhattan.

134-57-A—Vol. II

APPLICANT—Joseph Saravis, for Jonan Holding Corporation, owner.

SUBJECT—Application reopened January 14, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction and egress.

PREMISES AFFECTED—88-01 Parsons Boulevard, southeast corner of 88th Avenue, Block 9764, Lot 15, Jamaica, Borough of Queens.

755-57-A

APPLICANT—Lama, Proskauer and Prober, for Michael Tenenbaum, owner.

SUBJECT—Application October 22, 1957—Appeal from a decision of the Borough Superintendent, re Class 4 construction to be used as Doctor's offices.

PREMISES AFFECTED—1995 Rockaway Parkway, east side, 124 feet north of Sea View Avenue, Block 8300, Lot 16, Borough of Brooklyn.

8-58-A

APPLICANT—Larry Meltzer, for Ariston Quality Exporters, owner.

SUBJECT—Application January 14, 1958—Appeal from a decision of the Borough Superintendent, re 2nd means of egress.

PREMISES AFFECTED—20 Bond Street, north side, 6 feet, 7½ inches east of Lafayette Street, Block 530, Lot 58, Borough of Manhattan.

24-58-A

APPLICANT—Leonard F. Rothkrug, for Samuel Klein, owner.

SUBJECT—Application December 23, 1957—Appeal from a decision of the Borough Superintendent, re removal of walls between 2 Class 4 Buildings.

PREMISES AFFECTED—1673-1675 Broadway, east side, 80 feet, 9 inches north of Decatur Street, Block 3426, Lots 5 and 6, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 18, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 18, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

590-57-BZ

APPLICANT—Gilbert Lazerus, for Elsie C. Katz and Adele Wilson, owners.

SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the construction and maintenance for a term of fifteen (15) years of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only (no welding or spraying), storage and sale of accessories, and incidental parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—43-32 to 43-38 222nd Street and 221-11 to 221-19 Northern Boulevard, northwest corner, Block 6327, Lots 40 and 42, Bayside, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, at the request of an objector, applicant concurring; no further request for adjournment considered.

290-57-BZ

APPLICANT—Henry Nordheim, for Jack Stevenson, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the occupancy of an existing one story building for the retail sale and manufacture of mattresses.

PREMISES AFFECTED—2152 Second Avenue, east side, 75 feet 11 inches north of East 110th Street, Block 1682, Lot 4, Borough of Manhattan.

559-53-BZ—Vol. II

APPLICANT—Herman Kron, for Aywon Crescent Service Station, Inc., owner.

SUBJECT—Application reopened June 26, 1956 as Vol. I—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the extension of the use of an existing gasoline service station to include lubritorium, parking and storage of more than five (5) motor vehicles and the sale of used cars.

PREMISES AFFECTED—1253 Edward L. Grant Highway, west side, 201.4 feet north of Jerome Avenue, Block 2506, Lots 54 and 56, Borough of The Bronx.

933-57-BZ

APPLICANT—Paul Friedman, for Woodsam Associates Inc., owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station lubritorium, auto washing (non automatic), office, sale of accessories, minor auto repairs with hand tools only, safe inspection station, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2177-2185 Starling Avenue, northwest corner of Castle Hill Avenue, Block 3948, Lot 47, Borough of The Bronx.

912-57-BZ

APPLICANT—Wechsler and Schimenti, for Philip Rose, owner.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change

CALENDAR

in use of an existing building from garage on the first floor and storage on the second floor to a launderette on the first floor and offices on the second floor.

PREMISES AFFECTED—2149 Caton Avenue, north side, 100 feet east of Flatbush Avenue, Block 5083, Lot 120, Borough of Brooklyn.

569-57-BZ

APPLICANT—Alfred H. Eccles, for Polarad Electronics Corp., owner.

SUBJECT—Application September 25, 1957—decision of the Borough Superintendent, under section 19A of the Zoning Resolution, to permit in an unrestricted use district, the continued use of an existing building providing less than the required number of loading berths.

PREMISES AFFECTED—33-02 to 33-20 Queens Boulevard, 45-01 to 45-09 33rd Street, southeast corner and 45-02 to 45-10 34th Street, Block 247, Lot 30, Long Island City, Borough of Queens.

70-57-A

APPLICANT—Alfred H. Eccles, for Polarad Electronics Corp., owner.

SUBJECT—Application September 25, 1957—Appeal from a decision of the Borough Superintendent—re exits, etc.

PREMISES AFFECTED—33-02 to 33-20 Queens Boulevard, 45-01 to 45-09 33rd Street, southeast corner and 45-02 to 45-10 34th Street, Block 247, Lot 30, Long Island City, Borough of Queens.

30-57-BZ

APPLICANT—Patrick D. Concagh, for Isidore Maizes, owner.

SUBJECT—Application July 16, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash (non-automatic), office for sale and storage of accessories, minor auto repairs with hand tools only and accessory parking of cars awaiting service.

PREMISES AFFECTED—985-989 Burke Avenue and 3201-3209 Paulding Avenue, northwest corner, Block 4610, Lots 1 and 2, Borough of The Bronx.

7-57-BZ

APPLICANT—Milton S. Zeiberg, for Open Stair Dwellings Co., Inc., owner; James Joyner, lessee.

SUBJECT—Application August 21, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles. The term of the variance requested therein is for a period of five (5) years.

PREMISES AFFECTED—219 West 146th Street, north side, 33.4 feet west of 7th Avenue, Block 2032, Lots 17 and 17, Borough of Manhattan.

1-57-BZ

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a one story building from minor motor vehicle repair shop to receiving, storage and shipping of United States serviceman's belongings.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet 11¼ inches east of 18th Avenue, Block 5480, Lot 14, Borough of Brooklyn.

-57-A

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—Appeal from a decision of the Borough Superintendent; re area of Class II construction excessive.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet, 11¼ inches east of 18th Avenue, 1st floor; Block 5480, Lot 14, Borough of Brooklyn.

715-57-BZ

APPLICANT—Albert Melniker, for Harry and Edward Risch, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under sections 7A, 7c, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the rehabilitation of an existing gasoline service station and motor vehicle repair shop and the extension of the uses to include sale of accessories, office and parking and storage of more than five (5) motor vehicles to the adjacent lot with business entrances and exits within 75 feet of the residence use district.

PREMISES AFFECTED—4244-4248 Hylan Boulevard, 94-102 Croton Street, southeast corner and 93-101 Littlefield Avenue, Block 5317, Lot 5, Eltingville, Borough of Richmond.

969-57-BZ

APPLICANT—Morris Hannes, for Henry Payson, owner.

SUBJECT—Application December 26, 1957—decision of the Borough Superintendent, under sections 7b and 7c of the Zoning Resolution, to permit in a retail and residence use district, the change of occupancy of the present combined building from residence to restaurant in the cellar and first floor and two family residence above.

PREMISES AFFECTED—134-136 East 40th Street, south side, 87 feet east of Lexington Avenue, Block 895, Lots 67 and 68, Borough of Manhattan.

644-57-BZ

APPLICANT—Henry Nordheim, for Elsa Harrington, owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use district, the erection of a one story building to be used as a funeral establishment in conjunction with an existing one story building which will be used as an office.

PREMISES AFFECTED—6001 Riverdale Avenue, west side, 596.25 feet north of West 259th Street, Block 3426, Lots 175 and 176, Borough of The Bronx.

209-46-BZ—Vol. V

APPLICANT—Holtzman Sharf, Mackell and Hellenbrand, for H. M. Williams Company, Inc. owner.

SUBJECT—Application reopened October 16, 1956 as Vol. V—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence and retail use district, the extension of the existing parking lot for more than five (5) cars to include cars waiting to be serviced in conjunction with the present auto showroom, offices, greasing, parts dept. minor repairs and welding incidental thereto, spray booth, also washing and wheel alignment in conjunction with the present Chevrolet agency on premises, parking of more than five (5) cars and used car sales.

PREMISES AFFECTED—93-01 to 94-05 Northern Boulevard and 32-02 to 32-20 Junction Boulevard, northwest corner, Block 1423, Lots 30 and 45, Jackson Heights, Borough of Queens.

728-29-BZ—Vol. II

APPLICANT—Paul Friedman, for Nat Spinard, owner.

SUBJECT—Application reopened November 6, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i, 7A of the Zoning Resolution, to permit on a plot located partly within a residence use district, the erection and maintenance of a gasoline service station, car wash (non automatic), lubricatory, minor auto repairs with hand tools only, office and sale of automobile accessories,

CALENDAR

parking and storage of motor vehicles, with ground signs in a retail and residence use district, and with show windows, a sign and curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.
PREMISES AFFECTED—154-02 to 154-12 (154-04 official) Horace Harding Expressway and 61-01 to 61-11 Kissena Boulevard, southeast corner, Block 6744, Lot 71, Flushing, Borough of Queens.

193-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L.B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto laundry, minor auto repairs with hand tools only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1016-1030 Broadway and 874-876 Willoughby Avenue, southwest corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

643-57-BZ

APPLICANT—Aaron Halpern, for Lomonax Realty Corp., owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, the extension of the second floor of an existing two story building and the factory use (light manufacturing) to include showroom and office.

PREMISES AFFECTED—136-14 38th Avenue, south side, 100 feet east of Main Street, Block 4978, Lot 110, Flushing, Borough of Queens.

910-55-BZ—Vol. II

APPLICANT—Dominick Salvati and Son, for Al Smith, owner.

SUBJECT—Application reopened July 2, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a one story extension to an existing broom factory that will occupy more than the permitted area coverage.

PREMISES AFFECTED—9517-9521 Avenue J, north side, 77 feet 11¾ inches east of East 95th Street, Block 8203, Lot 5, Borough of Brooklyn.

319-57-BZ

APPLICANT—Mathew Manes, for William Rueck and Minnie A. Dunlop, owners; Sun Oil Co., lessee.

SUBJECT—Application April 22, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, lubritorium, office, sale of auto accessories and parking of cars awaiting service, with curb cuts and show windows within 75 feet of a residence zone and the erection of post standards and illuminated signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—253-02 to 253-26 Hillside Avenue, 84-02 to 84-10 Little Neck Parkway, southwest corner and 84-01 to 84-09 253rd Street, Block 8607, Lot 180 (tentative), Bellerose, Borough of Queens.

Laid over from December 3, 1957, for inspection and decision; date to be set; hearing closed; then set for December 17, 1957; then to January 14, 1958, for further consideration and decision; then to February 11, 1958, for further consideration and possible further inspection; then to March 18, 1958, for further hearing, applicant to send notice to all owners by regular mail, to consider additional facts.

422-49-BZ

APPLICANT—Charles M. Spindler, for Alfred Herschkovitz, owner.

SUBJECT—Application reopened February 11, 1958 for consideration as to extension of time to complete—expired November 1, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—1794-1798 Park Place, south side, 202 feet, 6 inches west of Saratoga Avenue, Block 1467, Lot 31, Borough of Brooklyn.

222-57-BZ

APPLICANT—J. G. L. Molloy, for Embers Realty Corp., owner.

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a F area district, the erection of a six-story and cellar Class A Multiple Dwelling.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

Laid over from January 14, 1958, to March 18, 1958, for consideration and decision; with permission to applicant to file further statement; hearing closed.

587-57-BZ

APPLICANT—Robert Gottlieb for 174 Boston Properties Corp., owner.

SUBJECT—Application August 2, 1957, decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—1675 Hoe Avenue, west side, 100 feet north of East 173rd Street, Block 2983, Lot 42, Borough of The Bronx.

Laid over from February 4, 1958 to March 18, 1958, for inspection and decision; hearing closed.

820-56-BZ—Vol. II

APPLICANT—Robert Gottlieb and Charles A. Buckley, Jr., for 174 Boston Property Corp., owner.

SUBJECT—Application reopened April 2, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, car wash, storage, auto accessory sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1660-1666 Southern Boulevard northeast corner of East 173rd Street, Block 2983, Lots 1 and 46, Borough of The Bronx.

Laid over from January 14, 1958, to February 18, 1958 for inspection and decision; hearing closed; then to March 18, 1958, for further inspection and decision; on same date of hearing as Cal. No. 587-57-BZ; applicant to inform Board as to sales car lot's ownership, located on Southern Boulevard.

581-42-BZ—Vol. II

APPLICANT—Sidney H. Kitzler, for Homecrest Service Station, Inc., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c, 7i, 7A of the Zoning Resolution, to permit in a business use district, the erection of an extension to the existing service building and extend the uses of the present gasoline service station to include wheel alignment.

PREMISES AFFECTED—2315-2325 Coney Island Avenue and 1102-1110 Avenue T, southeast corner, Block 7315, Lots 1 and 3, Borough of Brooklyn.

Laid over from February 4, 1958, to March 18, 1958, for inspection and decision; hearing closed.

CALENDAR

861-57-BZ

APPLICANT—Leonard F. Rothkrug, for 128 East 62nd Street Corp., owner.

SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a B area district, a two story extension of an existing building occupied as a doctor's office and apartments into the required rear yard.

PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet, 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

Laid over from February 4, 1958, to March 18, 1958, for inspection and decision; hearing closed; applicant to file an additional plan showing what was permitted to be covered and what actually was covered, and accurate and correct plans showing adjoining buildings and yards.

28-57-A

APPLICANT—Henry Kohler, for 128 East 62d Street Corp., owner.

SUBJECT—Application May 23, 1957—Appeal from a decision of the Borough Superintendent—re Permit 452-57 re Alt. 7-57, dated March 1, 1957, revoked by Borough Superintendent.

PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

39-57-BZ

APPLICANT—James E. Casale, for Ingeborg de Beausacq, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a photographer's studio on the first floor of an existing three story, two family dwelling.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

Laid over from February 11, 1958 to March 18, 1958, for inspection and decision; hearing closed.

40-57-A

APPLICANT—James E. Casale, for Ingeborg de Beausacq, owner.

SUBJECT—Application April 11, 1957—Appeal from a decision of the Borough Superintendent, re egress, garage, non-fireproof building.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

7-56-BZ

APPLICANT—T. S. Nilsen, for Theresa La Vine, owner.

SUBJECT—Application July 16, 1956—decision of the Borough Superintendent under section 21 and 7h of the Zoning Resolution, to permit in a residence use district, the extension of the present use of a dwelling and 5 car garage to include parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—1071-1073 Hall Place, west side, 174.9 feet south of East 167th Street, Block 2691, Lots 93 and 94, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, at the request of an objector; then to March 18, 1958, for inspection and decision; hearing closed.

5-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service

station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection, station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A; then to March 18, 1958, for inspection and decision; hearing closed.

624-55-BZ—Vol. II

APPLICANT—Paul Gordon, for Oscar and Ethel Gordon, owners.

SUBJECT—Application reopened July 2, 1957, as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, minor auto repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—202-15 Northern Boulevard and 43-22 to 43-30 203rd Street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

Laid over from February 4, 1958, to February 18, 1958, for hearing at request of applicant's representative, due to illness of the applicant; then to March 18, 1958, for inspection and decision; hearing closed.

199-57-BZ

APPLICANT—Robert Teichman, for 34th Street Kinney, Inc., owner.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted use district, the maintenance of a parking lot for more than five (5) motor vehicles and a frame attendants shanty.

PREMISES AFFECTED—48-54 East 34th Street, south side, 153 feet east of Madison Avenue, Block 863, Lots 53, 54, 55 and 56, Borough of Manhattan.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

598-28-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Helen Frankel, owner; Dunhall Manufacturing Corp., lessee.

SUBJECT—Application reopened September 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five motor vehicles for employees of the lamp factory located in the vicinity for a stated term of five (5) years.

PREMISES AFFECTED—1842 Cedar Avenue, northeast corner of West Tremont Avenue, Block 2881, Lot 35, Borough of The Bronx.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

785-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1349 Plimpton Avenue, west side, 75 feet north of West 170th Street, Block 2522, Lots 122 and 123, Borough of The Bronx.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

CALENDAR

680-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank DeVita, and Minlou Realty Co., Inc., owners.

SUBJECT—Application September 26, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the combining of two adjacent buildings for use as showroom, manufacturing of furniture using power tools, storage of lumber and dwelling.

PREMISES AFFECTED—2731-2735 Atlantic Avenue, north side, 28 feet west of Bradford Street, Block 3673, Lot 38, Borough of Brooklyn.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

754-57-BZ

APPLICANT—Leonard F. Rothkrug, for Oscar Schwartz, owner; owner under contract: Hail-A-Cab Corp.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of an automobile repair shop with body and fender work, including welding and touch-up painting and spraying for a term of fifteen (15) years.

PREMISES AFFECTED—1434-1436 Utica Avenue, northwest corner of Farragut Road, Block 4784, Lot 44, Borough of Brooklyn.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

788-57-BZ

APPLICANT—Burke, Green and Groh, for Fitchett-Crescent Corp., and Catherine DuMulle, owners.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of five (5) gasoline storage tanks and two pumps and the parking of employees cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42, Flushing, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

698-50-BZ—Vol. II

APPLICANT—Henry Kohler, for William Berman and Sam Mintz, owners.

SUBJECT—Application reopened March 26, 1957, as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of an auto laundry-boiler room, storage, office and locker room.

PREMISES AFFECTED—769-803 (799 displayed) Leferts Avenue, northwest corner of Schenectady Avenue, Block 1427, Lots 20 and 40, Borough of Brooklyn

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

642-57-BZ

APPLICANT—Jerome W. Perlstein, for Henry Kaufman, owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a sales office and maintain the premises for the storage and sale of used cars.

PREMISES AFFECTED—185-11 Merrick Boulevard, north side, 22.82 feet east of Montauk Street, Block 12711, Lots 12 and 15, Springfield Gardens, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

887-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Julia Gambeski and Herbert F. Saul, owners.

SUBJECT—Application reopened November 13, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7h, 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles with a ground sign on the retail portion of the plot and show windows and signs within 75 feet of the residence use district.

PREMISES AFFECTED—218-01 to 218-19 (218-15 official) Northern Boulevard, north side, from 218th to 219th Streets, 43-31 to 43-39 218th Street and 43-32 to 43-40 219th Street, Block 6321, Lots 21 and 25, Bayside, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

881-24-BZ—Vol. II

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application reopened November 13, 1957, as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.

PREMISES AFFECTED—1292 Sheakespeare Avenue, east side, 101.78 feet north of West 169th Street, Block 2506, Lot 115, Borough of The Bronx.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

551-57-BZ

APPLICANT—Bernard Segal, for Samuel Eidelberg and Jeffery Rosenberg, owners.

SUBJECT—Application July 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessory parts and office.

PREMISES AFFECTED—9504-9514 Seaview Avenue, southeast corner of East 95th Street, Block 8318, Lot 20, Borough of Brooklyn.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

621-56-BZ

APPLICANT—Lama, Proskauer and Prober, for One Seventeen Operating Corp., and One Twenty Two Operating Corp., owners.

SUBJECT—Application September 18, 1956—re decision of the Borough Superintendent, under section 7f of the zoning resolution, to permit in a retail use district, the erection of a Class I structure to be occupied as a non storage garage for more than 150 cars and stores.

PREMISES AFFECTED—117-127 East 59th street, north side, 120 ft. west of Lexington avenue and 122 East 60th street, Block 1394, Lots 7-11 inclusive, 64 and 109, Borough of Manhattan.

Laid over from March 19, 1957, to April 9, 1957, at request of the applicant, notices to affected owners not having been sent out; then to May 7, 1957, for inspection and decision; hearing closed; then to May 28, 1957, for applicant to file revised plans as to entrance, and for further consideration; then to July 2, 1957, at the request of an objector, applicant to notify affected property owners; the set for hearing September 10, 1957; then to October 8, 1957, for notices to be sent out to owners by registered mail, the owner to file new corrected application; then laid over from October 8, 1957, date for decision to be set; hearing closed then set for February 18, 1958; then to March 18, 1958, at the request of the Board.

HARRIS H. MURDOCK, Chairman

CALENDAR

MARCH 25, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 25, 1958 at 10 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

34-56-BZ

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—decision of the Borough Superintendent, under sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the extension of the garage use of the present three story building to include the parking and storage of more than five (5) motor vehicles of the passenger type on the roof. PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

Laid over from February 18, 1958, to March 25, 1958, the request of an objector, applicant concurring.

35-56-A

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—Appeal from a decision of the Borough Superintendent re non-fireproof construction—garage use.

REMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

38-46-BZ—Vol. V

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. V—decision of the Borough Superintendent, under sections 7f and 7e of the Zoning Resolution, to permit in a business use district, the extending of the existing gasoline service station by the addition of two twin hose gasoline pumps and six 550 gallon approved type gasoline tanks and changing the use of that portion of the premises now used for yarn manufacturing to importing, shipping and storage of porcelain ceramics.

REMISES AFFECTED—1500-1546 McDonald Avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

3-43-BZ—Vol. II

APPLICANT—Louis Lieberman, for Harry Goldsen, owner; Standard Equipment Co., lessee.

SUBJECT—Application reopened April 24, 1957 as Vol. I—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from a garage to a warehouse.

REMISES AFFECTED—233-235 Norwood Avenue, east side, 193 feet 11 inches north of Atlantic Avenue, Block 137, Lot 1, Borough of Brooklyn.

4-57-BZ

APPLICANT—Albert Melniker, for Beatrice and Clara Figliori, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution to permit in an unrestricted and business use district, a variance to erect and maintain a gasoline service station, lubricatorium, car washing (non automatic), minor motor vehicle repairs with hand tools only, sale of accessories and parking for more than five (5) motor vehicles.

REMISES AFFECTED—373-385 Tompkins Avenue and 74-182 Lynhurst Avenue, northeast corner, Block 2843, Lot 1, Rosebank, Borough of Richmond.

987-57-BZ

APPLICANT—Paul Friedman, for Carrie Lessner, Meyer Lessner and Anna Lessner, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h, 7i and 7A of the Zoning Resolution, to permit on a plot located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles with entrances within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1888-1898 Jerome Avenue, southeast corner of East 177th Street, Block 2852, Lot 9, Borough of The Bronx.

638-50-BZ—Vol. II

APPLICANT—Haus and Bresin, for Estate of Edward F. Glacken, owner, Irving Trust Company and William F. Glacken, executors.

SUBJECT—Application reopened January 14, 1958 and re-stored to calendar—re decision of the Borough Superintendent, previously withdrawn, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles for the stated term of fifteen (15) years.

PREMISES AFFECTED—9001-9015 Church Avenue and 551-561 Remsen Avenue, northeast corner, Block 4687, Lots 4, 7, 8 and 9, Borough of Brooklyn.

864-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubricatorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

420-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owner.

SUBJECT—Application June 4, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicles belonging to patrons, customers and employees of such market.

PREMISES AFFECTED—256-262 Clinton Street and 172-196 Congress Street, southwest corner, Block 301, Lots 61, 63, 66 and 71. Borough of Brooklyn.

CALENDAR

478-57-BZ

APPLICANT—William A. Giesen, for Frank Cerasoli, owner; Allison Motors, Inc., lessee.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the premises for an outdoor motor vehicle sales lot and office.

PREMISES AFFECTED—1965 Bruckner Boulevard, north side, 164.52 feet west of Pugsley Avenue, Block 3787, Lots 43, 44 and 45, Borough of The Bronx.

890-57-BZ

APPLICANT—Ludwig P. Bono, for Alfred Servida, owner.

SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five pleasure type motor vehicles.

PREMISES AFFECTED—105 Rockwood Street and 1530 Walton Avenue, northeast corner, Block 2836, Lots 1, 2, 35, 37 and 38, Borough of The Bronx.

68-56-BZ—Vol. II

APPLICANT—Paul Friedman, for Randolph J. Kruger and Bertha Surdut as trustee for Joan Carol Friedman and Judith Lynn Friedman, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the rearrangement and extension of area of use of the proposed gasoline service station, lubricatorium, minor repairs with hand tools only, car washing (non automatic), office, storage and sales of auto accessories, parking of more than five (5) cars, with sign and light standard, all for a stated term of fifteen (15) years.

PREMISES AFFECTED—142-16 to 142-26 (142-18 Official) Rockaway Boulevard, southeast corner of 142nd Street, Block 12059, Lot 7 (7, 9, 12, 14), South Ozone Park, Borough of Queens.

69-56-A—Vol. II

APPLICANT—Paul Friedman, for Randolph J. Kruger and Bertha Surdut as trustee for Joan Carol Friedman and Judith Lynn Friedman, owners.

SUBJECT—Application re opened February 4, 1958 as Vol. II—filed pursuant to Section 35, General City Law re premises in bed of mapped street—142nd Street.

PREMISES AFFECTED—142-16 to 142-26 (142-18 Official) Rockaway Boulevard, southeast corner of 142nd Street, Block 12059, Lot 7 (7, 9, 12, 14), South Ozone Park, Borough of Queens.

591-57-BZ

APPLICANT—John F. Fitzsimons, for August Steindl, owner.

SUBJECT—Application August 7, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the extension of a building used for the manufacturing of cast stone products.

PREMISES AFFECTED—76-01 Rockaway Boulevard and 91-07 76th Street, northeast corner, Block 8950, Lot 45, Ozone Park, Borough of Queens.

831-57-BZ

APPLICANT—Herbert Gretschi, for New York City Housing Authority, owner; Frostone Corporation, lessee.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five (5) pleasure type motor vehicles on a plot located within a public housing development for the personnel of an electronic research company

located on the lot abutting the site for a term of two (2) years.

PREMISES AFFECTED—212 Tillary Street, south side, 170 feet and 17/8 inches east of Prince Street, Block 2050, part of Lot 1, Borough of Brooklyn.

175-57-BZ

APPLICANT—Benjamin Gollay, for Rolashire Realty Corp., owner; Park Yorkshire Garage Corp., lessee.

SUBJECT—Application February 25, 1957—decision of the Borough Superintendent, under sections 7i and 21 of the Zoning Resolution, to permit in a residence use district, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—151-159 West 108th Street, north side, 100 feet east of Amsterdam Avenue, Block 1863, Lot 5, Borough of Manhattan.

804-41-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Sarah and Mahel Cohen, owners.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—143-155 Beach 71st Street, west side, 475 feet south of Rockaway Beach Boulevard, Block 607, Lot 83, Rockaway Beach, Borough of Queens.

908-57-A

APPLICANT—Gabriel Nathan, for Sarah and Mahel Cohen, owners.

SUBJECT—Application October 30, 1957—filed pursuant to section 35, General City Law re part of premises located in bed of a mapped street—proposed widening of Beach 71st Street.

PREMISES AFFECTED—143-155 Beach 71st Street, west side, 475 feet south of Rockaway Beach Boulevard, Block 607, Lot 83, Rockaway Beach, Borough of Queens.

612-45-BZ—Vol. V

APPLICANT—Louis Lieberman, for Jackson Motor Corp. owner.

SUBJECT—Application reopened July 17, 1956 as Vol. V—decision of the Borough Superintendent, under section 21 and 7e of the Zoning Resolution, to permit in a business and retail use district, the change in occupancy of an existing auto showroom by using the cellar for the storage of parts and dead storage of cars and the first floor as an auto showroom, office, parts department gasoline station, motor vehicle repair shop, sale of used cars and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—94-15 to 94-23 Northern Boulevard, 32-45 to 32-61 Junction Boulevard, northeast corner and 32-44 to 32-60 95th Street, Block 1424, Lot 33, Corona, Borough of Queens.

750-57-BZ

APPLICANT—Ingram S. Carner, for Sanrod Realty Corp., owner.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and unrestricted use district, a two-bay extension to the existing accessory building and to eliminate thereby the outside lifts of the existing gasoline service station.

PREMISES AFFECTED—136-12 Farmers Boulevard southwest corner of Garrett Street, Block 12527, Lot Springfield, Borough of Queens.

844-57-BZ

APPLICANT—Charles M. Spindler, for William Salo and Fred A. Widulski, owners.

SUBJECT—Application November 20, 1957—decision of the Borough Superintendent, under sections 7e, 7f and

CALENDAR

7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a modern gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—87-13 to 87-25 Rockaway Boulevard (87-19 official) and 97-48 to 97-58 88th Street, northwest corner, Block 9060, Lot 25, Woodhaven, Borough of Queens.

519-57-BZ

APPLICANT—Albert Melniker, for Jo Mar Di Realty
SUBJECT—Application July 9, 1957—(decision of the Borough Superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, sale of accessories, minor motor vehicle repairs with hand tools, parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2071 Victory Boulevard and 8 Bradley Avenue, northwest corner, Block 462, Lot 35, Fairview Heights, Borough of Richmond.

Laid over from February 25, 1958, to March 25, 1958, for further consideration after applicant has filed an administrative appeal under Section 35 of the General City Law.

822-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max Blatman, owner.

SUBJECT—Application reopened February 18, 1958 for consideration as to extension of term of variance, expired January 22, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business use district, the change in occupancy from public market to laundry (curtain cleaning business).

PREMISES AFFECTED—1573-1575 McDonald Avenue, east side, 140 feet north of Avenue N, Block 6564, Lot 58, Borough of Brooklyn.

1366-17-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Hauer Knitting Mills, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change in use in an existing legal factory building from the manufacture of paper boxes on the first floor to the manufacture of clothing.

PREMISES AFFECTED—1920 Harmon Street, south side, 164.59 feet west of Fairview Avenue, Block 3388, Lot 22, Ridgewood, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

611-56-A

APPLICANT—Betty Foernsler, adjoining owner.

OWNER OF PREMISES—John M. Bauer and Frances Haver.

SUBJECT—Application August 29, 1956—Appeal from a decision of the Borough Superintendent re review of Borough Superintendent's decision—re commercial use in residence district.

PREMISES AFFECTED—1920 Harman Street, south side, 165 feet west of Fairview Avenue, Block 3388, Lot 21, Ridgewood, Borough of Queens.

552-57-BZ

APPLICANT—Albert Melniker, for Isle Fuel Oil Service Co., owner.

SUBJECT—Application July 25, 1957—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district,

the erection and operation of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—1310 Forest Avenue and 66 Hamlin Place, southwest corner, Block 386, Lot 20, Port Richmond, Borough of Richmond.

Laid over from February 4, 1958, to March 25, 1958, for inspection; hearing kept open to permit full ten days' notice to affected owners.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechhurst, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for consultation with engineer as to revision of plans and for inspection and decision; hearing closed.

747-57-BZ

APPLICANT—Simeon Heller and George J. Meltzer, for 172nd Street Corp., owner, Eutectic Welding Alloys Corp., lessee.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in the residence portion of the plot, the parking for more than five (5) motor vehicles for employees and patrons.

PREMISES AFFECTED—40-40 172nd Street west side and 171-20 Station Road, entire block bounded by 172nd Street, Station Road, Auburndale Lane and 42nd Avenue, Block 5351, Lot 1, Auburndale, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

602-57-BZ

APPLICANT—Robert Gottlieb, for Rose Gscheidle, owner.

SUBJECT—Application August 27, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

600-57-BZ

APPLICANT—Reginald S. Hardy, for John and Tessie Dugach, Steve and Natalie Washilchuk and Daniel Karotka, owners.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing—non-automatic, minor repairs, with hand tools only, office, sales and storage of auto accessories, and parking of cars waiting for service, with curb cuts and ground sign in a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—76-26 to 76-46 (76-36 official) 164th Street, west side, from 76th Road to 77th Avenue; 162-27 to 162-37 77th Avenue and 162-28 to 162-38 76th Road, Block 6848, Lots 1, 6 and 8(1), Flushing, Borough of Queens.

Laid over from January 14, 1958, to February 18, 1958, for inspection and decision; hearing closed; then to March 25, 1958, at the request of the applicant.

CALENDAR

614-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from July 2, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to September 10, 1957, for further inspection and decision; then to September 24, 1957, for further inspection and decision; then to October 8, 1957, at request of the applicant and for decision; then to November 6, 1957, at request of the applicant as to possible sale of the premises; then to December 3, 1957, at request of the applicant, as to possible sale of the property; then to January 21, 1958 at the request of the applicant; then laid over to February 4, 1958, for inspection and decision; hearing closed; then to February 18, 1958, for vote by the full complement of the Board; then to March 25, 1958, at the request of the applicant.

HARRIS H. MURDOCK, *Chairman*.

MARCH 25, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 25, 1957*, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matter:

605-57-A

APPLICANT—Henry George Greene, for Henry Strauss Realty Corp., owner.

SUBJECT—Application August 29, 1957—Appeal from a decision of the Borough Superintendent—re stair enclosure—Class III structure, commercial use.

PREMISES—31 West 53rd Street, north side, 339 ft. 6 in. east of Avenue of The Americas, Block 1269, Lot 15, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

APRIL 8, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 8, 1958*, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

367-51-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Patrick Flood, Laura Grieco and John Banzer, owners.

SUBJECT—Application reopened October 29, 1957 as Vol. III—re (decision of the Borough Superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension of an existing gasoline service station to be as a lubritorium, car washing (non automatic), minor repairs with hand tools only, office, storage and sale of auto accessories and parking of more than five (5) cars awaiting service.

PREMISES AFFECTED—50-72 Jamaica Avenue and 2-16 Pennsylvania Avenue, southwest corner and 1-7 Sheffield Avenue, Block 3659, Lots 1, 14 and 15, Borough of Brooklyn.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

910-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Gregmal Realty Corp., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, utility room, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2309-2319 8th Avenue and 301-315 West 124th Street, northwest corner, Block 1951, Lot 29, Borough of Manhattan.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

1253-25-BZ—Vol. III

APPLICANT—Wechsler and Schimenti, for Solomon N. Petchers, owner.

SUBJECT—Application reopened May 28, 1957 as Vol. II—re (decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage facilities for more than five (5) motor vehicles.

PREMISES AFFECTED—2150 Bolton Street, east side, 122.12 ft. north of Lydig Avenue, Block 4317, Lot 83, Borough of The Bronx.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

541-57-BZ

APPLICANT—Henry George Greene, for Wally and Lillian Nelson, Philip and Gilda Nelson and Hilda M. Folkman, owners.

SUBJECT—Application July 18, 1957—(decision of the Borough Superintendent) under section 7e of the zoning resolution, to permit in a residence use district, extending the present uses of existing structure from garage in cellar and first floor, office, loading and unloading and two apartments by eliminating the garage on the first floor and use the area for packing and storage of linen.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

542-57-A

APPLICANT—Henry George Greene, for Wally and Lillian Nelson; Philip and Gilda Nelson and Hilda M. Folkman, owners and co-partners.

SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re garages in excess of 5000 sq. ft. Class 3 residence structures.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

526-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sondra Vecchio and Anna Cara, owners.

SUBJECT—Application July 16, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence and manufacturing use district, the maintenance of a parking lot for a term of five (5) years.

PREMISES AFFECTED—22-28 North Portland Avenue, west side, 197 ft. south of Flushing Avenue, Block 2027, Lots 35, 36, 37 and 38, Borough of Brooklyn.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

924-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Lou Halpern Stations, Inc., owner.

SUBJECT—Application December 18, 1957—decision of the

CALENDAR

Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—32-09 38th Street, east side, 100 feet south of Broadway, Block 656, Lot 33, Long Island City, Borough of Queens.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

529-57-BZ

APPLICANT—Burke, Green and Groh, for C.B.S. Trading Corp., owner.

SUBJECT—Application July 16, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district, the erection of a sales office and use the lot for the display and sale of used cars.

PREMISES AFFECTED—234-04 Northern Boulevard, southeast corner of 234th Street, Block 8167, Lots 286 and 293, Douglaston, Borough of Queens.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

832-57-BZ

APPLICANT—Richard B. Rutledge, for St. John Baptist Church, owner.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles of the pleasure type only.

PREMISES AFFECTED—455 West 152nd Street, north side, 151 feet west of St. Nicholas Avenue, Block 2067, Lot 16, Borough of Manhattan.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

40-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. C. P. Equipment Co., owner.

SUBJECT—Application reopened, restored to docket—order of the Court, April 12, 1955 re (decision of the borough superintendent) under Section 7c of the Zoning Resolution, to permit in a residence use district, the proposed extension of existing structure for storage of machinery and office.

PREMISES AFFECTED—175-02 to 175-14 147th Avenue and 147-01 to 147-23 175th Street, southeast corner, Block 13376, Lots 1, 5 and 54, South Ozone Park, Borough of Queens.

Laid over from November 14, 1956, to December 11, 1956, for inspection and decision; hearing closed; then to January 2, 1957, for applicant to furnish complete information as the basis for the use of the vacant portion of the premises; and for further consideration and decision by the Board; then to February 19, 1957 for further consideration and decision; then to March 19, 1957, for applicant to file a revised proposal for Board's consideration; then laid over from March 2, 1957, date to be set for further consideration and decision; then set for February 25, 1958; then to April 8, 1958, for further inspection and decision; applicant to advise Board about proposed planting.

HARRIS H. MURDOCK, *Chairman.*

APRIL 15, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning*, April 15, 1958, at 10 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

4-57-BZ

APPLICANT—Murray Stockman, for David Koss, owner.

SUBJECT—Application December 2, 1957—decision of the

Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, and auto safety inspection station, for a stated term of fifteen (15) years.

PREMISES AFFECTED—22-02 to 22-18 (22-14 official) Beach Channel Drive, 10-46 to 10-52 Grassmere Terrace, northeast corner and 22-01 to 22-07 Regina Avenue, Block 216, Lot 46, Far Rockaway, Borough of Queens.

Laid over from February 4, 1958, to April 15, 1958, for hearing at request of the applicant, to purchase additional property; applicant to send out new notices to affected owners.

796-49-BZ—Vol. IV

APPLICANT—Charles Abrahams, for Columbia Savings and Loan Association, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of an extension to the present bank building occupying more than the permitted area and alter an existing frame dwelling to provide additional offices.

PREMISES AFFECTED—93-20 to 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

Laid over from January 28, 1958, to February 18, 1958, at the request of an objector to permit filing of objections; no further request for adjournment considered; then to April 15, 1958, for inspection and decision; hearing closed.

835-57-A

APPLICANT—Charles Abrahams for Columbia Savings and Loan Association, owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re use of Frame building as Offices, Live Load, etc.

PREMISES AFFECTED—93-20 and 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

92-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application February 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, office, storage, parking and storage of motor vehicles and a ground sign.

PREMISES AFFECTED—14-40 to 14-50 (14-44 official) Clintonville Street west side, 61-63 feet south of 14th Road, Block 4697, Lot 5, Whitestone, Borough of Queens.

Laid over from September 17, 1957, to October 15, 1957, for inspection and decision; hearing closed; then to October 22, 1957, at the request of the applicant for consideration of proposed changes in the proposal; then to November 6, 1957, for applicant to file revised plans for relocation of proposed gasoline station in connection with the laundry building; then to November 26, 1957, for further study and for applicant to furnish the Board with a plan showing the area of the entire property and the surrounding streets; then to December 3, 1957, at the request of the applicant; then to December 17, 1957, then to January 28, 1958, for further study and inspection; then to February 25, 1958, for further consideration and decision; then to April 15, 1958, for further inspection and decision.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 25, 1958, 10 A. M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, February 11, 1958, were approved as printed in the Bulletin of February 18, 1958, Vol. 43, No. 7.

1253-25-BZ—Vol. III

APPLICANT—Wechsler and Schimenti, for Solomon N. Petchers, owner.

SUBJECT—Application reopened May 28, 1957 as Vol. II—re decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, parking and storage facilities for more than five (5) motor vehicles.

PREMISES AFFECTED—2150 Bolton Street, east side, 122.12 feet north of Lydig Avenue, Block 4317, Lot 83, Borough of The Bronx.

APPEARANCES—

For Applicant: Max Wechsler.

For Opposition: Mrs. J. Radin.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for inspection and decision; hearing closed.

100-38-BZ—Vol. II

APPLICANT—Levitt, Rosenberg, Stone and Notkins, for Prudential Insurance Co., owner (Bond Stores, Inc. and Gotham Parking Co., Inc. lessees).

SUBJECT—Application reopened February 26, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7h and 7c of the Zoning Resolution, to permit in a restricted retail use district, the extension of the existing parking lot for additional parking and storage of motor vehicles.

PREMISES AFFECTED—9-19 West 35th Street, north side, 200 feet west of 5th Avenue, and 12-14 West 36th Street, Block 837, Lots 30, 31 and 54, Borough of Manhattan.

APPEARANCES—

For Applicant: Jacques Stone.

For Opposition: Samuel Geller.

ACTION OF BOARD—Laid over to March 4, 1958, at 10 A. M. for consideration and decision; hearing closed.

564-41-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Helen Knopke, owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of the existing legal gasoline service station to be used as a lubritorium, car washing—non-automatic, minor repairs with hand tools only, office, sales and storage of auto accessories, parking of more than five (5) cars waiting to be served with show windows within seventy-five (75) feet of the residence use district.

PREMISES AFFECTED—521-531 Coney Island Avenue and 39-49 Hinckley Place, northeast corner, Block 5113, Lot 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Thomas J. Kearns and Lucy Conforti.

ACTION OF BOARD—Laid over to March 11, 1958, at 10 A. M. for further hearing.

367-51-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Patrick Flood, Laura Grieco and John Banzer, owners.

SUBJECT—Application reopened October 29, 1957 as Vol.

III—re decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the extension of an existing gasoline service station to be used as a lubritorium, car washing—non-automatic, minor repairs with hand tools only, office, storage and sale of auto accessories and parking of more than five (5) cars awaiting service.

PREMISES AFFECTED—50-72 Jamaica Avenue and 2-16 Pennsylvania Avenue, southwest corner and 1-7 Sheffield Avenue, Block 3659, Lots 1, 14 and 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: John R. Schmacke and Vincent Buscemi.

For Administration: Samuel Bodian, Park. Dept.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for inspection and decision; hearing closed.

740-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. C. P. Equipment Co., owner.

SUBJECT—Application reopened, restored to docket—order of the Court, April 12, 1955 re decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the proposed extension of existing structure for storage of machinery and office.

PREMISES AFFECTED—175-02 to 175-14 147th Avenue and 147-01 to 147-23 175th Street, southeast corner, Block 13376, Lots 1, 5 and 54, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for further inspection and decision; hearing previously closed; applicant to advise Board about proposed planting.

92-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application February 6, 1957, decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, storage, parking and storage of motor vehicles and a ground sign.

PREMISES AFFECTED—14-40 to 14-50 (14-44 official) Clintonville Street, west side, 61-63 feet south of 14th Road, Block 4697, Lot 5, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Stephen Shostak.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A. M. for further inspection and decision; hearing closed.

392-57-BZ

APPLICANT—Samuel S. Arlen, for Scalbert Associates, Morris and Morton Pickman, partners.

SUBJECT—Application May 9, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash non-automatic, auto repairs with hand tools only, office, storage, sales and parking of motor vehicles awaiting service with a business sign in a residence use district and a curb cut in excess of 30 feet.

PREMISES AFFECTED—221-11 Horace Harding Expressway, northeast corner of Springfield Boulevard, Block 7520, Lot 150, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman, Maurice C. Greenberg and Morton Pickman.

MINUTES

For Opposition: Joseph L. Maged, Philip Carver, Zelda Carver, Millie Rosenberg and Samuel Bodian for Park Dept. and Triborough Bridge and Tunnel Authority.
For Administration: John J. Saunders, B'd of Education.
ACTION OF BOARD—Laid over for inspection and decision; hearing closed; date for decision to be set.

177-57-BZ

APPLICANT—Gerard M. Bloomfield, for Thirbrook Corp., and Safeway Stores, Inc., owners.
SUBJECT—Application June 25, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted use and business use districts, the erection and maintenance of a gasoline service station, car washing, lubritorium, minor auto repairs, storage rooms and storage for more than five (5) motor vehicles on the vacant portion of the lot, and extending from the unrestricted portion into the business portion of the plot.
REMISES AFFECTED—851-865 St. Anns Avenue and 3150-3172 3rd Avenue, southwest corner, Block 2360, Lots 92 and 97, Borough of The Bronx.
APPEARANCES—
For Applicant: None.
For Opposition: None.
ACTION OF BOARD—Laid over to March 4, 1958, at 10 A. M. at request of the applicant; hearing previously closed.

19-57-BZ

APPLICANT—Albert Melniker, for Jo Mar Di Realty Corp., owner.
SUBJECT—Application July 9, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, sale of accessories, minor motor vehicle repairs with hand tools, parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.
REMISES AFFECTED—2071 Victory Boulevard and 8 Bradley Avenue, northwest corner, Block 462, Lot 35, Fairview Heights, Borough of Richmond.
APPEARANCES—
For Applicant: Albert Melniker and Peter Cirillo.
For Opposition: None.
ACTION OF BOARD—Laid over to March 25, 1958, at 10 A. M. for further consideration after applicant has filed an administrative appeal under Section 35 of the General City Law.

6-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sondra Vecchio and Anna Cara, owners.
SUBJECT—Application July 16, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and manufacturing use district, the maintenance of a parking lot for a term of five (5) years.
REMISES AFFECTED—22-28 North Portlaud Avenue, west side, 197 feet south of Flushing Avenue, Block 2027, Lots 35, 36, 37 and 38, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
For Opposition: Andrew V. Galway.
For Administration: John J. Saunders, B'd of Education.
ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for inspection and decision; hearing closed.

9-57-BZ

APPLICANT—Burke, Green and Groh, for C.B.S. Trading Corp., owner.
SUBJECT—Application July 16, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and local retail use

district, the erection of a sales office and use the lot for the display and sale of used cars.
PREMISES AFFECTED—234-04 Northern Boulevard, southeast corner of 234th Street, Block 8167, Lots 286 and 293, Douglaston, Borough of Queens.
APPEARANCES—
For Applicant: Robert T. Groh and F. Benjamin.
For Opposition: None.
ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for inspection and decision; hearing closed.

541-57-BZ

APPLICANT—Henry George Greene, for Wally and Lillian Nelson, Philip and Gilda Nelson and Hilda M. Folkman, owners.
SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, extending the present uses of existing structure from garage in cellar and first floor, office, loading and unloading and two apartments by eliminating the garage on the first floor and use the area for packing and storage of linen.
PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.
APPEARANCES—
For Applicant: J. G. L. Molloy, Helen Folkman and Fred Liebman.
For Opposition: Sydney Snyderman, Frances Metterle, Jean Mongsseri, Charles Wannemacher, Leontine Foursons, Cecilia Stuchlik, Josephine B. Smith, Antonio Grosh, Walter MacGuffie and others.
ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for inspection and decision; hearing closed.

542-57-A

APPLICANT—Henry George Greene, for Wally and Lillian Nelson; Philip and Gilda Nelson and Hilda M. Folkman, owners and co-partners.
SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re garages in excess of 5000 square feet, Class 3 residence structures.
PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.
APPEARANCES—
For Applicant: J. G. L. Molloy.
ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for inspection and decision in conjunction with Cal. No. 541-57-BZ; hearing closed.

832-57-BZ

APPLICANT—Richard B. Rutledge, for St. John Baptist Church, owner.
SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles of the pleasure type only.
PREMISES AFFECTED—455 West 152nd Street, north side, 151 feet west of St. Nicholas Avenue, Block 2067, Lot 16, Borough of Manhattan.
APPEARANCES—
For Applicant: Richard B. Rutledge and Jesse L. Benbry.
For Opposition: Alex Grant.
For Administration: John J. Saunders, B'd of Education.
ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for inspection and decision; hearing closed.

846-57-BZ

APPLICANT—Harry M. Prince, for Walter Cohen, owner; The Seven Arts Center, lessee.
SUBJECT—Application November 21, 1957—decision of the Borough Superintendent, under section 7c of the Zoning

MINUTES

Resolution, to permit in a restricted retail use district, the change of use of an existing building from club, concert, recital halls, and dance studio to club, theatres and dance studio.

PREMISES AFFECTED—120 Madison Avenue, west side, 25 feet north of East 30th Street, Block 860, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry M. Prince and Dennis Hurley.

For Opposition: None.

ACTION OF BOARD—Laid over to March 11, 1958, at 10 A. M. for inspection and further hearing.

910-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Gregmal Realty Corp., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, utility room, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2309-2319 8th Avenue and 301-315 West 124th Street, northwest corner, Block 1951, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassalotti and R. S. Hardy.

For Opposition: Moe Mercer, Moses Kooperstein, Hyman Adelsberg, Jacob Rubenstein, A. Michael Katz, Joseph Wade, W. Wade, Leonard M. Weil, George Wade, Charles Klein, Sadegh Nazemi and Frank Leifer.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for inspection and decision; hearing closed.

924-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Lou Halpern Stations, Inc., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—32-09 38th Street, east side, 100 feet south of Broadway, Block 656, Lot 33, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: John F. Burke, Frank A. J. Pennino and George Heinisch.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for inspection and decision; hearing closed.

950-54-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 19, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, auto repair, office, store and parking of cars waiting to be served, with vehicular entrance or exit within 75 feet of a residence use district.

PREMISES AFFECTED—1475 Bruckner Boulevard, northwest corner of Evergreen Avenue, Block 3711, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Application withdrawn, without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the applicant stated that the owner is attempting to sell the lot and therefore desires to discontinue the application.

Resolved, that the application be and it hereby is *withdrawn* without prejudice.

73-56-BZ—Vol. II

APPLICANT—Paul Friedman, for A. F. & G. Realty Corp. and Rosedale Engineering Corp., owners (Esso Standard Oil Co., conditional lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service and oil selling station, accessory building for salesroom, lubritorium, auto washing and minor repairs with hand tools only, and parking and storage of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1543-1547 Bruckner Boulevard, north side, from Boynton Avenue to Ward Avenue, Block 3715, Lots 1 and 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Arthur Levine.

For Opposition: None.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4

Negative: 0

Absent: Vice-Chairman Keating 1

461-22-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II, re decision of the Borough Superintendent, under sections 7d and 21 of the Zoning Resolution, to permit in a residence and retail use, C area, and one and one-quarter height district, the construction of two additional floors on an existing three story telephone exchange building exceeding the permitted area and height.

PREMISES AFFECTED—7701-7713 (7701 official) 3rd Avenue and 302-318 77th Street, southeast corner, Block 5960, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Klein and Marion E. Horsburgh.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4

Negative: 0

Absent: Vice-Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 24, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 28, 1958 after due notice by publication in the Bulletin; laid over to February 25, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 78th Street are in retail and residence use, C area, class 1¼ height districts; 77th Street is in retail and residence use, E area, class 1¼ height district; Third Avenue is in a retail use, C area, class 1¼ height district; that there has been no change in the height or area district designations affecting these premises since July 25, 1916; that as of July 25, 1916 the portion of the premises extending 100 feet east from Third Avenue was zoned as a business use district and the remaining portion was zoned as a residence use district; that effective October 15, 1954, the business use portion was rezoned as a retail use district; that there is no petition pending before the City Planning Commission for any change in these designations; and

MINUTES

WHEREAS, the decision of the Borough Superintendent, dated August 6, 1957 acting on Alt. Applic. 2134-57, reads:

"1. Extending bldg. for business use in a partially residence & partially retail use district is contrary to Art. II Sect. 3 of the Zone Resolution.

"2. Area of new extension exceeds permissible area under sect. 13 of Zone Resolution.

"3. Height of bldg. will exceed permissible height under sect. 8 par. 'e', Art. III of Zone Resolution."

WHEREAS, the applicant states that the premises consist of plot, 109.33 feet frontage by 160 feet in depth, upon which there is an existing three story building; that it has a frontage on Third Avenue of 109.33 feet and a depth of 149.66 feet; that the building is of fire resistive construction with steel framework and reinforced concrete floors and roof; that the exterior masonry walls are faced with red brick and the trim is limestone; that the proposed addition will be architecturally and structurally in keeping with the existing building; that these premises are not subject to any restrictive covenant; that it is proposed to construct a fourth story addition to its existing Third Avenue Central Telephone Exchange Building, which is located partly in a residence use district and partly in a retail use district; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the building already occupies at curb level, the proposed area of coverage; and

WHEREAS, the Board found that this was a proper case to permit additional use under Section 7d and that the applicant had submitted sufficient proof of practical difficulty to justify favorable action as to height and area under Section 21.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 31, 1922 by doing thereto:

"that in the event the owner desires to construct a fourth story over the entire building as hereinbefore permitted as now proposed and as indicated on plans filed with this application marked 'Received August 26, 1957,' 2 sheets, 'December 18, 1957,' 11 sheets, and 'December 24, 1957,' 10 sheets, such extension may be permitted under Sections 7d and 21, on condition that the building in all other respects shall comply with the requirements of the zoning resolution and the Building Code; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

06-22-BZ—Vol. II

APPLICANT—J. Daniel Dougherty, for Craft Realty Corp., owner; Standard Brands, Inc., lessee.

SUBJECT—Application reopened January 21, 1958 for extension of term of variance—expired June 25, 1956—decision of the Borough Superintendent, previously granted on condition under sections 7e of the Zoning Resolution, permitting in a business use district, the change of use for a temporary period, to office, storage of packaged food products and garage space.

PREMISES AFFECTED—113-129 Empire Boulevard, north side, 140 feet west of Bedford Avenue, Block 1306, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: J. Daniel Dougherty and Frederick Mosbach.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4

Negative: 0

Absent: Vice-Chairman Keating 1

THE RESOLUTION—

WHEREAS, on June 25, 1946 this application was granted

by the Board on certain conditions under Section 7e of the Zoning Resolution, to permit in a business use district the change of use, for a temporary period, to office, storage of packaged food products and garage space, affecting premises 113-129 Empire Boulevard, north side, 140 feet west of Bedford Avenue, Block 1306, Lot 41, Borough of Brooklyn; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation June 25, 1956; and

WHEREAS, this application was reopened on January 21, 1958 and set for hearing on February 25, 1958 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 25, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 10, 1958 acting on amendment to Alt. Applic. 611-46, reads:

"1. Premises were subject of a Bd. of Standards and Appeals variance under Cal. #1306-22-BZ for a period of ten (10) years; proposed extension for an additional ten (10) years is referred to the Bd. of Standards and Appeals for consideration."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 25, 1946, only as to the extension of the term of variance, which expired by time limitation on June 25, 1956, so that as amended the resolution shall read:

"Granted under Section 7e of the Zoning Resolution for a term of ten (10) years from June 25, 1956, to permit; that other than as herein amended, the resolution above cited shall be complied with in all other respects and that all permits including a new certificate of occupancy, shall be obtained within three (3) months from the date of this amended resolution."

72-30-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened June 4, 1957 as Vol. II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline station and extend the use to include lubricatorium, motor vehicle repair shop, parking and storage of more than five (5) cars and the sale of used cars.

PREMISES AFFECTED—3491-3507 Fort Hamilton Parkway, south side, 264.5 feet east of 36th Street, Block 5302, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4

Negative: 0

Absent: Vice-Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 4, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 21, 1958 after due notice by publication in the Bulletin; laid over to January 28, 1958, at request of objector; applicant concurring; then to February 4, 1958, at the request of an objector to permit filing objections; then to February 25, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, C area class 1½ height district; and

MINUTES

WHEREAS, the decision of the Borough Superintendent, dated March 22, 1957 acting on Alt. Applic. 4170-56, reads:

"1. Proposed extension to accessory building, and addition of uses for lubritorium, motor vehicle repair shop, parking and storage for more than 5 cars and sale of used cars to Gasoline service station, on a lot partly in a Business and partly in a Residence zone is contrary to Art. II, PP. 3 and PP. 4a, subsections 29 and 46 of the Zoning Resolution and contrary to the Bd. of Standards and Appeals variance under Cal. #72-30-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 140.12 feet frontage by 102.16 feet in depth, at present occupied by a building one story in height, 80 feet by 25 feet in size; that the premises until recently was occupied as a gas station, auto repair, car wash and parking of cars; that it is proposed to demolish part of present building, extend the bays to a depth of 30 feet, construct new office, store room, service bays, lubritorium, auto repairs, car wash, toilets, ten 550 gallon gasoline tanks, one 550 gallon fuel oil tank, one 550 gallon waste oil tank and gas pumps; that necessary curb cuts will be installed as shown on plans; that it is also proposed to use the premises for the parking and storage of more than five motor vehicles; that on the rear lot line it is proposed to erect a rustic wooden fence; that the building will be constructed of face brick, stainless steel and will be of modern design; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 17, 1933, as thereafter amended by resolutions adopted through December 3, 1935 by adding thereto:

"that in the event the owner desires to reconstruct the accessory building as proposed and as shown on plans filed with this application marked 'Received March 26, 1957,' 3 sheets, and 'December 5, 1957,' one sheet, such changes to the accessory building may be permitted *on condition* that the premises in all other respects shall comply with the requirements of the resolutions above cited; that no pumps shall be nearer than fifteen feet to the street building line; that the parking and storage of motor vehicles and the sale of used cars may be permitted provided such parking and storage is carried on in spaces unbuilt upon and does not interfere with the servicing of the station; that the accessory building shall comply with the requirements of the Building Code and that there shall be no cellar under the accessory building; that the doors to the toilet rooms shall be rearranged so as not to be contiguous; that the resolution above cited shall be complied with where not inconsistent with the terms of this amended resolution and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution."

313-33-BZ—Vol. III

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened January 15, 1957 as Vol. III—re decision of the Borough Superintendent under sections 7e, 7f, 7A and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, sales space, service parking, motor vehicle repairs, with hand tools only, and with a curb cut on 39th Street.

PREMISES AFFECTED—38-06 Greenpoint Avenue, southwest corner of 50th Avenue, Block 212, Lot 23, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Carr.

For Opposition: None.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.....

Negative:

Absent: Vice-Chairman Keating

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 15, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 14, 1958 after due notice by publication in the Bulletin; laid over to February 11, 1958, for inspection and decision; hearing closed; then to February 25, 1958, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 39th Street are in business and residence use, B area, class 1½ height districts; Hunter Point Avenue, Greenpoint Avenue and 38th Street are in business use, B area, class 1½ height district; that the west side of 38th Street was zoned residence until October, 1957 when it was rezoned to business use; and

WHEREAS, the decision of the Borough Superintendent dated December 13, 1956 acting on N.B. Applic. 3492-5, reads:

"1. The proposed gas station, auto wash, lubritorium, sales space, service parking, & motor vehicle repair (hand tools) partly in a bus. use district & partly in a res. use district, is contrary to Art. 2 Secs. 3 & (4)a(46) of the Zone Res.

"2. The proposed location of curb cut on 39 St. contrary to Art. 2 Secs. 7A of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 79.87 feet and 94.52 feet frontage by 77.19 feet in depth, irregular; that it is proposed to erect a one story masonry building of class 3 construction, porcelain metal block facing street and avenue fronts, remaining walls of cinder concrete blocks, roof frame, roofers frame, roofing composition, foundation walls and footings concrete; that this structure will contain two bays, one for lubritorium and one for auto washing; that the balance of the space will be subdivided for sales, office, merchandise display, minor auto repairs with hand tools only, separate space for housing compressor and heating units; that provision will be made for male and female toilets directly accessible from exterior that there will be two separate concrete islands of two pumps each, four curb cuts, accessory signs, flood and light pole for exterior illumination, provision for interior electrical illumination of structure; that it is also proposed to construct a brick fence five feet in height; that standard grading and paving of plot are included, leaving room for cars awaiting service; that it is proposed to install ten 550 gallon gas tanks buried beneath surface, with one waste oil tank and one fuel oil tank, all for storage and sale of gasoline, merchandising of accessory products, providing and maintaining a gasoline service station; that egress and ingress is limited to street and avenue only and one light standard at intersection of Greenpoint Avenue and 50th Avenue is proposed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which found that the general area appeared to be more of a mercantile nature than residential and found that the proposed gasoline service station would not be objectionable in the area; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, f, i and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals do hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application marked "Received February 11, 1957," 3 sheets and "January 4, 1957," 2 sheets, *on condition* that all buildings a

MINUTES

uses now on the premises shall be removed and the site leveled substantially to the grades of Greenpoint and 50th Avenues, and constructed and arranged as indicated on plans showing the accessory building, pumps and other work; that the accessory building shall be faced with face brick on the exterior, without any cellar, and designed as indicated on such plans; without pylon; that the accessory building shall be in accordance with the Building Code; that from accessory building to Greenpoint Avenue and from accessory building to 39th Street there shall be constructed a masonry wall faced with face brick and properly coped, to a total height of 5 feet, 6 inches, and with suitable masonry terminating posts; that the balance of the site shall be paved with concrete or asphalt; that pumps shall be of a low approved type, erected substantially where shown, except that none shall be nearer than 15 feet to a street building line; that curb cuts shall be restricted to one 25 feet in width to Greenpoint Avenue, and two of similar width to 50th Avenue, with no curb cuts on 39th Street; that along the building line of 39th Street there shall be erected a wall similar to that hereinbefore required, extending from the rear line for a distance of approximately 50 feet, and with suitable terminating post; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that signs shall be restricted to a permanent sign attached to the facade of the accessory building, facing 50th Avenue, and to the illuminated globes of the pumps, excluding all roof signs, temporary signs and advertising devices, but permitting the erection at the street line toward the center of the site of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, which sign may extend beyond the street line of Greenpoint Avenue not more than 4 feet; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i for a similar term there may be minor repairing with hand tools only for adjustments, maintained solely within the accessory building; that under the same sections for a similar term there may be parking of cars on spaces un-built upon, provided such parking does not interfere with the servicing of the station; that sidewalks and curbing abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that the portion of premises toward the east within the residential district shall not be used as a part of this gasoline station but shall be planted with suitable material and protected by curbing not less than 3 inches in height and 6 inches in width; that the pump island as shown toward the east shall also be moved so as to be parallel to 39th Street; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

2-47-BZ—Vol. III

APPLICANT—Joseph M. Lonergan, for Expert Lace and Embroidery Inc., owner (Stephen Ecsery, lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. III —re decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of part of an apartment on the third floor northeast part of an existing multiple dwelling as a chiropractor's office and dwelling for a stated term of ten (10) years.

PREMISES AFFECTED—120-122 East 86th Street, south side, 118 feet west of Lexington Avenue, Block 1514, Lot 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph M. Lonergan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on July 23, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 25, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Park Avenue are in a residence use, B area, class 1½ height district; East 86th Street and East 85th Street are in residence and retail use, B area, class 1½ height districts; Lexington Avenue is in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated June 14, 1957 acting on Alt. Applic. 427-57, reads:

"A-1. Reconsideration denied—objection repeated. The use of the 3rd sty northeast apt, as a Chiropractor's office and apt. is prohibited in a Residence District by Article II, Section 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 51 feet 1½ inches frontage by 102 feet 2 inches in depth; and

WHEREAS, the applicant states that the occupant of the apartment is a Chiropractor and the Building Superintendent issued a violation against the building for that reason; that a summons was served upon this man and upon the president of the corporation owning the building for failure to comply with the order; that the matter came up in Municipal Term of Magistrate's Court and the summonses were dismissed as no evidence was presented showing that the business of chiropractic was actually conducted in the apartment; that an action was started in the Municipal Court to dispossess the tenant but no legal evidence of the violation could be presented to the Court; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e for a term of five years, to permit the occupant, Stephen Ecsery, to practice his profession of chiropractor in the apartment in the building in which he resides, as indicated on plans filed with this application, marked "Received July 12, 1957," 5 sheets, on condition that during this term no other use shall be made of the apartment than as herein permitted; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

724-50-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Laram Realty Corp., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. III —re decision of the Borough Superintendent under sections 21 and 7c of the Zoning Resolution, to permit in a residence use, the roofing over of the brick walled yard on the east portion of the plot that is to be used for factory purposes.

PREMISES AFFECTED—2241 Light Street, northeast corner of Rombouts Avenue, Block 4951, Lots 20, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 5

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on March 6, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 25, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Light Street are in a residence use, A area, class 1½ height district; Rombouts Avenue and Merritt Avenue are in residence and manufacturing use, A area, class 1½ height districts; West 233rd Street is in a manufacturing use, A area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated February 9, 1956 acting on Alt. Applic. 124-56, reads:

"1. Proposed extension of factory use in a residence use district is contrary to Art. II Sect. 3 of the Z. R. and B. of S. & A. Cal. #724-50-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 100 feet in depth, on which is located a building 50 feet by 100 feet, west wing, presently used as a factory, and a brick enclosed yard 50 feet by 100 feet, east wing, presently used as a yard for storage of contractors' equipment and trucks under Certificate of Occupancy No. 14715; that it is proposed to roof over the brick walled yard, for use as manufacturing; and

WHEREAS, the applicant further states that in the fall of 1948, while the zone was unrestricted, the owner erected a 50 foot by 100 foot garage on the west portion and a 50 foot by 100 foot brick wall enclosed yard for parking and storage of his trucks and construction equipment on the east portion, with a view in the future of enclosing this portion with a roof; that Certificate of Occupancy No. 6503-49 was obtained; that however, in February of 1949 the zoning was changed to residence and the property on the other side of the street to manufacturing; that on December 19, 1950 acting on Cal. No. 724-50-BZ, Vol. I, the Board granted a variance to permit the roofing over of the east portion for a garage; that this never was done as the owner bought more trucks and needed a much larger garage; that an application was made in November 1951 under Vol. II to permit the change of the garage as a factory and the roofing over of the yard also to be used for a factory; that an amended variance was granted April 19, 1952; that the west wing was then changed, but the new tenant desired to use the yard without a roof, so the east wing never was roofed over; that the owner and present tenant now definitely desire to roof over the east portion; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 29, 1952, as thereafter amended by resolutions adopted through March 23, 1954, by adding thereto:

"that in the event the owner now desires to complete the structure by roofing over the lot using the brick fence walls as proposed and indicated on plans filed with this application, marked 'Received February 14, 1956', 1 sheet and 'October 30, 1957' 3 sheets, such completion may be made and there may also be an opening to the adjoining building under the same ownership to the west, which opening shall be fitted with an approved fire door complying with the requirements of the Building Code therefor; that such fire door shall be in the central bay midway between the front and rear; that such completion of the building shall comply in all respects with the requirements of the Building Code; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."

109-56-BZ

APPLICANT—Julius S. Rapson, for Theresa Petrillo, owner.

SUBJECT—Application February 14, 1956—decision of the Borough Superintendent under section 7c of the zoning resolution, to permit in a G-1 area district, the erection of an enclosed extension on the rear of a one family dwelling with less than the required distance from the lot line.

PREMISES AFFECTED—219-75 Stewart Road, northeast corner of Grand Central Parkway Service road, Block 7794, Lot 206, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Michael Garofano.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Grand Central Parkway are in a residence use, G-1 area, class ½ height district; Stewart Road and Hartland Avenue are in a residence use, class ½ and class 1 height district, G-1 area; that this property was rezoned in 1934; that prior to July 25, 1916 it was a D area, on June 1, 1934 changed to F area and on February 7, 1949 changed to G-1 area; and

WHEREAS, the decision of the Borough Superintendent, dated February 8, 1956 acting on Alt. Applic. 2522-54, reads:

"1. In a G-1 district the rear of the building must not be nearer than 20 ft. from the lot line, Sec. 16-c."

WHEREAS, the applicant states that the premises consist of a plot, 67 feet frontage by 75.94 feet in depth, presently occupied by a one family dwelling with a built-in garage, 52 feet front by 39 feet 1 inch in depth, erected in 1949 under N.B. Applic. No. 7560-49; that the owner has constructed an extension to the rear of an existing one family dwelling without a permit on previously constructed paved area; and

WHEREAS, the applicant states that Alt. Applic. No. 2522-54 was filed to secure the approval of an extension; that the contractor ordered the drawings, but in the meantime he started the work before an approval could be obtained, and this extension was put in violation by the inspector; and

WHEREAS, the applicant further states that the extension is in the nature of an enclosed terrace with jalousie windows so that the terrace can be used as a dinette and porch; that the extension is set back more than the original dwelling from the Service Road, and as it faces the garages of the dwelling of the adjoining property to the rear and as there is a generous amount of space between this and the other adjoining buildings; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to to permit the extension to the residential building in the form of an enclosed porch as indicated on plans filed with this application marked "Received February 14, 1956", 7 sheets, *on condition* that the requirements of the Building Code and the Zoning Resolution shall be complied with in all other respects except as to this portion of the rear yard; and that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within six months from the date of this resolution.

MINUTES

143-57-BZ

APPLICANT—John F. Fitzsimons, for Lincoln Arcade Inc., owner (Wenlar Corp., lessee).

SUBJECT—Application February 25, 1957, decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and business use district, the extension into the residence portion of a plot of a parking lot presently established on the business portion of a plot.

PREMISES AFFECTED—125-02 to 124-24 (125-10) Queens Boulevard, west side, from 82nd Road to 83rd Avenue, 123-42 to 123-60 82nd Road and 123-47 to 123-67 83rd Avenue, Block 3360, Lots 21, 27, 28, 29, 32, 40, 41, 45 and 46, Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, John P. Wenner and Raymond J. Larkin, Jr.

For Opposition: None.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4

Negative: 0

Absent: Vice-Chairman Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 28, 1958 after due notice by publication in the Bulletin; laid over to February 25, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 82nd Road and 83rd Avenue are in business and residence use, D area, class 1 height districts; Kew Gardens Road is in a residence use, D area, class 1 height district; Queens Boulevard is in a business use, D area, class 1 height district; that as of July 25, 1916 the premises were zoned business and residence, C area, class 1 1/4 height; that the present area and height designations became effective June 30, 1947; and

WHEREAS, the decision of the Borough Superintendent, dated February 5, 1957 acting on Alt. Applic. 2739-56, reads:

"1. The extension of the existing parking lot located in the Business Zone to include that portion of the plot located within the residential zone for parking of motor vehicles is contrary to Art. 2 Sec. 3 of the Zoning Resolutions."

and

WHEREAS, the applicant states that the premises consist of plot, 240.87 feet frontage by 196.16 feet, irregular in depth, presently unimproved; that the existing parking lot in the business portion of the premises was established under Alt. Applic. 2615-55 and Certificate of Occupancy No. Q112510 as issued under date of November 2, 1956; and

WHEREAS, the portion of the plot within the business use district is subject to certificate of occupancy Q12510; and

WHEREAS, the Board found that this was an appropriate use in which to exercise discretion to grant under Section 7, subdivision h of, the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application and it hereby is granted under Section 7h to permit for a term of five years the extension of the existing parking lot in the business district to extend into the residence district for a distance as proposed and shown on plans filed with this application marked "Received February 25, 1957." 4 feet, on condition that all uses on the premises shall be removed and the premises shall be surfaced with clean gravel, steam cinders and treated with a binder and properly rolled; that all fences not on the lot lines in the business use district shall be removed and there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of not less than five feet six inches on all other lot lines and on the rear lot line and on the street line of 82nd Road and 83rd Avenue with no openings therein; that

entrance and exit to and from the premises shall be solely on Queens Boulevard; that no additional signs shall be erected other than those which have been permitted within the business use district; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this resolution.

240-57-BZ

APPLICANT—John F. Fitzsimons, for Fun Fair Park, Inc., owner.

SUBJECT—Application April 2, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the stated term of ten (10) years.

PREMISES AFFECTED—28-31 (28-21 to 28-51) Linden Place; 28-20 to 28-80 Whitestone Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, Lots 35 and 40, Block 4337, Lots 62 and 70 and Block 4339, Lots 46 and 65, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4

Negative: 0

Absent: Vice-Chairman Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 21, 1958 after due notice by publication in the Bulletin; laid over to January 28, 1958, for hearing at request of objectant, applicant concurring; then to February 18, 1958, for inspection and decision; hearing closed; then to February 25, 1958, for applicant to furnish information as to property lines; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 28th Avenue and 137th Street are in business and residence use, D and E area, class 1 and class 3/4 height district; Whitestone Parkway is in a residence use, D and E area, class 1 and class 3/4 height district; Linden Place is in business and unrestricted use, D and E area, class 1 and class 3/4 height districts; that as of July 25, 1916 the entire property was zoned as an unrestricted district, a one times height district and a D area district; that the present use designations became effective on August 13, 1938 and the present area designation on March 30, 1940; that on March 30, 1940 the portion of the property bounded by 28th Avenue, Whitestone Parkway, 135th Street, a line 100 feet south of 28th Avenue and 136th Street was placed in a one-half times height district and was rezoned to its present class 3/4 height designation on January 22, 1951; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated March 27, 1957 acting on Alt. Applic. 113-57, reads:

"1. Proposed patron parking of motor vehicles on a plot partly in a residence use district and partly in a business use district is contrary to the Zoning Resolution, Article II Section 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 361.17 feet frontage by 658.21 feet in depth, irregular, and presently vacant; that it is proposed to enclose the entire area by a four foot high steel woven wire fence; that it is also proposed to have one 30 foot curb cut on Linden Place and four 30 foot curb cuts on Whitestone Bridge Parkway; that entrance and exit openings in the fencing for vehicular passage will be 14 feet wide; that the parking lot will be surfaced with steam cinders, or as the Board directs; that the parking lot will be illuminated with flood lighting of a minimum intensity of 1/10 watt per square foot of surface for evening parking; and

MINUTES

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, or until such time as a portion of the premises is acquired by the City for the widening of Whitestone Parkway, to permit the premises to be occupied for the parking and storage of motor vehicles, as proposed and indicated on plans marked "Received April 2, 1957," 2 sheets, and "December 11, 1957," 1 sheet, and "February 20, 1958," 1 sheet, *on condition* that all buildings and uses now on the premises shall be removed and the plot leveled substantially to the grade of the abutting streets, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all building lines woven wire fences of the chain link type, not less than 5 feet, 6 inches in height, including the line along the Whitestone Parkway, with openings for access to the parking lot as shown, namely one to Linden Place not over 30 feet in width and three to Whitestone Parkway service road, not over 30 feet in width each; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon, except there may be a building not over 100 square feet in area and one story in height, located near an entrance, to be used solely as a shelter and office for the attendant; that signs shall be restricted to permanent signs attached to the fence at the entrance, advertising parking and storage use, the rates charged and such other information as may be required by the Commissioner of Licenses, provided such signs are not illuminated, do not extend beyond the building line and no sign exceeds four square feet in area; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

621-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Weinick and Albert H. Sanders, owners.

SUBJECT—Application September 10, 1957—decision of the Borough Superintendent under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—102-07 to 102-23 Flatlands Avenue, 764-776 East 103rd Street, northwest corner and 767-775 East 102nd Street, Block 8190, Lots 1, 7 and 65, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Benjamin Schatz and C. J. Cammarata, N. Y. C. Housing Authority.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 28, 1958 after due notice by publication in the Bulletin; laid over to February 25, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, D area, class 1 height district; that as of July 25, 1916 the premises were in an undetermined use district; that on August 14, 1943

the use designation was changed to residence and the present use designation became effective April 26, 1951; and

WHEREAS, the decision of the Borough Superintendent, dated August 19, 1957 acting on N. B. Applic. 1353-57, reads:

"1. Proposed gasoline service sta., lubritorium, minor auto repairs, car washing, storage, office & sales, parking and storage of motor vehicles within a retail use district is contrary to Art. II, Par. 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 74 feet 10½ inches in depth, irregular, presently vacant; that it is proposed to secure a variance for a temporary period of fifteen years in order to erect a modern gasoline service station consisting of twelve approved type buried gasoline tanks and six dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 57 feet, a depth of 30 feet and will contain the conjunctive uses of lubritorium, minor auto repairs, car washing, storage, office and sales; that the open portion of the plot not being used by the gas station will be used for parking and storage of motor vehicles; that the entire plot will be concrete or tarvia paved where not occupied by the accessory building; that a 5 foot high woven wire fence on a 6 inch high concrete curb is proposed along the northerly lot line; that curb cuts will be limited to three 30 foot cuts on Flatlands Avenue and two 30 foot cuts on East 103rd Street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f and i of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N. B. App. 1353-57, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

751-57-BZ

APPLICANT—Henry J. Nurick for Realty Syndicate Inc. owner.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a local retail use district, the parking and storage of more than five (5) motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—146-154 3rd Avenue and 149-153 East 15th Street, northwest corner, Block 871, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a local retail use, B area, class 1½ height district; that the zone resolution was changed from business use to local retail use as of August 30, 1956; and

WHEREAS, the decision of the Borough Superintendent, dated October 18, 1957 acting on Alt. Applic. No. 1434-57, reads:

MINUTES

"1. Proposed parking lot, located in local retail district is contrary to Article II, Section 4c of Zoning Resolution."

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 11, 1958 after due notice by publication in the Bulletin; laid over to February 25, 1958, for applicant to furnish further information; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Soundview Avenue, Pugsley Avenue and Bronx River Avenue are in a retail use, D area, class 3/4 and class 1 height district; that as of July 25, 1916 all of the property was included within the district boundaries of an unrestricted district; that on June 10, 1932 the portion of the property north of the center line of Bronx River Avenue and west of the southerly prolongation of the center line of Husson Avenue was included within the district boundaries of a business district and the remainder was included within the district boundaries of an unrestricted district; that on April 26, 1945 the portion of the property north of a line 100 feet north of the northerly line of Bronx River Avenue was included within the district boundaries of a residence district; that the portion southerly of the center line of Bronx River Avenue was included within the district boundaries of an unrestricted district, and the remainder was included within the district boundaries of a business district; that on June 13, 1950 all of the property was included within the boundaries of a retail district and on December 28, 1953 the present use district pattern became effective; that as of July 25, 1916 the property was included within the district lines of a one and one-half times height district and an A area district; that on April 26, 1945 these district designations were changed to a class one height district and a D area district and on September 23, 1954, the height district was again changed to a one and a three-quarter height district zones; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated October 18, 1957 acting on Alt. Applic. 911-57, reads:

"1. The proposed sale of gasoline for marine use in a retail district is contrary to Art. II, Sect. 4-A of the Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premise consist of a plot, 324.99 feet frontage by 530 feet in depth, irregular, extending to the bulkhead line in the East River; that a portion of this property is under water; that it is presently being used for a boat yard with its attendant uses, and has been in existence since 1901; that it is proposed to install one 5000 gallon diesel oil tank, one 5000 gallon gasoline tank and two approved pumps, and two dispensing units for marine use only; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7f to permit the installation of a five thousand gallon motor fuel tank and a five thousand gallon gasoline tank and two approved pumps of the low type and on the float two dispensing units of a type approved by the Board provided the flexible connections to the discharge line to such dispensing units are flexible as approved by the Underwriters' Laboratories; that the tanks shall comply with the requirements therefor except that they may be partly above grade provided that they are filled over with a mound of earth to the satisfaction of the Fire Commissioner; that such signs may be permitted as may be necessary to indicate the sale of gasoline and fuel oil to boats only; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:30 P.M.

JOSEPH J. DOYLE, Chief Clerk.

and

WHEREAS, the applicant states that the premises consist of a plot, 103 feet frontage by 100 feet in depth, presently vacant; that it is proposed to use the premises for the parking of more than five motor vehicles; and

WHEREAS, the applicant states that these premises were purchased on July 6, 1955 with the purpose of erecting a large apartment house; that it took considerable time to have the premises vacated and demolished; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7h for a term of five years to permit the premises to be occupied for parking and storage of motor vehicles as indicated on plans filed with this application marked "Received October 22, 1957," 3 sheets, and "January 22, 1958," one sheet; on condition that all buildings and uses now on the premises shall be removed and the premises shall be leveled substantially to the grade of the abutting streets; that on all lot lines there shall be erected a seven wire fence of the chain link type not less than five feet six inches in height on a masonry base except for entrances to Third Avenue and East 15th Street as indicated, each not over 25 feet in width; that proper bumpers shall be maintained against the fences for protection thereto; that the lot shall be graded with clean gravel or steam rollers and treated with a binder and properly rolled; that the sidewalks and curbing abutting the premises shall be repaired to the satisfaction of the Borough President; that during the term of this variance the premises shall be used for no other use and no building shall be erected thereon except that there may be a building not over one story in height and not over one hundred and twenty square feet in area as a shelter and office for the attendant located adjacent to the entrance and exit to East 15th Street, where shown; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to permanent signs attached to the fence either entrance advertising the parking and storage use and such other information as may be required by the Commissioner of Licenses; that such signs shall not exceed four square feet each; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

2-57-BZ

APPLICANT—Charles M. Spindler, for Sam Piazza, owner.

SUBJECT—Application October 29, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a retail use district, the installation of motor fuel tanks and pumps for marine sale and use in conjunction with the existing boat sale and repair business.

PREMISES AFFECTED—45-73 Soundview Avenue, south side, 217.60 feet east of Pugsley Avenue, Block 3435, Lot 3 and Block 3436, Lot 44, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Foley and Commissioner Sleeper..... 4

Negative: 0

Absent: Vice-Chairman Keating 1

MINUTES

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 25, 1958, 2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

29-52-SA

APPLICANT—Modine Manufacturing Company, owner.
SUBJECT—Application reopened October 2, 1956 for amendment of resolution as to additional Models—G25, G50, G75, G105, G135, G165, G225 and G310—re Modine Gas-fired Unit Heaters, space heaters, Models 65, 85, 105, 135 and 165; previously approved.

APPEARANCES:

For Applicant: Owen Desmond.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: Commissioner Kleinert..... 1
Absent: Vice-Chairman Keating..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 29-52-SA.

Subject: Amendment of resolution for additional models—Model G25, G50, G75, G105, G135, G165, G225 and G310.

Modine Manufacturing Company Racine, Wisconsin requested by letter dated August 6, 1956 that the resolution adopted June 3, 1952 under Cal. No. 29-52-SA be amended so as to include additional models of Modine Gas-fired Unit Heaters. The case was reopened by a vote of the Board October 2, 1956.

Purpose

Flue connected gas-fired unit heaters of the suspended type.

Description

The new model heaters are basically the same as the models previously approved under Cal. No. 29-52-SA on June 3, 1956 and differ only in that the secondary air openings are now in the bottom of the unit rather than in the sides, fan motor speed has been reduced from 1550 RPM to 1050 RPM and a new high temperature limit control has been installed.

The ratings of the new models are as follows:

MODEL	INPUT BTU/HOUR
G25	25,000
G50	50,000
G75	75,000
G105	105,000
G135	135,000
G165	165,000
G225	225,000
G310	310,000

Recommendation

The Committee on Test recommends that the resolution adopted June 3, 1952 under Cal. No. 29-52-SA be amended to include the new models Modine Gas-fired Unit Heaters, G25, G50, G75, G105, G135, G165, G225 and G310 on condition that the requirements of the resolution adopted June 3, 1952 under Cal. No. 29-52-SA are complied with.

All ports and orifices to be maintained for the type of gas used.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of June 3, 1952 in accordance with the above report.

555-57-SA

APPLICANT—J. O. Ross Engineering Corporation, owner.
SUBJECT—Application June 28, 1957—Short Bake Beer Can Oven Gas-fired; for drying inside lacquer finish on beer can body, approval of.

APPEARANCES—

For Applicant: Tyler Janney.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: Commissioner Kleinert 1
Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 555-57-SA

Subject: Short Bake Beer Can Oven, Gas-fired; for drying inside lacquer finish on beer can body.

J. O. Ross Engineering Corporation, New York, filed June 28, 1957 an application with the Board of Standards and Appeals for approval of their Short Bake Beer Can Oven, Gas-fired, for use in New York City under the provisions of the Rules of the Board relative to Spraying and Drying of Lacquers and C26-191.0 Administrative Building Code.

Purpose

Drying ovens of recirculating type for drying the inside lacquer finish on beer can bodies.

Description

The oven is approximately 40 feet long, 6 feet 3 inches wide and 4 feet 6 inches high and is formed by 4 inch thick rockwool and glass wool filled panels. The panels are made up with 20 gauge black steel sheet. The oven enclosure consists of four side walls, a roof and floor. The floor panels are laid on a 6 inch steel channel frame placed on the building floor. Structural steel members are used to form the framework for supporting the other panels. The oven is provided with eight hinged doors with explosion type latches installed in the side walls which are free to open with internal pressure.

Two separate heating systems employing the same burner equipment are furnished to supply the necessary heat for each of the two hot zones which make up the oven. In each case a gas-fired type 62 x 6 Flynn Line Burner is located in an insulated metal enclosure separate and external to the oven. The burner equipment including the proportional gas mixer is made by the Flynn Burner Corporation.

The burner flame will not exceed 10 inches in length and projects in the same direction as the air travels. The inner sheet of the burner enclosure is made of 1/8 inch steel plate.

The necessary air for combustion of the gas is supplied to both burners by a single Bryant 6194-FF-S Air Blower. Each burner develops 2,000,000 BTU per hour.

Each burner is provided with a flame rod assembly and pilot gas line solenoid valves and a Maxon Premix main reset type shut-off valve. Other equipment supplied consists of an automatic oven temperature control, a manually reset high temperature control to guard against excessive temperature, pressure switch installed in the gas line to protect against low pressure or failure of gas supply, protection against fan failure, a five minute purge time to prevent lighting the burners until exhaust and circulating fans have purged the oven.

The air handling equipment includes three circulating and supply fans and an oven exhaust fan. From the supply fans air is conveyed to the oven air headers located along the underside of the conveyor and is discharged uniformly upward to the return chamber where a portion of the air is exhausted to outdoors by means of the oven exhaust fan and duct. The remaining air returns to the heater chamber is mixed with fresh air and is then returned to the oven.

The beer cans are carried on a woven wire conveyor.

MINUTES

Oven temperature is maintained between 250°F and 400°F. Oven ventilation is proportioned on the basis of 10,000 cubic feet of 70°F air to each gallon of solvent evaporated.

Inspection and Test

A typical oven was inspected at 297 Getty Avenue, Paterson, New Jersey by Asst. Engr. J. A. Darts and G. F. Sklenarik, Committee on Test.

Ovens of this design have been approved, after erection, by the Factory Mutuals.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Ross Short Bake Beer Can Oven, Gas-fired, for use in New York City when installed in accordance with this report, the requirements of the Rules of the Board relative to Spraying and Drying of Lacquers, the requirements of Article 12, Administrative Building Code and of the Electrical Code of the City of New York and further provided that each drying oven shall bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 555-57-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

50-57-SA

APPLICANT—Vanderwater Associates, Inc., for Utility Appliance Corp., owner.

SUBJECT—Application August 5, 1957—Utility Gas-fired Suspended Unit Heaters, Models 25-UF, 50-UF, 75-UF, 100-UF, 125-UF, 200-UF, 75-UB, 100-UB, 125-UB and 150-UB, approval of.

APPEARANCES—

For Applicant: Jack Ruebens.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper..... 3

Negative: Commissioner Kleinert..... 1

Absent: Vice-Chairman Keating..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 650-57-SA.

Subject: Utility Gas-fired Suspended Unit Heaters, Models 25-UF, 50-UF, 75-UF, 100-UF, 125-UF, 200-UF, 75-UB, 100-UB, 125-UB and 150-UB.

Vanderwater Associates, Inc., for Utility Appliance Corp., California, filed August 5, 1957 an application with the Board of Standards and Appeals for approval of the appliance known as Utility Gas-fired Suspended Unit Heaters, Models 25-UF, 50-UF, 75-UF, 100-UF, 125-UF, 200-UF, 75-UB, 100-UB, 125-UB, and 150-UB under the provisions of Article 12, Chapter 26 Administrative Building Code.

Purpose

The appliance is a gas-fired suspended heater.

Description

The requested models are similar to the models approved by the Board under Cal. No. 249-51-SA for the Utility Appliance Corp.

The units consist of the following:

These heaters are designed primarily for non-residential space heating and under a normal installation are suspended from the ceiling of the room being heated.

The units consist basically of a (1) cabinet containing the heat exchanger, burners and draft diverter, (2) a propeller fan or blower with a suitable motor, mounted at the rear of the unit for the purpose of forcing air across the heat exchanger surfaces, (3) controls consisting of a manual shut-off valve, pilot adjusting valve, automatic pilot to shut-off the main supply of gas if no pilot flame is burning, a pressure regulator to control the gas pressure at a predetermined setting, an automatic main control valve to provide means for turning the gas on or off by remote means, such as a thermostat or switch, a limit switch to shut-off the gas in the event of overheating, a fan switch to delay action of the blower until heated air is in the unit and to delay shut-off of the fan or blower until all heat has been dissipated and a summer switch to turn the fan or blower on when no heat is being used, (4) a set of adjustable air deflecting vanes at the air discharge end of the unit so that the direction of air delivery can be controlled as desired, (5) heat exchanger surfaces are ceramic coated to insure long life by guarding against rusting or burning out, (6) burners are drilled port cast iron with adjustable primary air shutters.

Inspection and Test

The appliance was examined by Asst. Engr. J. A. Darts Committee on Test. The appliances have been approved by the American Gas Association under Certificates P-4-1D3.001, P-4-1D4.101, P-4102.001, P-4-1C.001, P-4-1B.001, P-4-1B4.001, P-4-2A1.001, P-4-2B.001, P-4-2C.001, P-4-1E.001, P-4-1D.001, P-10-1A.001, P-4-3A1.001 and P-4-1E4.001.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Utility Gas-fired Suspended Heaters, Models 25-UF, 50-UF, 75-UF, 100-UF, 125-UF, 200-UF, 225-UF, 75-UB, 100-UB, 125-UB and 150-UB for use in New York City when constructed as herein described and installed in accordance with the requirements of Article 12, Chapter 26 Administrative Building Code.

The Committee further recommends that these units may be installed in garages when they are provided with a flame screen of 40/40 mesh so installed as to enclose the burner flame and when the units are so installed that the bottom of the heater is at least 8'-0" above the floor level and further that the appliance bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 650-57-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

427-47-A—Vol. IV

APPLICANT—Fred C. Dahlem and Victor E. Block, for Joseph Pacelli, owner; Max Rosenblatt, lessee.

SUBJECT—Application reopened January 21, 1958 as Vol. IV—Appeal from a decision of the Borough Superintendent—re construction and egress (theatre).

PREMISES AFFECTED—11-17 2nd Avenue, southwest corner of East 1st Street, Block 456, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem, Victor Block, Benjamin Pincies and Gordon Aasheim.

MINUTES

ACTION OF BOARD—Appeal denied.
THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioner Kleinert,
Commissioner Foley and Commissioner Sleeper..... 4
Absent: Vice Chairman Keating 1
THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 23, 1957, on amendment to Alt. Applic. 100/56 reads:

"1. Application indicates a change of use from Lodge Rooms and Dance Hall to theatres and Lodge Rooms and must therefore be referred back to the Board of Standards and Appeals (Cal. #427-47-A)."

and

WHEREAS, the applicant states that the building is 3 stories 35 feet in height, 70 feet 4 inches by 59 feet 2 inches and 77 feet 7 inches in area, of class 3 construction, erected 1913, located in a business use B area, class 1½ height district, and used and occupied since 1948 as follows: Cellar—storage; 1st floor—stores, 25 persons; 2nd floor—Lodge Rooms and Dance Hall, 200 persons; 3rd floor—Lodge Room and Dance Hall, 200 persons and now proposed to be used and occupied as follows: Cellar—storage, 1st floor—stores, 25 persons; 2nd floor—Lodge Rooms, 1 theatre and dressing room, 175 persons; 3rd floor—2 theatres and dressing room, 175 persons; that the building is provided with one interior 3 foot 6 inch wide steel stairs enclosed in fire retarded partitions equipped with kalamein self-closing doors and leading to roof bulkhead direct to street; that in addition there are two 45° fire escapes leading to a 10 foot yard which leads direct to street; and

WHEREAS, the applicant states that it is proposed to reduce the occupancy of each floor from 200 persons to 175 persons, making a total reduction of 50 persons throughout the building; and

WHEREAS, the applicant contends that at the time the Board considers Calendar Number 427-47-A, Volume III, when a theatre or concert license was requested the application was withdrawn and it is requested that the Board consider the new facts as to the entire 2nd and 3rd floors which are now vacant; and

WHEREAS, the applicant contends since the withdrawal of Calendar Number 427-47-A, Volume III, the lessee has tried to rent these floors but to no avail; that the only demand at the present time is by these small playhouses which are ready to rent the premises if permission can be obtained for such use; that at the present time dancing is permitted on both floors with an occupancy of 200 persons per floor; but this type of assembly in this neighborhood is unprofitable; and

WHEREAS, on July 15, 1947 under Calendar 427-47-A, Volume I, the Board modified Objections 1, 2 and 3 issued by the Borough Superintendent on Alt. Applic. 158/46, so as to permit the following use and occupancy; cellar—storage and boiler room, no persons; 1st floor—stores, 15 persons; 2nd floor—meeting rooms, 200 persons; 3rd floor—meeting rooms, 200 persons; and on February 17, 1953 the Board modified Objections 2, 3 and 4 issued by the Borough Superintendent on Alt. Applic. 1472/52 to permit the following use and occupancy; cellar—same; 1st floor—same; 2nd floor—Lodge Rooms and Union Offices, 200 persons; 3rd floor—Lodge Rooms and Dance Hall, 200 persons; that on condition that the extension fire escape balcony be constructed on the East 1st Street side; that all other means of egress be maintained; that the exits from the rear yard at the street be arranged so that the steel door is readily openable from the inside for egress; and

WHEREAS, this appeal was reopened June 18, 1957, to consider a change in use and occupancy on the 2nd and 3rd floors to Lodge Rooms, offices, theatres and dressing rooms, 200 persons on 2nd floor and 2 theatres and 2 dressing rooms, 200 persons on third floor; that this appeal was withdrawn under Calendar Number 427-47-A, Volume III, after inspection by the Committee of the Board and public hearing; and

WHEREAS, this appeal was reopened as 427-47-A, Volume IV, on January 21, 1958, to consider a new decision of the Borough Superintendent, dated December 23, 1957.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 100/56, Objection No. One be and it hereby is affirmed and that the application be and it hereby is denied.

594-56-A

APPLICANT—Allen Ducker, Simeon Heller and George J. Meltzer, for Great Park Corp., owner.

SUBJECT—Application August 10, 1956—Appeal to review a decision of the Borough Superintendent—re business use in residence district.

PREMISES AFFECTED—36 Central Park South, east side, 270 feet east of Avenue of the Americas, Block 1274, Lot 62, Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Meltzer.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioner Kleinert,
Commissioner Foley and Commissioner Sleeper 4
Absent: Vice Chairman Keating..... 1
THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated July 11, 1956, on Amd. to Alt. App. 44/49 reads:

"A14. Doctors offices and business uses as noted on specification sheets are necessary to Zoning Res. Art II, Sec. 3 in a Res. Dist."

and

WHEREAS, the applicant states the building is fourteen stories and mezzanine, 140 feet in height, 50 feet by 95 feet in depth at street level, 50 feet front by 88 feet in depth at typical floor level, of fireproof construction, erected 1910 on a lot 50 feet front by 100 feet 5 inches in depth, in a residence use, B area, Class 2 height district, and used and occupied since 1912 as follows: cellar—general storage and boiler room, no persons; 1st floor—lobby, 4 apartments, each with professional accessory use, 10 persons; 2nd to 10th floors—4 apartments each with professional accessory use 10 persons per floor; 11th floor—4 apartments with professional accessory use, (2 front apartments, duplex), 10 persons; 12th floor—2 apartments with professional accessory use, 10 persons; 13th floor—4 apartments with professional accessory use, 10 persons, (2 front apartments duplex); 14th floor—2 apartments with professional accessory use, 10 persons; and that no change in use or occupancy is now proposed; and

WHEREAS, a violation was issued under No. 212-51, an summons served returnable in Municipal Term, Magistrate Court, at which time the matter was adjourned to permit filing of this appeal with the Board; that the building is provided with an approved standpipe system, a one-source sprinkler system, one 3 foot wide interior unenclosed stairs and one fire escape located at the rear of the building; and

WHEREAS, the applicant contends that the Department of Buildings claims that the premises violate Section, subdivision 6(b) and subdivision 9(e) of the Zoning Resolution; that it is occupied above the first story for professional occupancy (doctors and dentists) and business purposes contrary to the Zoning Resolution which prohibits such use in a residence use district except as an accessory to residence; and

WHEREAS, the applicant contends that the occupancy is in violation of the Zoning Resolution for the reason that each unit in the building is occupied for residential use; that these units in which the occupant practices a profession, the practice thereof is consistent with the Zoning Resolution that the professional use under the Zoning Resolution is not limited or confined to doctors and dentists but embraces the practice of any recognized profession; that the occupancy of the units for residential use for the practice of the c

MINUTES

applicant's profession as an accessory use constitutes compliance with the Zoning Resolution despite the fact that the professional use is not limited to the practice of medicine or dentistry but embraces any recognized profession; that the occupancy of the unit for residential use and the practice of any recognized profession as an accessory to such use, fully complies with the Zoning Resolution; that every unit in the building is occupied for residential use, and those in which the occupant practices his profession as an accessory to such use does not constitute a violation of the Zoning Resolution;

WHEREAS, the applicant contends that the regulation in question contained in the Zoning Resolution provides in substance that in a residence use district no building shall be erected other than one designed exclusively for specified uses and then provides: "9. In a residence district no building premises shall be used for any use other than a use above specified * * * and for the accessory uses customarily incident thereto * * * such accessory uses may include, inter alia, * * * Subdivision (e) the practice of a profession within the premises in which the practitioner resides."; and WHEREAS, the applicant contends that the same question arose in the Matter of Holtsberg v Butler and Great Park Corporation in the Supreme Court, New York County. A decision published in the New York Law Journal June 22, 1953 in which Mr. Justice Aurelio held that the tenant was judged to be in accordance with the Zoning Resolution under the term accessory use, although excluding a business, included the practice of a profession, and the practice of a profession was defined in the Matter of Geifert v Mealey, 3 N. Y. 583, and in Bassett's book on Zoning at Page 100 and Page 82, and similar views are concurred in by Mr. Ulkoff in his, "The Law of Zoning and Planning" at Page 1; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which found from the testimony in the hall of the building that there is a miscellaneous occupancy, the greater part of which is for business and with some doctors and dentists.

Resolved, that the decision of the Borough Superintendent, acting on Amendment to Alt. App. 44/49, Objection No. A 14, and it hereby is affirmed and that the appeal be and it is denied.

57-A

APPLICANT—Leonard F. Rothkrug, for Mary Volpe, doing business as Regina Blouse and Sportswear Co., owner.

SUBJECT—Application January 25, 1957—Appeal from a decision of the Borough Superintendent, re frame building, commercial use-exits, etc.

PREMISES AFFECTED—1507 DeKalb Avenue, north side, 300 feet east of Knickerbocker Avenue, Block 3236, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinfert, Commissioner Foley and Commissioner Sleeper.. 4
Negative 0

Absent: Vice-Chairman Keating..... 1

THE RESOLUTION—

WHEREAS, the decision of Borough Superintendent, dated December 27, 1957 on Alt. Applic. 298a/56 reads:

1. "Increasing area of commercial use of 1st floor of a frame (class 4) structure is contrary to Sec. 2.1.3.5. & 4.2.1 of bldg. code.

2. Factory use within a frame building is contrary to Sec. 270 of the Labor Law.

3. Provide secondary means of exit from 1st floor in conformity with Sec. 270 of the Labor Law.

WHEREAS, the applicant states that the building has 3 stories, 31 feet 4 inches in height, 25 feet front by 55 feet depth, of class 4 construction, erected prior to 1916, located

on a lot 25 feet front by 110 feet in depth, in a business use C area, class 1 height district and use and occupied since 1954: Cellar—ordinary use; 1st floor—manufacturing of women's apparel, 15 persons; 2nd floor—2 families; 3rd floor—2 families; that no change or use in occupancy is now proposed; that the building is provided with one 3 foot wide interior wood stairs and enclosed in partitions of wood lath and plaster equipped with wood doors which are not self closing, stairhall leads to street and is provided with a ladder and scuttle to roof; and

WHEREAS, Certificate of Occupancy No. 84503 issued October 15, 1937 and Alt. Permit 10478/57 permits the following use and occupancy: cellar—ordinary use; 1st floor—stores and 1 family; 2nd floor—2 families; 3rd floor—2 families, total stores and 5 families; and

WHEREAS, Violation No. 2944/56 was issued July 16, 1956 for occupying former store and apartment on the 1st floor for manufacturing, contrary to certificate of occupancy; and

WHEREAS, the applicant states that the building has a mixed occupancy and is classified as a multiple dwelling; that however, no multiple dwelling question is involved in this application; that the number of dwelling units has been reduced from 5 to 4; that it is not proposed to increase the area of the building, nor decrease the existing 45 foot rear yard; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, dated December 27, 1957, acting on Alt. Applic. 2989/56, Objections 1, 2 and 3, be and it hereby is modified and that the appeal be and it hereby is granted, to permit the continuation for a term of five years of the existing use within the building, as shown on plans filed with this appeal, marked "Received February 21, 1958", 6 sheets, on condition that all of the work proposed thereon as to protection of stairs and the separation of the boilerroom shall be complied with; that the exits shall be maintained as proposed and shown on such plans; that the rear fire escape shall have means of exit through openings in the fences to adjoining premises; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that such fire-fighting equipment shall be maintained as the Fire Commissioner shall direct.

192-57-A

APPLICANT—Louis Lieberman, for Edmund Geis Realty Corp., owner, C and M. Auto Spring Co., Inc., lessee.

SUBJECT—Application March 14, 1957—Appeal from a decision of the Borough Superintendent, re installation of oil burners, etc.

PREMISES AFFECTED—42-36 11th Street, west side, 140.26 feet north of 43rd Avenue, Block 460, Lot 60, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Louis Lieberman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinfert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0

Absent: Vice-Chairman Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 11, 1957 on Misc. Applic. 86/56 reads:

"1. No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range or stove be connected to a legal chimney complying with Art. 11 of the Administrative Building Code, Rule 12 Oil Burner Rules, B of S and A."

WHEREAS, the applicant states that the building is 1 story, 14 feet in height, 75 feet front by 100 feet irregular in depth of class 3 construction, erected in 1947, located in an unrestricted use district and used and occupied since 1955: Cellar—boiler room; 1st floor—factory, garage and office—15 persons; mezzanine—locker room and shower room, 10 persons;

MINUTES

that no change in use or occupancy is proposed; that the building is provided with one 2 foot 6 inch wide interior wood stairs enclosed in partitions of stud and sheet rock, equipped with wood doors which are not self closing, stair-hall does not lead to roof or street; and

WHEREAS, Certificate of Occupancy Q 105300 issued October 11, 1955 against Alt. Applic 2627/54 permits the existing use and occupancy; and

WHEREAS, the building is used for office and garage and for the manufacturing of truck and automobile springs and in conjunction therewith the tempering of steel for the manufacture of springs; that Misc. Applic. 86/56 was filed to legalize the installation of 8 oil burners as approved by the Board connected to 6 forges, fed from an existing legal 1080 gallon fuel oil tank permitted by the Department of Buildings; and

WHEREAS, the applicant states it is proposed to provide over each open forge a metal hood connected to a metal stack extending vertically through the roof and provided with proper thimble, asbestos, air space, etc., and it is also proposed to connect the two closed forges to similar metal stacks extending through the roof; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated March 11, 1957, acting on Misc. Applic. 86/56, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the use of the six oil burner forges, as indicated on plan filed with this appeal, marked "Received March 14, 1957", 1 sheet, and "November 27, 1957", 2 sheets, *on condition* that each forge shall be equipped with a lawful flue and metal hood for such burner, extending through the roof, as proposed and as indicated on such plans; that the opening in the subdividing wall shall be closed or fitted with proper fireproof doors; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

522-57-A

APPLICANT—Lama, Proskauer and Prober, for 27 Realty Corp., owner.

SUBJECT—Application July 1, 1957—Appeal from a decision of the Borough Superintendent—re exit—factory.

PREMISES—27-31 Bleeker Street, north side, 75 feet east of Shinbone Alley, Block 529, Lot 55, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene P. Ginsberg and Leonard A. Sills.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Foley and Commissioner Sleeper 4

Negative: 0

Absent: Vice-Chairman Keating 1

THE RESOLUTION—

WHEREAS, decision of the Borough Superintendent, dated June 19, 1957 on B.N. Applic. 1507/57 reads:

"1. From upper floors a fire escape is not a legal exit for floors used for factory work in a bldg. over six stories high, 271 Labor Law."

and

WHEREAS, the applicant states that the building is 7 stories, 78 feet 6 inches in height, 65 feet front by 65 feet in depth, class 3 construction, erected in 1887, located in an unrestricted use B area, class 2 height district; and used and occupied since 1887 as follows: cellar—boiler room and storage of incombustibles, no persons; first floor—manufacturing of clock sets and storage of corrugated boxes, 5 persons; 2nd floor—manufacturing loose leaf binders, 15 persons; third floor—manufacturing dolls shoes and socks, 21 persons; 4th floor—glass decorating, 12 persons; 5th floor—manufacturing clothing, 40 persons; sixth floor—manufacturing bias binding cloth, 30 persons; seventh floor—manufacturing of mannequins, 6 persons; that no change or use in occupancy now proposed; that the building is equipped

with an approved two-source sprinkler system and approved interior fire alarm system and regular monthly fire drill are maintained; that there is one interior 3 feet 8 inches wide wood stairs enclosed in partitions of wood studs, metal lath and cement plaster boards on both sides; and that equipped fireproof self closing doors extending from roof bulkhead direct to street and there are two fire escapes extending to street by counterbalance stair at front and with egress from the rear fire escape from its lowest termination by means of a drop ladder to yard of adjoining premises at the rear; and

WHEREAS, Violation No. 4182/57 was issued by the Borough Superintendent June 19, 1957, for failure to provide two legal means of egress on each floor of the 7 story factory building as required by Section 271 of the Labor Law as amended July 1, 1947; and

WHEREAS, the applicant states that the building was erected under N.B. Applic. 1477/87 to be occupied as a store and altered under Applic. 86/14 and the use changed to first floor—store, second to seventh floors—lofts; and

WHEREAS, the applicant contends that the building provided with one main interior stairs of wood construction, 3 feet 8 inches wide, leading from roof to second floor and increasing to 4 feet 6 inches wide from the second floor to first floor thence leading directly to the street; that this stair is enclosed in wood studs partitions covered in metal lath and cement plaster on both sides and all doors leading thereto are fireproof self closing 3 feet wide; that as second egress the building is provided with a fire escape on the front, leading from seventh floor to second floor, 3 feet wide with 1 foot 10 inches wide stairs at 45 degree angle and provided with a counterbalance stair to grade; that protected by 5 feet high railing on the balconies and stairs all windows and doors along this fire escape will be made fireproof self closing; that as a third means of egress the building is provided with a fire escape at the rear leading from roof to first floor; that this fire escape is 3 feet wide with 1 foot 10 inches wide stairs at 60 degree angle; that at the second floor balcony egress is provided by sliding drop ladder to the adjoining yard; that all windows and doors along the course of this rear fire escape will be made fireproof self closing; that the entire building is equipped with an approved two-source sprinkler system, maintained by American District Telegraph Company and in addition there is an interior fire alarm system; that inasmuch as the building is fully sprinkled, and the main stair complies with Section 271 of the Labor Law, and second means of egress complies with Section 271 of the Labor Law, except for the fact that the building is 7 stories instead of 6; that the third means of egress although not leading to the street, affords some additional egress to the adjoining yard, it is requested that the existing egress be accepted with a limitation on occupancy to the capacity of the primary means of egress and

WHEREAS, under date of July 27, 1951 on Cal. No. 351-A, the Board denied an appeal from a decision of the Borough Superintendent, dated April 10, 1951 on B.N. Applic. 700/51 as to accepting a fire escape as a secondary means of egress in a 7 stories factory building in excess of then permitted 5 stories in height; and

WHEREAS, Section 271 of the Labor Law was subsequently amended, effective January 1st, 1957, permitting factory occupancy and existing building 6 stories in height with a fire escape as a secondary means of egress; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions; and

WHEREAS, the premises were reinspected by a committee of the Board on the basis of certain work which was proposed to be done and the committee recommended that the appeal should be granted for a term of three years.

Resolved, that the Board of Standards and Appeals hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent acting on B.N. App. 700/51, Objection No. 1 dated April 10, 1951 and that the appeal be and it hereby is *granted*, for a

MINUTES

term of three years *on condition* that the building shall not be increased in height or area; that in all other respects the building shall fully comply with the requirements of the Labor Law and the Building Code therefor; that the rear fire escape with exit to the rear yard of the adjoining premises and the fire escape on the front of the building with access aisles thereto shall be maintained as well as the primary means of exit which shall be kept in good repair; that the two source sprinkler system with connection to Fire Headquarters through an approved central station shall be maintained; that the cellar shall remain vacant; that a local fire alarm system complying with the requirements of the Board's rules therefor shall be maintained with the fire alarm boxes as therein required; that fire retarding, reproof doors from roof bulkhead to street along the stairway, fireproof windows along the course of the front and rear fire escapes shall be constructed to comply with the requirements as shown on revised plans marked "Received February 13, 1958, 9 sheets.

52-57-A

APPLICANT—Morris Kweller, for Yeshiva of Flatbush, owner.

SUBJECT—Application November 26, 1957—Appeal from a decision of the Borough Superintendent, re Class 4 structure from residence to School use, re exits, stairs, etc.

PREMISES AFFECTED—935 East 10th Street, east side, 280 feet south of Avenue I, Block 6523, Lot 69, Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Kweller and Rabbi Shalom Himmel.

ACTION OF BOARD—Appeal denied.

Himmel

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 8, 1957, on Alt. Applic. 3367/57 reads:

"1. The proposed change of use from residence to school in this class 4 structure is contrary to the Bldg. Code, Sec. 4.1.2. via Sect. 2.1.3.5.

2. Provide at least two exit stairs enclosed in 2 hr. partitions with all openings protected by the assemblies and of sufficient width to accommodate the 63 persons the 2nd floor class room area can accommodate as required by Sect. 6.1.2.2.3 B.C.

3. The minimum width of exit stairs should be 3'-8" as required by Sect. 6.4.1.1 of the Bldg. Code.

4. Winders in stairs are contrary to Sect. 6.4.1.4 of the Bldg. Code."

WHEREAS, the applicant states that the building is 2½ stories, 26 feet in height, 26 feet 8 inches front by 57 feet 6 inches in depth, of class 4 construction, erected 1921, situated on a lot 60 feet front by 100 feet in depth, in residence use E area, class 1 height district, and used and occupied since 1921 as a two family dwelling; that the building is proposed to be used and occupied as follows: 1st floor—boiler room, and storage; 2nd floor—2 class rooms, office, 60 persons; 2nd floor—2 classrooms and office, 60 persons; that the building is provided with one 3 feet wide interior wood stairs enclosed in partitions of wood on wood studs equipped with wood self-closing doors, stairhall does not lead to roof or street; that in addition there are two fire escapes, one at the rear and one on the side; and

WHEREAS, the applicant states that the building is located on a lot so as to leave approximately a 10 feet sideyard on the north and 20 feet on the south; that the rear yard is 20 feet and the front yard 20 feet; that the building is

masonry from cellar to 1st floor and is brick veneered at the front for a distance of 9 feet, balance of the building has a stucco finish; that the Yeshiva of Flatbush is the owner of 901-923 Avenue I and 1260 Coney Island Avenue, used as a school, accommodates approximately 1100 students; and

WHEREAS, the applicant contends that to alleviate overcrowding the existing classroom in the existing building, the owner has acquired this property and is negotiating for the adjoining property and will build a new addition to the existing school building; that it is proposed to occupy the building in question for a school, for children between ages of 6 and 9; that egress from classrooms will be provided by open stairs from each classroom to grade; that the 1st floor is 3 feet 8 inches above grade; that egress from the 2nd floor classrooms will be the existing stairway and in addition open steel stairway from each classroom to grade; that the building will be under trained adult supervision at all times and regularly supervised fire drills will be conducted; that there will be no overnight use of the premises and there will be no cooking nor smoking on the premises; and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 3367/57, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

475-55-A—Vol. II

APPLICANT—Harry A. Yarish, for Mar-Rin Realty Corp., owner.

SUBJECT—Application for consideration — reopening as Vol. II subject to regular procedure—re Appeal from a decision of the Borough Superintendent—re change in use from lodge rooms to nursing home of 3 story Class III building; exit stairs; previously granted on condition.

PREMISES AFFECTED—957 Putnam Avenue, north side, 100 feet east of Ralph Avenue, Block 1483, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice-Chairman Keating 1

13-58-A

APPLICANT—Lama, Proskauer and Prober, for Hunts Point Home, Inc., owner.

SUBJECT—Application January 10, 1958—Appeal from a decision of the Borough Superintendent, re increase in number of beds—Nursing Home.

PREMISES AFFECTED—1295-1297 Lafayette Avenue, northwest corner of Faile Street, Block 2762, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: Eugene S. Ginsberg and Abraham E. Gall.

For Administration: Vincent J. Rice, General Inspector, Department of Hospitals.

ACTION OF BOARD—Laid over to March 4, 1958, at 2 P.M. inspection and decision; hearing closed.

694-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Sun Oil Company, owner.

SUBJECT—Application for consideration — reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the extension of an existing gaso-

MINUTES

line service station, to include lubritorium, auto laundry, office and accessory sales, for a term of years.

PREMISES AFFECTED—82-01 to 82-13 Queens Boulevard and 82-16 to 82-30 51st Avenue, northeast corner, Block 1542, Lots 1 and 4, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice-Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 13, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 1, 1949; and

WHEREAS, the resolution was amended on February 26, 1952 and April 30, 1957; and

WHEREAS, the term of variance was extended on October 15, 1957; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 13, 1947, as thereafter *amended* by resolutions adopted through October 15, 1957, by adding thereto:

"that there may be one additional pump installed; that a portion of the planted area may be omitted and such space paved with concrete or bituminous paving, as shown on revised plans marked 'Received February 11, 1958', that in all other respects the resolutions above cited shall be complied with; and that all permits required including a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Misc. 315/57).

320-37-BZ—Vol. III

APPLICANT—Liberty Fabrics of New York, Inc., lessee for Samuel Gruber, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7a of the Zoning Resolution, permitting in a residence use district, the extension of an existing factory building.

PREMISES AFFECTED—901 East 228th Street, east side of Bronxwood Avenue from East 228th Street to East 229th Streets (Building 2), Block 4864, Lot 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Irwin M. Rosenthal.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on March 23, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 5, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 23, 1954, as thereafter *amended* by resolutions adopted through February 5, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." Alt. App. 566/53.

103-39-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Morton H. Felberbaum, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition under section 7e of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office sale of auto accessories, minor repairs with hand tool only.

PREMISES AFFECTED—196-19 to 196-29 Linden Boulevard and 116-44 to 116-52 197th Street, northwest corner, Block 11068, Lot 115, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Foley and Commissioner Sleeper..

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on November 26, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals do hereby *amend* the resolution adopted on November 26, 1957 by adding thereto:

"that in the event the owner desires to change the size of the accessory building to a length of 61 feet 1 inch and a depth of 27 feet, such change may be permitted and the building may be placed within 9 feet of the rear lot line; that two pump islands with a total of four approved pumps of a low approved type may be installed and there may be a change in the arrangement of the planting areas, all as indicated on revised plan marked 'Received February 11, 1958', 1 sheet on condition that in all other respects the resolution above cited shall be complied with."

411-47-BZ

APPLICANT—George W. Hickey, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7e and 21 of the Zoning Resolution, permitting in a residence use district, the erection of business building to be used as an office.

PREMISES AFFECTED—214-02 Hillside Avenue and 88-01 to 88-07 214th Street, southeast corner, Block 106, Lot 2, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: George W. Hickey.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Foley and Commissioner Sleeper ..

Negative: 0

Absent: Vice-Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as December 2, 1957, on certain conditions; and

WHEREAS, the term of variance and time to complete work was extended on April 21, 1953; and

MINUTES

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 2, 1947 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision e for a term of ten years from the date of this *amended* resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and the use restricted to real estate office operated by the new owner, George W. Hickey, Inc., and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. 9699/46)

481-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Rosario Esposito, owner, George P. Kirschner, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7i of the Zoning Resolution, permitting in a business use district, for a term of years, the change in occupancy from garage for five motor vehicles to motor vehicle repair shop (radiator and fender repairs).

PREMISES AFFECTED—30 Conselyea Street, south side, 200 feet west of Lorimer Street, Block 2756, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper . . . 4

Negative: 0

Absent: Vice-Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 3, 1948, on certain conditions; and

WHEREAS, the term of variance was extended on February 25, 1953; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 7, 1954; and

WHEREAS, the applicant requested an extension of the term of the variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 3, 1948, as thereafter *amended* by resolutions adopted through April 7, 1954 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision i for a term of five years from the date of this *amended* resolution, to permit . . . ; that other than as herein amended this resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. App. 707/47)

50-52-BZ—Vol. III

APPLICANT—Herbst & Rusciano, for Enlaw Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles.

PREMISES AFFECTED—760-778 East 189th Street, south

side, from Southern Boulevard to Prospect Avenue, 2455-2479 Southern Boulevard and 2450-2480 Prospect Avenue, Block 3115, Lot 21, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF THE BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice-Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on March 19, 1957, on certain conditions; and

WHEREAS, the resolution was amended on June 4, 1957; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 19 1957, as thereafter *amended* by resolution adopted on June 4, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." N. B. App. 98/56.

564-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Alley Pond Amusements, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence and local retail use district, for a term of 10 years, the maintenance of existing uses of kiddie park, miniature golf course, baseball batting range and storage shed, previously granted by the Board, archery, tram ride, scooter ride, pedestrian ramp and office and the parking of patron's motor vehicles and to add the use of ice skating rink and to increase the area for the parking of patron's motor vehicles.

PREMISES AFFECTED—229-01 to 230-21 (230-11 official) Northern Boulevard, north side from Alley Creek to 231st Street, Block 8083, Lots 25, 35 and 89, Block 8084, Lots 142 and 125, Block 8085, Lots 3 and 1, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Eugene P. Ginsberg and Robert H. Black.

ACTION OF THE BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice-Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II., on July 26, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1953, as thereafter *amended* by resolution adopted April 7, 1953, and thereafter *amended* by resolutions adopted through July 26, 1955, only so far as it has reference to the term of the variance so that as *amended* the resolution adopted April 7, 1953 calling for a term of five years under Section 7e is hereby *amended* so as to extend such term for an additional

MINUTES

five years from the date of this resolution *on condition* that all permits shall be obtained and all work completed and a new certificate of occupancy shall be obtained within six months from the date of this *amended* resolution. (Alt. App. 781/52).

854-52-BZ

APPLICANT—Max Horn, for Albertine A. Veryssel, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of the parking and storage of motor vehicles.

PREMISES AFFECTED—160-06 129th Avenue and 129-07 160th Street, southeast corner, Block 12274, Lots 5, 6 and 7, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 12, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1953, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 2377/52)

853-52-BZ

APPLICANT—Max Horn, for John Troia, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking and storage of motor vehicles.

PREMISES AFFECTED—160-06 128th Avenue and 128-05 160th Street, southeast corner, Block 12268, Lot 6, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

ACTION OF BOARD—Application reopened and term of variance and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 12, 1953, on certain conditions; and

WHEREAS, the resolution was amended on June 16, 1953; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1953, as *amended* by resolution adopted through June 16, 1953, only

so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. 2376/52)

874-52-BZ

APPLICANT—Patrick R. O'Connor, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 14, 1954—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—1774-1750 Zerega Avenue and 2403-2409 Fuller Avenue, northeast corner, Block 3997, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Patrick R. O'Connor.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4

Negative: 0

Absent: Vice-Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 9, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 14, 1953; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 9, 1953, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 833/52)

845-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max Isador and Jacob Lapidus, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition under sections 7c, 7e and 7i of the Zoning Resolution permitting in a business use district, the erection of a on story extension to the present building on Lot 48 and the combining of two adjacent gasoline service stations to include the following uses, lubritorium, car wash, minor auto repairs, office and sales, storage, body and fender repair shop, welding, incidental painting, spraying and the parking and storage of motor vehicles.

PREMISES AFFECTED—495-517 Utica Avenue, east side, 80 feet north of Rutland Road, Block 4591, Lots 4 and 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 0

Absent: Vice-Chairman Keating 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 29, 1957, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 29, 1957, in so far as it has reference to the number of pumps, so that as *amended* this portion of the resolution shall read:

"that the number of pumps may be increased by two and the pumps rearranged as indicated on revised plans marked 'Received February 6, 1957,' one sheet, *on condition* that no portion of any pump island shall be nearer than fifteen feet to the street building line of Utica Avenue and in all other respects the resolution above cited shall be complied with, as passed on by the Borough Superintendent under Alt. App. 593/57 under date of January 31, 1958."

5-56-BZ

APPLICANT—John F. Fitzsimons, for Ethel B. Gorman, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 21 and 7e of the Zoning Resolution, permitting in a residence use, G-1 area district, the proposed conversion of a 1-family dwelling and accessory garage to a 2-family dwelling and accessory garage.

PREMISES AFFECTED—106-15 227th Street, east side, 25 feet north of 107th Avenue, Block 11178, Lot 16, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper... 4
Negative: 0
Absent: Vice-Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 19, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 19, 1957, in so far as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, and the work is substantially completed, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this amended resolution." (Alt. App. 2810/55).

56-BZ

APPLICANT—Leonard F. Rothkrug, for Michael Sirote and Anne Goldin, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repair shop, lubricatorium, car washing (non-automatic), office and sales for a term of 15 years.

PREMISES AFFECTED—2812-2818 Westchester Avenue and 1601-1611 Mulford Avenue, southwest corner and 15-2819 Middletown Road, Block 4152, Lots 1, 2, 9, 10 and 11, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper... 4

Negative: 0

Absent: Vice-Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 13, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 13, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N. B. App. 1182/56).

655-56-BZ

APPLICANT—Ingram S. Carner, for Frances P. Headley, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district; the proposed erection and maintenance of a gasoline service station, lubricatorium, minor repairs with hand tools only; office, sale and storage of auto accessories, parking and storage of more than five cars waiting to be serviced.

PREMISES AFFECTED—6202-6212 New Utrecht Avenue, 1414 62nd Street, southwest corner and 6201-6207 14th Avenue, Block 5734, Lots 8 and 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 19, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 19, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings and the work will soon be started, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1719/56)

95-28-BZ—Vol. III

APPLICANT—George A. Diamond, for Free Greek Community, Three Hierarchs Church, owners.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent, previously withdrawn, under section 21 of the Zoning Resolution, to permit in a residence use E area district, the erection of a

MINUTES

two story and basement structure of Class 3 construction as an adjunct to an existing Church occupying more than the permitted area.

PREMISES AFFECTED—1714 Avenue "P", south side, west side of East 18th Street, Block 6780, Lots 6 and 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: George A. Diamond.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Vice Chairman Keating 1

330-33-BZ—Vol. V

APPLICANT—Lama, Proskauer and Prober, for George De Combo, owner.

SUBJECT—Application for consideration—reopening as Vol. V subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7e, 7h and 21 of the Zoning Resolution, permitting in a residence and local retail use district, the maintenance of existing uses of junk shop, auto wrecking, motor vehicle repair shop, refreshment stand and accessory parking of patron's cars and permitting the reconstruction and increase in area of existing gasoline service station, with a 2 story accessory building and permitting the erection and maintenance of a golf driving range, with accessory parking for patron's cars.

PREMISES AFFECTED—227-17 Northern Boulevard, northwest corner of mapped 229th Street, Block 6333, Lot 7, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. V subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Vice Chairman Keating 1

778-54-BZ—Vol. III

APPLICANT—Haus & Bresin, for Tally-Ho Realty Company, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent, previously denied, under section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office, for a term of 15 years.

PREMISES AFFECTED—1320-42 Remsen Avenue, west side, 263 feet 10¾ inches north of Avenue K, Borough of Brooklyn.

APPEARANCES—

For Applicant: Timothy Hartnett.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice-Chairman Keating 1

809-56-BZ

APPLICANT—Larry Meltzer, for Grace Bagnato, owner. Marathon Motors, Inc., lessee.

SUBJECT—Application for consideration—restoration to docket—re Application, decision of the Borough Superintendent, previously dismissed, under section 7e of the Zoning Resolution, to permit in a residence use district,

the maintenance of a business sign on the wall of a building and within 200 feet of an arterial highway.

PREMISES AFFECTED—313-63rd Street, north side, 100 feet east of 3rd Avenue, Block 5799, Lot 65, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

ACTION OF BOARD—Application reopened and restored to docket subject to the regular procedure, previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper..
Negative:
Absent: Vice-Chairman Keating

754-49-BZ—Vol. II

APPLICANT—Tobias Goldstone, for 2885 Realty Corporation, owner.

SUBJECT—Application reopened January 15, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing building from garage for owners' trucks, warehouse and storage to garage for more than five motor vehicles, storage, sale of cars, tires, electrical appliances and auto repair shop.

PREMISES AFFECTED—2889-2913 Coney Island Avenue, east side, 143 feet north of Shore Parkway at 2656-2666 East 11th Street, Block 7454, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper..
Negative:
Absent: Vice-Chairman Keating

852-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Tru Construction Co., owner.

SUBJECT—Application for consideration—re Application decision of the Borough Superintendent, previously denied, under sections 7e and 7h of the Zoning Resolution to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessory and office and to permit the parking and storage of motor vehicles for a term of 15 years.

PREMISES AFFECTED—8796-8818 20th Avenue at 1969-1979 Cropsey Avenue, northwest corner, Block 64, Lots 1, 6 and 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene P. Ginsberg.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper..
Negative:
Absent: Vice-Chairman Keating

384-57-BZ

APPLICANT—Milton S. Zeiberg, for Regina Strickberg, owner.

SUBJECT—Application for consideration—reopening new facts—re Application, decision of the Borough Superintendent, previously denied, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot, for the parking and storage of motor vehicles, for a stated term of 5 years.

PREMISES AFFECTED—41 East 182nd Street, northwest corner of Walton Avenue, Block 3186, Lots 80 and 81, Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Request to reopen dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Foley and Commissioner Sleeper 4

Negative: 0

Absent: Vice Chairman Keating 1

Adjourned: 4:45 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on November 6, 1957, as they appeared in Bulletin No. 46, Vol. 42, hereby corrected to read as follows:

8-56-BZ

APPLICANT—Lama, Proskauer and Prober, for 3rd and Intervale Parking, Inc., owner.

SUBJECT—Application December 11, 1956—decision of the Borough Superintendent, under section 7f, 7h and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station office and sales lubritorium, minor auto repairs, car washing, parking and storage of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1312-1320 Intervale avenue, east side, 112.42 ft. north of Freeman street, Block 2976, Lots 2 and 3, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and Joseph Cuno.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner

Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application May 21, 1957 after due notice by publication in the Bulletin; laid over to June 11, 1957, for inspection and decision; hearing closed; then to June 18, 1957, for inspection and decision; then laid over from June 18, 1957, for further consideration and decision; date to be set; then set November 6, 1957; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Southern boulevard, Intervale avenue, Wilkins avenue and Freeman street are in a business B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 14, 1956 acting on N.B. Applic. 1248-56, is:

"1. Proposed gasoline & oil selling station, office, sales room, lubritorium, car washing, minor repairs, parking & storage of more than 5 motor vehicles in a Business use district is contrary to Art. II Sect. 4(a) 15 & 29 & 46 of the Zoning Resolution and is therefore denied."

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100.26 ft. in depth, irregular, presently being used for the parking and storage of motor vehicles, and a frame one story 10 ft. by 10 ft. office installed under Alt. Applic. 1048-52, and for which certificate of occupancy No. 14075 was issued April 28, 1954; that it is proposed to remove this use and to erect, for a period of ten years, a modern gasoline service station consisting of twelve 550 gallon gasoline storage tanks, and three dispensing pumps; that the proposed accessory building will be one story in height of class 3 construction, having a frontage of 100 ft., a depth of 28 ft., and will contain the constructive uses of office and sales, lubritorium, minor auto repairs, car washing; that the rear portion of the site will be used for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the proposed building will be highly modern in design and will improve the

appearance of the community; that the gasoline pumps will be set 15 ft. back of the building line and the curb cuts will be limited to two 30 ft. wide curb cuts, thereby insuring ample pedestrian safety; that the parking and storage of motor vehicles on the site will help alleviate a serious parking problem in this area; that the entire area is in a business zone with sufficient stores for public requirements at this time; that there are no other gas stations in the affected area at this time and the proposal is as much a required service as any present local retail store; that the entire area is built up with dwellings, stores and apartment houses, thereby creating a need for the proposal; that Intervale avenue is a highly traversed auto lane leading across the Bronx, creating an additional need for the proposal at this time; that the land is high in value and inasmuch as additional stores would not be financially feasible at this time, it is mandatory that the owner develop the site as proposed so that he may receive an equitable return on his investment and continue to pay real estate taxes; that the proposed gas station will present a far better picture to the affected area than the present use of parking and storage that it proposes to replace; and

WHEREAS, the applicant states that the present owner has held title to the property since February 3, 1956; that the assessed valuation of land is \$25,000 and of the building \$500 making a total of \$25,500; that the building was erected in 1952; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, h and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application, marked "Received December 11, 1956", 3 sheets, on condition that all buildings and uses now on the site will be removed and the premises constructed and arranged as indicated on such plans; that the accessory building shall be of the design and arrangement indicated, faced with face brick on all sides and be without cellar; that in all other respects this building shall comply with the requirements of the Building Code; that pumps shall be of a low approved type, erected not nearer than 15 ft. to the street building line of Intervale avenue; that gasoline storage tanks, shall not exceed twelve 550 gallon approved tanks; that curb cuts shall be restricted to two located as now existing, reconstructed to comply with requirements therefor; that the sidewalk and curbing of the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that on the interior and rear lot lines where masonry walls of buildings on adjoining lots do not occur, there shall be constructed a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that signs shall be restricted to permanent signs attached to the facade of accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line of one post standard for supporting a sign which may be illuminated and which extend not more than 4 feet beyond the building line; that a block of concrete 12 in. in height shall be maintained against the building line at either side of the premises, of the size shown where indicated on plans; that under section 7i for a similar term, there may be motor vehicle repairing with hand tools only, for adjustments, maintained solely within the accessory building; that under section 7h for a similar term there may be parking of cars on such spaces as will not interfere with the servicing of the station; and that all permits required shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

* Correction—In premises affected, Block 2975, changed to Block 2976.

University of Illinois Library
Serials Dept.
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NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification shall be made by any person aggrieved or by the head of the public agency, within such time and under such procedural conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of the application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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CONTENTS

Petition and Certiorari Order Served on the Board of
Standards and Appeals.

Court Decision.

ocket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, March
4, 1958, Affecting Calendar Numbers 344-38-BZ—Vol.
IV, 755-38-BZ—Vol. II, 145-47-BZ—Vol. III, 532-57-
A, 36-53-BZ—Vol. II, 804-53-BZ—Vol. II, 215-57-BZ,
289-57-BZ, 389-57-BZ, 477-57-BZ, 498-57-BZ, 524-57-
BZ, 617-57-BZ, 722-57-BZ, 730-57-BZ, 800-57-BZ,
925-57-BZ, 945-57-BZ, 107-34-BZ—Vol. II, 100-38-BZ
—Vol. II, 556-45-BZ—Vol. II, 533-57-BZ, 548-57-BZ,
550-57-BZ, 595-57-BZ and 865-57-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, March
5, 1958, Affecting Calendar Numbers 1464-39-GR,
47-56-SM, 505-56-SM, 684-56-SM, 685-56-SM, 686-
56-SM, 22-57-SM, 82-57-SA, 89-57-SA, 196-57-SM, 411-
57-SA, 577-57-SA, 663-57-SM, 951-57-SA, 1090-48-SM,
5-57-A, 308-57-A, 734-57-A, 748-57-A, 1018-57-A, 48-
8-A, 13-58-A, 132-33-BZ—Vol. II, 348-46-BZ, 1011-
8-BZ—Vol. II, 173-52-BZ, 857-53-BZ, 756-55-BZ,
27-56-BZ, 572-56-BZ, 634-56-BZ, 62-57-BZ, 59-21-BZ
—Vol. II, 158-23-BZ—Vol. II, 569-46-BZ—Vol. III,
96-42-BZ—Vol. V, 286-52-BZ—Vol. II and 247-54-BZ
—Vol. II.

PETITION AND CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On March 4, 1958, Copy of Petition and Order of Certiorari was
served on the Board by Max Tirschwell, attorney for petitioners,
Charles H. Platt, et al., objecting property owners, seeing a review
of the Board's determination on January 28, 1958, granting a variance,
under Section 21 of the Zoning Resolution, to permit in a G-1 area
district, the conversion of a present one-family dwelling to a two-
family dwelling, Calendar Number 329-57-BZ; Premises 1161 East 21st
Street, east side, 240 feet south of Avenue J, Borough of Brooklyn.

COURT DECISION.

Matter of Maurice H. Ribolow vs. Harris H. Murdock, et al:—On
April 24, 1957, the Board granted a variance under Section 7, sub-
division f, of the Zoning Resolution, to permit in a business and resi-
dence use district the premises to be occupied as a gasoline service
station and accessory uses; Cal. No. 734-56-BZ; Premises 1010-1034
McDonald Avenue, 35-40 (official) Lawrence Avenue, and 15-21 Park-
ville Avenue, Borough of Brooklyn.

At Supreme Court, Kings County, Special Term, Mr. Justice Baker
sustained the Board's determination in the following decision, as it
appeared in the New York Law Journal of March 3, 1958, page 11:—

"Motion by respondents to vacate an order of certiorari and to
affirm the determination of the Board of Standards and Appeals.
The respondent board granted a variation for the erection and
maintenance of a gasoline station, etc., upon certain conditions set
forth in the resolution approving the application, for a term of
fifteen years. Petitioner contends that the objectants were not ac-
corded a full and impartial hearing, that the Board of Standards
and Appeals has not used any ascertainable standards, and that the
determination is arbitrary and capricious. It appears from the
record that the Board acted within its discretionary powers under
section 7(f) and (i) of the Zoning Resolution and imposed con-
ditions for the granting of the application. Petitioner has failed to
show that the determination of respondents is arbitrary or capri-
cious. The determination of respondents is affirmed, the order of
certiorari vacated, and the petition dismissed. Settle order on
notice.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman.

CALENDAR

DOCKET

New cases filed up to March 4, 1958

Cal. No. Dept. Premises Affected

84-58-SM—Glas-Kote, Flameproof material used for stage, auditorium, windows, etc., manufactured by Frankel Associates, Inc., Material.

85-58-BZ—B.M.—20-24 2nd Avenue and 30-32 East 1st Street, northeast corner, Block 443, Lots 1 and 62, Borough of Manhattan, N.B. 148-57—re gasoline service station, lubritorium, car washing, office, storage and parking of cars, minor repairs—business use district.

86-58-A—B.M.—218-220 5th Avenue and 5-7 West 26th Street, northwest corner, Block 828, Lot 35, Borough of Manhattan, Exit Order #557—re stairs.

87-58-A—B.Q.—42-67 147th Street, southeast corner of Beech Avenue, Block 5379, Lots 4, 6 and 7, Flushing, Borough of Queens, Alt. 147-58—re Class IV Construction—school and caretaker's apartment; public hallway, etc.

88-58-BZ—B.Q.—199-03 32nd Avenue, north side, 20 feet east of Jordan Avenue, Block 6022, Lot 22, Bayside, Borough of Queens, Alt. 2266-57—re change in use of Bowling Alley—retail and residence use district.

89-58-A—B.Q.—199-03 32nd Avenue, north side, 20 feet east of Jordan Avenue, Block 6022, Lot 22, Bayside, Borough of Queens, Alt. 2266-57—re stairway; marquee.

90-58-SM—Artic Roofing Inc., Roof Rolling, Shingles, Felt, etc., manufactured by Artic Roofing Inc., Material.

91-58-SM—Furnaflex, wood veneer for interior walls, manufactured by Wilcox-Woolford Corp., Material.

92-58-SM—Sefen Board, used as insulating wallboard, roof board and sheathing, manufactured by Sefen Ltd., Material.

93-58-SA—Hilti Automatic; powder actuated drive tool for studs and pins, manufactured by Hilti Machine Works, Appliance.

94-58-BZ—B.Q.—25-55 to 25-75 (25-65 official) Brooklyn-Queens Expressway, 69-01 to 69-09 20th Avenue, northeast corner and 25-44 to 25-62 70th Street, Block 1046, Lot 1, Jackson Heights, Borough of Queens, N.B. 4368-57—re gasoline service station, minor repairs, car washing, parking and storage of motor vehicles, etc.—residence use district.

95-57-A—B.M.—6-8 East 82nd Street, south side, 147 feet east of 5th Avenue, Block 1493, Lots 66 and 166, Borough of Manhattan, Alt. 1233-57—re Administrative offices for school and faculty lounge, etc.

Restored to Docket

569-46-BZ—Vol. III—B.Q.—49-10 47th Avenue, south side, 30 feet east of 49th Street, Block 2287, Lot 28, Woodside, Borough of Queens, Alt. 2213-57—re change in occupancy to office, warehouse, storage of motor vehicles and installation of gasoline tank and pump—residence use district.

158-23-BZ—Vol. II—B.B.—372-390 Gates Avenue and 390 Nostrand Avenue, southwest corner, Block 1812, Lot 42, Borough of Brooklyn, Alt. 297-57—re change in use to warehouse, accessory garage for more than five motor vehicles on the 1st floor and manufacturing on the upper floor—retail and residence use district.

247-54-BZ—Vol. II—B.Q.—75-01 to 75-09 (75-05 official) Parsons Boulevard and 158-02 to 158-20 75th Avenue, southeast corner, Block 6823, Lot 1, Flushing, Borough of Queens, Alt. 2228-57—re extension of the use of an existing gasoline service station, lubritorium, minor auto repairs with hand tools only, parking and storage of motor vehicles, etc.—local retail and residence use district.

286-52-BZ—Vol. II—B.B.—7202-7206 7th Avenue and 682-690 72nd Street, southwest corner, Block 5911, Lots 43, and 44, Borough of Brooklyn, Alt. 3888-57—re reconstruction of accessory building of existing gasoline station and consolidation of the two stations into a single gasoline service station, lubritorium, office, sales of auto parts, parking of cars awaiting service, etc.—business use district.

596-42-BZ—Vol. V—B.B.—692-710 Jamaica Avenue, south side, 54 feet west of Richmond Street, Block 4102, Lots 19 and 35, Borough of Brooklyn, Alt. 3558-57—re assembly area; installation of a dust collector, etc.—business and residence use district.

59-21-BZ—Vol. II—B.B.—73-97 Empire Boulevard and 81-103 McKeever Place, northeast corner and 56-58 Sullivan Place, Block 1306, Lot 28, Borough of Brooklyn, Alt. 590-55—reopened for extension of time to obtain Certificate of Occupancy—re motor vehicle repair shop, servicing lubrication, truck washing, garage, showroom and offices, etc.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 5
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
	Apr. 22, 1952—Vol. 37, No. 10

CALENDAR

Last Publication

Fireproof Wood, Testing of.....	Apr. 13, 1937—Vol. 22, No. 15
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Nov. 20, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for..	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Jan. 8, 1957.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MARCH 11, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 11, 1958, at 10 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

54-41-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Helen Knopke, owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of the existing legal gasoline service station to be used as a lubritorium, car washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, parking of more than five (5) cars waiting to be served with show windows within seventy-five (75) feet of the residence use district.

PREMISES AFFECTED—521-531 Coney Island Avenue and 39-49 Hinckley Place, northeast corner, Block 5113, Lot 24, Borough of Brooklyn.

Laid over from February 25, 1958, to March 11, 1958, for further hearing.

925-57-BZ

APPLICANT—James E. Vassalotti, for Bartholdi Turelamo, owner.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2375-2385 Cropsey Avenue and 846-8858 24th Avenue, northwest corner, Block 6890, Lot 1, Borough of Brooklyn.

Laid over from February 4, 1958 to March 4, 1958, for hearing after applicant has sent out notices to affected party owners; then to March 11, 1958, at the request of an objector, applicant concurring; no further request for adjournment considered.

925-57-BZ

APPLICANT—James E. Vassalotti, for Harry Augen, owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles and a ground sign on the retail portion of the plot, for a stated term of fifteen (15) years.

PREMISES AFFECTED—133-10 to 133-16 (133-12 official), Liberty Avenue and 104-01 to 104-11 133rd Street, southeast corner, Block 9587, Lots 1 and 2, Richmond Hill, Borough of Queens.

Laid over from March 4, 1958, to March 11, 1958, at the request of an objector; no further request for adjournment to be considered.

289-57-BZ

APPLICANT—Henry Nordheim, for Agostino Guerriero, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for motor vehicles for the stated term of two (2) years.

PREMISES AFFECTED—2487 Belmont Avenue, west side, 90 feet north of East 189th Street, Block 3078, Lot 65, Borough of The Bronx.

Laid over from March 4, 1958, to March 11, 1958, at the request of an objector, applicant concurring; no further request for adjournment considered.

36-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a heretofore granted warehouse of one story in height, to be increased to the west by a three story and cellar addition and this addition will connect to the heretofore granted factory and warehouse under Calendar 820-48-BZ.

PREMISES AFFECTED—72-15 to 72-23 Metropolitan Avenue, north side, 69.74 feet east of Pleasantview Street, Block 3057, Lot 34, Middle Village, Borough of Queens.

Laid over from March 4, 1958, to March 11, 1958, at the request of an objector, the applicant concurring; no further requests for adjournment considered.

864-56-BZ

APPLICANT—Robert S. Hansen, for The Cord-Meyer Co., owner (owner under contract: Irving Sussman).

SUBJECT—Application December 18, 1956—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen (15) years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—59-65 Fresh Pond Road, southeast corner of 59th Drive, (Mount Olivet Avenue); Block 2756, Lot 18, Maspeth, Borough of Queens.

718-57-BZ

APPLICANT—D. George Levine, for Vine Building Corp., owner.

SUBJECT—Application October 4, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance thereon of a gasoline service station, lubritorium, non-automatic auto laundry, sale of

CALENDAR

auto accessories, motor vehicle repair shop for minor repairs with hand tools only and parking of motor vehicles awaiting service for a term of fifteen (15) years.
PREMISES AFFECTED—6113-6123 Avenue U and 2074-2084 Mill Avenue, northwest corner, Block 8404, part of Lot 2, Borough of Brooklyn.

919-57-BZ

APPLICANT—Gabriel Nathan, for Jo-Max Realty Corp., owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence use district, the erection of a two story building to be occupied by a retail store on the first floor and a two family dwelling on the second floor.

PREMISES AFFECTED—4912 Avenue K, south side, 20 feet, 3½ inches east of Flatlands Avenue, Block 7829, Lot 44, Borough of Brooklyn.

798-57-BZ

APPLICANT—Paul Friedman, for 36-20 168th Street, Inc., and William Sparago, owners.

SUBJECT—Application November 4, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit for a stated term of 15 years on a plot located partly in a business use and partly in a residence use district, the erection and maintenance in the business portion of the premises of a gasoline service station, auto washing (non-automatic), lubritorium, minor repairs with hand tools only, office, storage and sale of auto accessories, and parking of more than five (5) cars awaiting service with proposed curb cuts and business entrances within 75 feet of a residence use district, and the maintenance on the portion of the premises within the residence use district, of parking and storage of motor vehicles of the pleasure type only.

PREMISES AFFECTED—1414-1424 Gravesend Neck Road, southwest corner of East 15th Street, Block 7399, Lot 89, Borough of Brooklyn.

888-57-BZ

APPLICANT—Charles M. Spindler, for George A. Volpe, owner.

SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7c of the zoning resolution, to permit in a retail and residence use district, the extension of the use of a boat yard, dwelling and sales room to include sale, display and repair of boats and the sale of gasoline for marine use only.

PREMISES AFFECTED—248-02 to 248-10 Brookville Boulevard and 154-01 to 154-21 248th Street (Broad Street), southeast corner, Block 13913, Lot 273, Hook Creek, Borough of Queens.

352-57-BZ

APPLICANT—Patrick D. Concagh, for 27 East 37th Street Corp., owner.

SUBJECT—Application May 2, 1957—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of the basement and first floor of an existing four-story dwelling to business use.

PREMISES AFFECTED—27 East 37th Street, north side, 200 feet east of Madison Avenue, Block 867, Lot 28, Borough of Manhattan.

964-57-BZ

APPLICANT—Samuel Rosenblum, for International Business Machines Corp., owner.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7c and 21 of the zoning resolution, to permit in a residence use district, the change of occupancy of the present three story building from garage on the first floor and two apartments on the upper floors to a photographic studio in the cellar and first floor with no change on the upper floors.

PREMISES AFFECTED—117 East 83rd Street, north side, 185 feet, 6¾ inches east of Park Avenue, Block 1512, Lot 9, Borough of Manhattan.

868-57-BZ

APPLICANT—Leonard F. Rothkrug, for Charles and Eva Vardakis, owners.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop with hand tools only, lubritorium, car washing (non-automatic), office and sales, and parking of cars awaiting service all for a term of fifteen (15) years with show windows, business entrance and curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—5001-5007 Avenue I and 1701-1713 Utica Avenue, northeast corner of Avenue I, Block 7754, Lot 6, Borough of Brooklyn.

963-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Summer and James V. Cirillo, owners.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage, and the parking and storage of motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2407-2417 Linden Boulevard and 498-510 Montauk Avenue, northwest corner, Block 4478, Lots 24 and 29, Borough of Brooklyn.

673-55-BZ—Vol. II

APPLICANT—Henry J. Nurick, for 92 Car Wash Corp., owner.

SUBJECT—Application reopened December 10, 1957 a Vol. II—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a business use district, the extension of a gasoline service station westerly, into the bed of East 58th Street, until such time as the street will be legally open to the public.

PREMISES AFFECTED—5802-5824 Church Avenue at 119-129 East 58th Street, southeast corner, Block 470, Lot 36, Borough of Brooklyn.

932-57-A

APPLICANT—Henry J. Nurick, for 92 Car Wash Corp., owner.

SUBJECT—Application November 14, 1957—filed pursuant to section 35, General City Law re construction in bed of mapped street—East 58th Street.

PREMISES AFFECTED—5802-5824 Church Avenue, at 119-129 East 58th Street, southeast corner, Block 4706, Lot 36, Borough of Brooklyn.

922-57-BZ

APPLICANT—Charles M. Spindler, for Anthony D'Allesio, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the installation of an approved perchlorethylene cleaning unit in an existing tailoring and dry cleaning establishment.

PREMISES AFFECTED—35-10 154th Street, west side, 80 feet south of 35th Avenue, Block 5264, Lot 1, Flushing, Borough of Queens.

733-57-BZ

APPLICANT—Paul Friedman, for Harry Augen and Anna Palenychka, owners (Esso Standard Oil Co., Co. additional vendee).

SUBJECT—Application October 11, 1957—decision of the Borough Superintendent, under sections 7e and 7h of

CALENDAR

zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories and parking and storage of cars awaiting service, with ground sign in a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—111-02 to 111-18 (111-10 official) Springfield Boulevard and 216-40 to 216-48 111th Avenue, southwest corner, Block 11144, Lot 26 (26, 31, 32, 33, 34 and 35), Queens Village, Borough of Queens.

76-57-BZ

APPLICANT—Robert J. Crinnion, for Elsa Vitaglione, owner.

SUBJECT—Application December 6, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a E-1 area district, the use of an existing two family dwelling as a three family multiple dwelling.

PREMISES AFFECTED—3217 Griswold Avenue, northwest corner of Stadium Avenue, Block 5412, Lot 172, Borough of The Bronx.

77-57-A

APPLICANT—Robert J. Crinnion, for Elsa Vitaglione, owner.

SUBJECT—Application December 6, 1957—filed pursuant to section 310 of The Multiple Dwelling Law for variation of section 56, subdivision 1 of the Multiple Dwelling Law re two-family frame dwelling illegally converted to three families.

PREMISES AFFECTED—3217 Griswold Avenue, northwest corner of Stadium Avenue, Block 5412, Lot 172, Borough of The Bronx.

83-57-BZ

APPLICANT—Leonard F. Rothkrug, for Lawrence Marino, doing business as L. Marino, Inc., owner.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a D area district, a two story extension of an existing shop for the manufacture of canvas covers occupying more than the permitted area.

PREMISES AFFECTED—8802-8810 Foster Avenue, southeast corner of East 88th Street, Block 7967, Lot 35, Borough of Brooklyn.

1-37-BZ—Vol. III

APPLICANT—Henry Nordheim, for Anthony Moccia, owner.

SUBJECT—Application reopened December 4, 1956 as Vol. III—re decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a residence use district, the extension of an existing parking lot by the addition of two adjoining lots.

PREMISES AFFECTED—1110 East 216th Street and 3585 Wilson Avenue, southwest corner, Block 4710, Lots 24 and 26, Borough of The Bronx.

4-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent, under sections 7c and 7A of the zoning resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubritorium, car washing, parking and storage of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

303-26-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened September 25, 1956 as Vol. IV—re decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence and business use district, the lower or ground floor of the property to be used for the storage of paper cartons and the upper floor to be used for the manufacture, storage and distribution of infants apparel, quilts, blankets, pillows and office incidental thereto.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

52-48-A—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened January 8, 1957 as Vol. III—re Appeal from a decision of the Borough Superintendent—relating to egress.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

156-36-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. II—re decision of the Borough Superintendent, under section 7c and 7i of the zoning resolution, to permit in a business use district, of an existing gasoline service station, the inclusion of the additional uses of minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—1932-1938 Coney Island Avenue, northwest corner of Avenue P, Block 6617, Lot 45, Borough of Brooklyn.

201-57-BZ

APPLICANT—Joseph Levy Jr., for Marie Kramer, owner.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sales of accessories for the stated term of fifteen (15) years.

PREMISES AFFECTED—1141-1145 Bedford Avenue and 127-129 Madison Street, northeast corner, Block 1817, Lot 1, Borough of Brooklyn.

484-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for General Linen Supply and Laundry Co., Inc., owner.

SUBJECT—Application reopened February 11, 1958 for consideration of amended plans as to second story—decision of the Borough Superintendent, previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district and C area district, the erection of an extension for business use, occupying more than the permitted area and providing less than the required distance from the rear lot line.

PREMISES AFFECTED—441-453 and 467-477 Prospect Avenue, north side, 148 feet, 6 inches east of 8th Avenue, Block 1113, Lots 61, 73 to 77 inclusive, Borough of Brooklyn.

280-57-BZ

APPLICANT—Leonard F. Rothkrug, for Guy-John Realty Co., Inc., owner.

SUBJECT—Application reopened February 11, 1958 for consideration as to amendment—decision of the Borough Superintendent, previously granted on condition under sections 7c and 21 of the Zoning Resolution, permitting

CALENDAR

in a business and residence use, C area district, the erection and maintenance of a meat processing plant with an accessory retail store using more than the permitted area.
PREMISES AFFECTED—1109-1115 Burke Avenue, north side, 50 feet west of Yates Avenue, Block 4614, Lot 3, Borough of The Bronx.

683-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application September 6, 1955—(decision of the borough superintendent) under sections 7e and 7h, to permit in a residence use district, the erection and maintenance of a gasoline service station, office sales, storage room, lubritorium, minor auto repairs, car washing, parking and storage of motor vehicles.

PREMISES AFFECTED—60-02 to 60-14 48th Avenue, 48-01 to 48-11 60th Street, southeast corner and 60-01 to 60-17 Connecting Highway, Block 2333, Lot 45, Elmhurst, Borough of Queens.

Laid over from July 3, 1956 to July 24, 1956 for inspection and decision; hearing closed; then laid over for consideration as to possible further development in the area, particularly as to the parks about to be developed according to plans of the Park Department; date for decision to be set; then set for decision on March 26, 1957; then to April 9, 1957, for further consideration after the Department of Parks has submitted a report as to progress in constructing the proposed park and playground and a report from the Borough President as to progress in reconstruction of the Connecting Highway; then to May 7, 1957, for applicant to file revised plans as to park; and for decision; then to May 21, 1957, for applicant to file revised plans as to park conditions, with measurements; then to June 4, 1957, for revised plans and decision; then laid over for further study by the Board; date to be determined; then set for March 11, 1958.

887-56-BZ

APPLICANT—Charles C. Weinstein, for Alfred Simon, owner.

SUBJECT—Application December 28, 1956—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, utility room, office and sale of accessories, for a stated period of fifteen (15) years.

PREMISES AFFECTED—1412-1420 Edward L. Grant Highway, east side, 34 feet south of Plimpton Avenue, Block 2874, Lots 3, 5, 6, 8 and 9, Borough of The Bronx.

Laid over from November 19, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957; then to January 7, 1958, for further inspection and decision; then laid over for decision; date to be set; then set for March 11, 1958.

846-57-BZ

APPLICANT—Harry M. Prince, for Walter Cohen, owner; The Seven Arts Center, lessee.

SUBJECT—Application November 21, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail use district, the change of use of an existing building from Club, Concert, Recital Halls, and dance studio to Club, Theatres and dance studio.

PREMISES AFFECTED—120 Madison Avenue, west side, 25 feet north of East 30th Street, Block 860, Lot 16, Borough of Manhattan.

Laid over from February 25, 1958, to March 11, 1958, for inspection and further hearing.

702-57-BZ

APPLICANT—Frederick A. Ketcher, for Barbchester Estates, Inc., owner; Kesbec, Inc., lessee.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a business use district, the extension of an existing legal gasoline station, and for the reconstruction and maintenance of the accessory building for the legal existing use of gasoline service station, office and storage, and for the additional uses of car wash, sale of used cars, motor vehicle repairs with hand tools only and for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—5701 Broadway, northwest corner of West 234th Street, Block 3405, Lot 175, Borough of The Bronx.

Laid over from February 4, 1958, to March 11, 1958, for inspection and decision; hearing closed.

668-57-BZ

APPLICANT—John F. Fitzsimons, for Astoria Federal Savings and Loan Association, owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the storage and parking of motor vehicles.

PREMISES AFFECTED—30-20 38th Street, west side, 126.40 feet south of 30th Avenue, Block 659, Lots 54, 55 and 153, Long Island City, Borough of Queens.

Laid over from February 4, 1958, to March 11, 1958, for inspection and decision; hearing closed.

122-57-BZ

APPLICANT—Larry Meltzer, for Charles Macaluso, owner.

SUBJECT—Application February 13, 1957—decision of the Borough Superintendent under sections 7a and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of an extension of the existing ornamental shop exceeding the permissible area in a C area district.

PREMISES AFFECTED—8509 Bay 16th Street, East side, 100 feet north of 86th Street, Block 6343, Lot 25, Borough of Brooklyn.

Laid over from January 28, 1958, to February 11, 1958, at the request of an objector; then to March 11, 1958, for inspection and decision; hearing closed.

779-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Tir Holding Corp., owner.

SUBJECT—Application October 30, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—137-21 to 137-29 (137-25 official) Jamaica Avenue, north side, from 138th Street to Van Wyck Expressway; 88-46 to 88-56 138th Street and 88-46 to 88-53 Van Wyck Expressway, Block 9618, Lot 3, Jamaica, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

796-57-BZ

APPLICANT—Charles M. Spindler, for Foral Real Corp., owner.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of auto accessories, minor auto repairs with hand tools on parking and storage of motor vehicles and auto safe inspection station for a stated term of fifteen (15) years.

CALENDAR

PREMISES AFFECTED—74-02 to 74-16 Yellowstone Boulevard (74-10 official), east side, 94.19 feet north of Nansen Street, Block 3178, Lot 70, Forest Hills, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

32-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), minor repairs with hand tool only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

76-57-BZ

APPLICANT—Leonard F. Rothkrug, for A. C. A. Auto Sales, Inc., owner; successor to Torlim Realty Corp.

SUBJECT—Application May 7, 1957—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a motor vehicle repair shop and to permit the sale and display of new and used cars and new and used auto parts on the unbuilt upon portion of the premises for a term of ten (10) years.

PREMISES AFFECTED—2735-2743 Cropsey Avenue, east side, 34 feet 7 $\frac{3}{4}$ inches north of Bay 47th Street, Block 6914, Lots 75, 76 and 78, Borough of Brooklyn.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

30-27-BZ—Vol. VI

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. VI—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit partly in a residence use district and partly in a business use district, the additional uses of minor auto repairs with hand tools only maintained solely within the accessory building and the parking of motor vehicles awaiting service at an existing gasoline service station, lubricatorium and auto laundry previously granted by the board and the extension in the term of variance, for an additional fifteen (15) years, for the existing as well as the proposed uses.

PREMISES AFFECTED—73-38 to 73-42 Cooper Avenue, south side, 22.29 feet west of 74th Street, Block 3811, Lot 58, Glendale, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

3-57-BZ

APPLICANT—John F. Fitzsimons, for Peter Kalopodis, owner.

SUBJECT—Application August 12, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station with accessory use of lubricatorium, non automatic auto laundry, minor auto repairs with hand tools only and the parking of cars awaiting service.

PREMISES AFFECTED—43-15 Ditmars Boulevard and 21-74 to 21-82 45th Street, northwest corner, Block 784, Lot 64, Astoria, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

464-57-BZ

APPLICANT—Andrew DiCamillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a E area district the erection of and extension on the front of the present two story building with less than the required setback and a rear extension encroaching on the required rear yard.

PREMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed.

465-57-A

APPLICANT—Andrew Di Camillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—Appeal from a decision of the Borough Superintendent, re frame walls and openings within 3 feet of lot line.

PREMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

755-38-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Rosenstock Motors, Inc., owner.

SUBJECT—Application reopened May 21, 1957 as Vol. II—(decision of the Borough Superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sale of accessories, car washing (non automatic), automobile repairs with hand tools, lubricatorium, parking and storage of more than five motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—880-890 Dawson Street and 929-939 Intervale Avenue, southeast corner, Block 2702, Lot 41, Borough of The Bronx.

Laid over from November 13, 1957, to November 19, 1957, at the request of a representative of the Board of Education; then to December 17, 1957, at the request of the Board of Education to permit a population study of the area, to January 28, 1958, at the request of the Board of Education; no further requests for adjournment entertained; then to March 4, 1958, at the request of the Board of Education; then to March 11, 1958, for consideration and decision; hearing closed.

617-57-BZ

APPLICANT—Robert Gottlieb, for Harvey Lowenhar, owner.

SUBJECT—Application September 9, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—361 Ford Street, north side and 354 East 183rd Street, south side, 300 feet west of Webster Avenue, Block 3143, Lots 191, 193, 218, 219 and 220, Borough of The Bronx.

Laid over from March 4, 1958, to March 11, 1958, for inspection and decision; hearing closed.

145-47-BZ—Vol. III

APPLICANT—Abraham Grossman, for Zampieri Brothers, Inc., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. III—re decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the extension of the present bakery use to an adjoining building as a retail and wholesale bakery.

PREMISES AFFECTED—17-19 Cornelia Street, north side, 191 feet, 1 inch west of West 4th Street, Block 590, Lots 39 and 40, Borough of Manhattan.

Laid over from March 4, 1958, to March 11, 1958, for inspection and decision; hearing closed.

CALENDAR

532-57-A

APPLICANT—Abraham Grossman, for Zampieri Brothers, Inc. owner.

SUBJECT—Application May 28, 1957—Appeal from a decision of the Borough Superintendent, re live load, egress etc.

PREMISES AFFECTED—17-19 Cornelia Street, north side, 191 feet 1 inch west of West 4th Street, Block 590, Lots 39 and 40, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 11, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 11, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

783-54-SM

APPLICANT—The Peelle Company, owner.

SUBJECT—Application October 4, 1954—Peelle Hollow Metal Slide Up or Slide Down Door Assembly, approval of.

784-54-SM

APPLICANT—The Peelle Company, owner.

SUBJECT—Application October 4, 1954—Peelle Hollow Metal 1½ Hour Insulated Swing or Double Swing Access Door, approval of.

153-56-SA

APPLICANT—Pennsylvania Furnace & Iron Co., owner. Fullerton Equipment Corp., Agent.

SUBJECT—Application February 16, 1956—Pennco Cast Iron Gas-fired Boilers, Series 2, 3 and 6, approval of.

357-57-SM

APPLICANT—Josam Manufacturing Co., owner. V. T. Manas, applicant.

SUBJECT—Application April 18, 1957—Universal Closet Carrier and Wall Fitting, approval of.

892-57-SM

APPLICANT—OPW Corporation, owner. Ned H. Heinzler, Agent.

SUBJECT—Application September 21, 1957—OPW Fil-O-Matic Nozzle, Model 1811-H, for fueling motor vehicles, approval of.

983-57-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application December 23, 1957—Tokheim High Capacity Submerged Pump Assembly, for pumping motor fuels by remote control, Models 60E and 60-ES, approval of.

1000-57-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application December 23, 1957—Tokheim Electric Power Gasoline Dispensing Pump, Model 48, approval of.

1101-48-SA—Vol. II

APPLICANT—Pure Carbonic Corp., Div. of Air Reduction Company, owner.

SUBJECT—Application reopened October 3, 1952 for amendment of resolution as to additional use and increased capacity—re Carboflex Low Pressure CO2 Converter-Receiver; previously approved.

304-56-SM

APPLICANT—Sylvania Electric Products, Inc., owner.

SUBJECT—Application reopened January 7, 1958 for amendment to resolution as to additional type of construc-

tion of plastic ceiling—Sylvania Sylvania-Aire Corrugated Plastic Light Diffuser; previously approved.

394-56-SM

APPLICANT—Acme Steel Door Corporation, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional interlocking channel—C.L.A. Hollow Metal 1½ Hour Fire Door; previously approved.

690-56-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional louvers, Gold Bond Aluminum Recessed Flange Type, Gold Bond Aluminum, Flush Flange Louver and Gold Bond Roof Ventilator, Gold Bond Midget Louvers—Gold Bond Aluminum Louvers and Ventilators; previously approved.

115-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyce Green, owners.

SUBJECT—Application December 22, 1955—Appeal from a decision of the Borough Superintendent—re review of Borough Superintendent's decision re zoning matter.

PREMISES AFFECTED—100-104 Central Park South and 1431-1439 Avenue of the Americas, southwest corner Block 1011, Lot 33, Borough of Manhattan.

466-57-A

APPLICANT—Andrew DiCamillo, for Josephine Aless owner.

SUBJECT—Application June 18, 1957—Appeal from decision of the Borough Superintendent, re use of frame building as Nursing Home, etc.

PREMISES AFFECTED—8807 21st Avenue, east side, 12 feet north of Cropsey Avenue, Block 6445, Lot 13, Borough of Brooklyn.

4-58-A

APPLICANT—Albert H. Morgan, for Globe International, Inc., owner; Globe Lighting Products, Inc., lessee.

SUBJECT—Application January 7, 1958—Appeal from decision of the Borough Superintendent, re use of Spraying Equipment not of approved type.

PREMISES AFFECTED—1710 Flushing Avenue, south east corner of Cypress Avenue, Block 3412, Lot 47, Maspeth, Borough of Queens.

567-57-A

APPLICANT—Jacob Steinfeld for Ruby Philite Corp. lessee (Beland Realty Corp., owner).

SUBJECT—Application July 17, 1957—Appeal from decision of the Fire Commissioner—re use of Ransburg Electrocoating No. 2 Paint Spray System, not approved.

PREMISES AFFECTED—32-02 Queens Boulevard, south side, from Van Dam Street to 32nd Place, Block 24 Lot 16, Long Island City, Borough of Queens.

13-58-A

APPLICANT—Lama, Proskauer and Prober, for Hunt Point Homes, Inc., owner.

SUBJECT—Application January 10, 1958—Appeal from decision of the Borough Superintendent, re increase number of beds—Nursing Home.

PREMISES AFFECTED—1295-1297 Lafayette Avenue northwest corner of Faile Street, Block 2762, Lot 2 Borough of The Bronx.

628-57-A

APPLICANT—Continental Can Co., Inc., owner.

SUBJECT—Application August 1, 1957—Appeal from decision of the Fire Commissioner and a decision of the Borough Superintendent—re use of Gas-fire oven—not approved type.

CALENDAR

REMISES AFFECTED—50-02 55th Avenue, south side, 50 feet east of 50th Street, Block 2573, Lot 25, Maspeth, Borough of Queens.

5-57-A

APPLICANT—Standard Fruit and Steamship Co., lessee for Department of Marine and Aviation, owner.

SUBJECT—Application January 31, 1957—Appeal from an order of the Fire Commissioner, re use of kerosene as fuel, etc.

REMISES AFFECTED—Pier 13, East River, East side, 600 ft. east of South and Wall Streets, Block 36, Lot 25, Borough of Manhattan.

34-57-A—Vol. II

APPLICANT—Joseph Saravis, for Jonan Holding Corporation, owner.

SUBJECT—Application reopened January 14, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction and egress.

REMISES AFFECTED—88-01 Parsons Boulevard, south-east corner of 88th Avenue, Block 9764, Lot 15, Jamaica, Borough of Queens.

5-57-A

APPLICANT—Lama, Proskauer and Prober, for Michael Tenenbaum, owner.

SUBJECT—Application October 22, 1957—Appeal from a decision of the Borough Superintendent, re Class 4 construction to be used as Doctor's offices.

REMISES AFFECTED—1995 Rockaway Parkway, east side, 124 feet north of Sea View Avenue, Block 8300, Lot 16, Borough of Brooklyn.

58-A

APPLICANT—Larry Meltzer, for Ariston Quality Exporters, owner.

SUBJECT—Application January 14, 1958—Appeal from a decision of the Borough Superintendent, re 2nd means of egress.

REMISES AFFECTED—20 Bond Street, north side, 6 feet, 7½ inches east of Lafayette Street, Block 530, Lot 58, Borough of Manhattan.

58-A

APPLICANT—Leonard F. Rothkrug, for Samuel Klein, owner.

SUBJECT—Application December 23, 1957—Appeal from a decision of the Borough Superintendent, re removal of walls between 2 Class 4 Buildings.

REMISES AFFECTED—1673-1675 Broadway, east side, 30 feet, 9 inches north of Decatur Street, Block 3426, Lots 5 and 6, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 18, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 18, 1958, at 10 o'clock in Room 13, Municipal Building, Manhattan, on the following matters:

5-57-BZ

APPLICANT—Gilbert Lazerus, for Elsie C. Katz and Adele Wilson, owners.

SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the construction and maintenance for a term of fifteen (15) years of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only (no welding or spraying), storage and sale of accessories, and incidental parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—43-32 to 43-38 222nd Street and 221-11 to 221-19 Northern Boulevard, northwest corner, Block 6327, Lots 40 and 42, Bayside, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, at the request of an objector, applicant concurring; no further request for adjournment considered.

290-57-BZ

APPLICANT—Henry Nordheim, for Jack Stevenson, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the occupancy of an existing one story building for the retail sale and manufacture of mattresses.

PREMISES AFFECTED—2152 Second Avenue, east side, 75 feet 11 inches north of East 110th Street, Block 1682, Lot 4, Borough of Manhattan.

559-53-BZ—Vol. II

APPLICANT—Herman Kron, for Aywon Crescent Service Station, Inc., owner.

SUBJECT—Application reopened June 26, 1956 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the extension of the use of an existing gasoline service station to include lubritorium, parking and storage of more than five (5) motor vehicles and the sale of used cars.

PREMISES AFFECTED—1253 Edward L. Grant Highway, west side, 201.4 feet north of Jerome Avenue, Block 2506, Lots 54 and 56, Borough of The Bronx.

933-57-BZ

APPLICANT—Paul Friedman, for Woodsam Associates, Inc., owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—2177-2185 Starling Avenue, northwest corner of Castle Hill Avenue, Block 3948, Lot 47, Borough of The Bronx.

912-57-BZ

APPLICANT—Wechsler and Schimenti, for Philip Rosenzweig, owner.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from garage on the first floor and storage on the second floor to a launderette on the first floor and offices on the second floor.

PREMISES AFFECTED—2149 Caton Avenue, north side, 100 feet east of Flatbush Avenue, Block 5083, Lot 120, Borough of Brooklyn.

669-57-BZ

APPLICANT—Alfred H. Eccles, for Polarad Electronics Corp., owner.

SUBJECT—Application September 25, 1957—decision of the Borough Superintendent, under section 19A of the Zoning Resolution, to permit in an unrestricted use district, the continued use of an existing building providing less than the required number of loading berths.

PREMISES AFFECTED—33-02 to 33-20 Queens Boulevard, 45-01 to 45-09 33rd Street, southeast corner and 45-02 to 45-10 34th Street, Block 247, Lot 30, Long Island City, Borough of Queens.

CALENDAR

670-57-A

APPLICANT—Alfred H. Eccles, for Polarad Electronics Corp., owner.

SUBJECT—Application September 25, 1957—Appeal from a decision of the Borough Superintendent—re exits, etc.

PREMISES AFFECTED—33-02 to 33-20 Queens Boulevard, 45-01 to 45-09 33rd Street, southeast corner and 45-02 to 45-10 34th Street, Block 247, Lot 30, Long Island City, Borough of Queens.

530-57-BZ

APPLICANT—Patrick D. Concagh, for Isidore Maizes, owner.

SUBJECT—Application July 16, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), office for sale and storage of accessories, minor auto repairs with hand tools only and accessory parking of cars awaiting service.

PREMISES AFFECTED—985-989 Burke Avenue and 3201-3209 Paulding Avenue, northwest corner, Block 4610, Lots 1 and 2, Borough of The Bronx.

597-57-BZ

APPLICANT—Milton S. Zeiberg, for Open Stair Dwellings Co., Inc., owner; James Joyner, lessee.

SUBJECT—Application August 21, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles. The term of the variance requested therein is for a period of five (5) years.

PREMISES AFFECTED—219 West 146th Street, north side, 33.4 feet west of 7th Avenue, Block 2032, Lots 17 and 47, Borough of Manhattan.

961-57-BZ

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a one story building from minor motor vehicle repair shop to receiving, storage and shipping of United States serviceman's belongings.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet 11¼ inches east of 18th Avenue, Block 5480, Lot 14, Borough of Brooklyn.

962-57-A

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—Appeal from a decision of the Borough Superintendent; re area of Class III construction excessive.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet, 11¼ inches east of 18th Avenue, 1st floor; Block 5480, Lot 14, Borough of Brooklyn.

715-57-BZ

APPLICANT—Albert Melniker, for Harry and Edward Risch, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under sections 7A, 7c, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the rehabilitation of an existing gasoline service station and motor vehicle repair shop and the extension of the uses to include sale of accessories, office and parking and storage of more than five (5) motor vehicles to the adjacent lot with business entrances and exits within 75 feet of the residence use district.

PREMISES AFFECTED—4244-4248 Hylan Boulevard, 94-102 Croton Street, southeast corner and 93-101 Littlefield Avenue, Block 5317, Lot 5, Eltingville, Borough of Richmond.

969-57-BZ

APPLICANT—Morris Hannes, for Henry Payson, owner.

SUBJECT—Application December 26, 1957—decision of the Borough Superintendent, under sections 7b and 7c of the Zoning Resolution, to permit in a retail and residence use district, the change of occupancy of the present combined building from residence to restaurant in the cellar and first floor and two family residence above.

PREMISES AFFECTED—134-136 East 40th Street, south side, 87 feet east of Lexington Avenue, Block 895, Lots 67 and 68, Borough of Manhattan.

644-57-BZ

APPLICANT—Henry Nordheim, for Elsa Harrington, owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use district the erection of a one story building to be used as a funeral establishment in conjunction with an existing one story building which will be used as an office.

PREMISES AFFECTED—6001 Riverdale Avenue, west side, 596.25 feet north of West 259th Street, Block 3426, Lots 175 and 176, Borough of The Bronx.

209-46-BZ—Vol. V

APPLICANT—Holtzman Sharf, Mackell and Hellenbrand for H. M. Williams Company, Inc. owner.

SUBJECT—Application reopened October 16, 1956 as Vol. V—decision of the Borough Superintendent, under section 7c and 7h of the Zoning Resolution, to permit in a residence and retail use district, the extension of the existing parking lot for more than five (5) cars to include car waiting to be serviced in conjunction with the present auto showroom, offices, greasing, parts dept. minor repairs and welding incidental thereto, spray booth, also washing and wheel alignment in conjunction with the present Chevrolet agency on premises, parking of more than five (5) car and used car sales.

PREMISES AFFECTED—93-01 to 94-05 Northern Boulevard and 32-02 to 32-20 Junction Boulevard, northwest corner, Block 1423, Lots 30 and 45, Jackson Heights, Borough of Queens.

728-29-BZ—Vol. II

APPLICANT—Paul Friedman, for Nat Spinard, owner.

SUBJECT—Application reopened November 6, 1957 as Vol. II—decision of the Borough Superintendent, under section 7f, 7e, 7h, 7i, 7A of the Zoning Resolution, to permit on a plot located partly within a residence use district, the erection and maintenance of a gasoline service station, car wash (non automatic), lubritory, minor auto repairs with hand tools only, office and sale of automobile accessories, parking and storage of motor vehicles, with ground signs in a retail and residence use district, and with show windows, a sign and curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—154-02 to 154-12 (154-04 official) Horace Harding Expressway and 61-01 to 61-1 Kissena Boulevard, southeast corner, Block 6744, Lot 7 Flushing, Borough of Queens.

193-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L.B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. I—decision of the Borough Superintendent, under section 7e, 7f, and 7i of the Zoning Resolution, to permit in business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, non automatic auto laundry, minor auto repairs with hand tools only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1016-1030 Broadway and 87-876 Willoughby Avenue, southwest corner, Block 159, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

CALENDAR

- 643-57-BZ**
APPLICANT—Aaron Halpern, for Lomonax Realty Corp., owner.
SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, the extension of the second floor of an existing two story building and the factory use (light manufacturing) to include showroom and office.
PREMISES AFFECTED—136-14 38th Avenue, south side, 100 feet east of Main Street, Block 4978, Lot 110, Flushing, Borough of Queens.
- 910-55-BZ—Vol. II**
APPLICANT—Dominick Salvati and Son, for Al Smith, owner.
SUBJECT—Application reopened July 2, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a one story extension to an existing broom factory that will occupy more than the permitted area coverage.
PREMISES AFFECTED—9517-9521 Avenue J, north side, 77 feet 11¾ inches east of East 95th Street, Block 8203, Lot 5, Borough of Brooklyn.
- 19-57-BZ**
APPLICANT—Mathew Manes, for William Rueck and Minnie A. Dunlop, owners; Sun Oil Co., lessee.
SUBJECT—Application April 22, 1957—decision of the Borough Superintendent, under sections 7c, 7f and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, lubricatorium, office, sale of auto accessories and parking of cars awaiting service, with curb cuts and show windows within 75 feet of a residence zone and the erection of post standards and illuminated signs, for a stated term of fifteen (15) years.
PREMISES AFFECTED—253-02 to 253-26 Hillside Avenue, 84-02 to 84-10 Little Neck Parkway, southwest corner and 84-01 to 84-09 253rd Street, Block 8607, Lot 180 (tentative), Bellerose, Borough of Queens.
 Laid over from December 3, 1957, for inspection and decision; date to be set; hearing closed; then set for December 17, 1957; then to January 14, 1958, for further consideration and decision; then to February 11, 1958, for further consideration and possible further inspection; then March 18, 1958, for further hearing, applicant to send notice to all owners by regular mail, to consider additional etc.
- 2-49-BZ**
APPLICANT—Charles M. Spindler, for Alfred Herschkovitz, owner.
SUBJECT—Application reopened February 11, 1958 for consideration as to extension of time to complete—expired November 1, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.
PREMISES AFFECTED—1794-1798 Park Place, south side, 202 feet, 6 inches west of Saratoga Avenue, Block 467, Lot 31, Borough of Brooklyn.
- 4-57-BZ**
APPLICANT—J. G. L. Molloy, for Embers Realty Corp., owner.
SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a F area district, the erection of a six-story and cellar Class A Multiple Dwelling.
PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.
 Laid over from January 14, 1958, to March 18, 1958, for consideration and decision; with permission to applicant to file further statement; hearing closed.
- 587-57-BZ**
APPLICANT—Robert Gottlieb for 174 Boston Properties Corp., owner.
SUBJECT—Application August 2, 1957, decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.
PREMISES AFFECTED—1675 Hoe Avenue, west side, 100 feet north of East 173rd Street, Block 2983, Lot 42, Borough of The Bronx.
 Laid over from February 4, 1958 to March 18, 1958, for inspection and decision; hearing closed.
- 820-56-BZ—Vol. II**
APPLICANT—Robert Gottlieb and Charles A. Buckley, Jr., for 174 Boston Property Corp., owner.
SUBJECT—Application reopened April 2, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, office, lubricatorium, car wash, storage, auto accessory sales and parking and storage of motor vehicles.
PREMISES AFFECTED—1660-1666 Southern Boulevard, northeast corner of East 173rd Street, Block 2983, Lots 1 and 46, Borough of The Bronx.
 Laid over from January 14, 1958, to February 18, 1958, for inspection and decision; hearing closed; then to March 18, 1958, for further inspection and decision; on same date of hearing as Cal. No. 587-57-BZ; applicant to inform Board as to sales car lot's ownership, located on Southern Boulevard.
- 581-42-BZ—Vol. II**
APPLICANT—Sidney H. Kitzler, for Homecrest Service Station, Inc., owner.
SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c, 7i, 7A of the Zoning Resolution, to permit in a business use district, the erection of an extension to the existing service building and extend the uses of the present gasoline service station to include wheel alignment.
PREMISES AFFECTED—2315-2325 Coney Island Avenue and 1102-1110 Avenue T, southeast corner, Block 7315, Lots 1 and 3, Borough of Brooklyn.
 Laid over from February 4, 1958, to March 18, 1958, for inspection and decision; hearing closed.
- 861-57-BZ**
APPLICANT—Leonard F. Rothkrug, for 128 East 62nd Street Corp., owner.
SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a B area district, a two story extension of an existing building occupied as a doctor's office and apartments into the required rear yard.
PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet, 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.
 Laid over from February 4, 1958, to March 18, 1958, for inspection and decision; hearing closed; applicant to file an additional plan showing what was permitted to be covered and what actually was covered, and accurate and correct plans showing adjoining buildings and yards.
- 428-57-A**
APPLICANT—Henry Kohler, for 128 East 62d Street Corp., owner.
SUBJECT—Application May 23, 1957—Appeal from a decision of the Borough Superintendent—re Permit 452-57 re Alt 7-57, dated March 1, 1957, revoked by Borough Superintendent.

CALENDAR

PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

339-57-BZ

APPLICANT—James E. Casale, for Ingeborg de Beau-sacq, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a photographer's studio on the first floor of an existing three story, two family dwelling.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

Laid over from February 11, 1958 to March 18, 1958, for inspection and decision; hearing closed.

340-57-A

APPLICANT—James E. Casale, for Ingeborg de Beau-sacq, owner.

SUBJECT—Application April 11, 1957—Appeal from a decision of the Borough Superintendent, re egress, garage, non-fireproof building.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

517-56-BZ

APPLICANT—T. S. Nilsen, for Theresa La Vine, owner.

SUBJECT—Application July 16, 1956—decision of the Borough Superintendent under section 21 and 7h of the Zoning Resolution, to permit in a residence use district, the extension of the present use of a dwelling and 5 car garage to include parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—1071-1073 Hall Place, west side, 174.9 feet south of East 167th Street, Block 2691, Lots 93 and 94, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, at the request of an objector; then to March 18, 1958, for inspection and decision; hearing closed.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection, station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A; then to March 18, 1958, for inspection and decision; hearing closed.

624-55-BZ—Vol. II

APPLICANT—Paul Gordon, for Oscar and Ethel Gordon, owners.

SUBJECT—Application reopened July 2, 1957, as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, minor auto repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—202-15 Northern Boulevard and 43-22 to 43-30 203rd Street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

Laid over from February 4, 1958, to February 18, 1958, for hearing at request of applicant's representative, due to illness of the applicant; then to March 18, 1958, for inspection and decision; hearing closed.

199-57-BZ

APPLICANT—Robert Teichman, for 34th Street Kinney, Inc., owner.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted use district, the maintenance of a parking lot for more than five (5) motor vehicles and a frame attendants shanty.

PREMISES AFFECTED—48-54 East 34th Street, south side, 153 feet east of Madison Avenue, Block 863, Lots 53, 54, 55 and 56, Borough of Manhattan.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

598-28-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Helen Frankel, owner; Dunhall Manufacturing Corp., lessee.

SUBJECT—Application reopened September 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five motor vehicles for employees of the lamp factory located in the vicinity for a stated term of five (5) years.

PREMISES AFFECTED—1842 Cedar Avenue, northeast corner of West Tremont Avenue, Block 2881, Lot 35, Borough of The Bronx.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

785-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1349 Plimpton Avenue, west side, 75 feet north of West 170th Street, Block 2522, Lot 122 and 123, Borough of The Bronx.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

680-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank DeVita, and Minlou Realty Co., Inc., owners.

SUBJECT—Application September 26, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district the combining of two adjacent buildings for use as a showroom, manufacturing of furniture using power tool storage of lumber and dwelling.

PREMISES AFFECTED—2731-2735 Atlantic Avenue, north side, 28 feet west of Bradford Street, Block 367, Lot 38, Borough of Brooklyn.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

754-57-BZ

APPLICANT—Leonard F. Rothkrug, for Oscar Schwartz, owner; owner under contract: Hail-A-Cab Corp.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of an automobile repair shop with body and fender work, including welding and touch-up painting and spraying for a term of fifteen (15) years.

CALENDAR

PREMISES AFFECTED—1434-1436 Utica Avenue, north-west corner of Farragut Road, Block 4784, Lot 44, Borough of Brooklyn.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

788-57-BZ

APPLICANT—Burke, Green and Groh, for Fitchett-Crescent Corp., and Catherine DuMulle, owners.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of five (5) gasoline storage tanks and two pumps and the parking of employees cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, north-east corner of Laburnam Avenue, Block 5208, Lots 32 and 42, Flushing, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

998-50-BZ—Vol. II

APPLICANT—Henry Kohler, for William Berman and Sam Mintz, owners.

SUBJECT—Application reopened March 26, 1957, as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of an auto laundry-boiler room, storage, office and locker room.

PREMISES AFFECTED—769-803 (799 displayed) Lef-ferts Avenue, northwest corner of Schenectady Avenue, Block 1427, Lots 20 and 40, Borough of Brooklyn

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

42-57-BZ

APPLICANT—Jerome W. Perlstein, for Henry Kaufman, owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a sales office and maintain the premises for the storage and sale of used cars.

PREMISES AFFECTED—185-11 Merrick Boulevard, north side, 22.82 feet east of Montauk Street, Block 12711, Lots 12 and 15, Springfield Gardens, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

37-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Julia Gambeski and Herbert F. Saul, owners.

SUBJECT—Application reopened November 13, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7h, 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles with a ground sign on the retail portion of the plot and show windows and signs within 75 feet of the residence use district.

PREMISES AFFECTED—218-01 to 218-19 (218-15 official) Northern Boulevard, north side, from 218th to 219th Streets, 43-31 to 43-39 218th Street and 43-32 to 43-40 219th Street, Block 6321, Lots 21 and 25, Bayside, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

1-24-BZ—Vol. II

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application reopened November 13, 1957, as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.

PREMISES AFFECTED—1292 Sheakespeare Avenue, east side, 101.78 feet north of West 169th Street, Block 2506, Lot 115, Borough of The Bronx.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

551-57-BZ

APPLICANT—Bernard Segal, for Samuel Eidelberg and Jeffery Rosenberg, owners.

SUBJECT—Application July 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, storage and sale of accessory parts and office.

PREMISES AFFECTED—9504-9514 Seaview Avenue, southeast corner of East 95th Street, Block 8318, Lot 20, Borough of Brooklyn.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

621-56-BZ

APPLICANT—Lama, Proskauer and Prober, for One Seventeen Operating Corp., and One Twenty Two Operating Corp., owners.

SUBJECT—Application September 18, 1956—re decision of the Borough Superintendent, under section 7f of the zoning resolution, to permit in a retail use district, the erection of a Class I structure to be occupied as a non-storage garage for more than 150 cars and stores.

PREMISES AFFECTED—117-127 East 59th street, north side, 120 ft. west of Lexington avenue and 122 East 60th street, Block 1394, Lots 7-11 inclusive, 64 and 109, Borough of Manhattan.

Laid over from March 19, 1957, to April 9, 1957, at request of the applicant, notices to affected owners not having been sent out; then to May 7, 1957, for inspection and decision; hearing closed; then to May 28, 1957, for applicant to file revised plans as to entrance, and for further consideration; then to July 2, 1957, at the request of an objector, applicant to notify affected property owners; then set for hearing September 10, 1957; then to October 8, 1957, for notices to be sent out to owners by registered mail, the owner to file new corrected application; then laid over from October 8, 1957, date for decision to be set; hearing closed; then set for February 18, 1958; then to March 18, 1958, at the request of the Board.

HARRIS H. MURDOCK, *Chairman.*

MARCH 18, 1958; 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 18, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

582-57-SA

APPLICANT—Air Reduction Sales Company, Div. of Air Reduction Company, Inc. owner.

SUBJECT—Application August 1, 1957—Airco Series 500 and 550 Semi-Trailers and Mobile Pumping Units (for transporting liquid oxygen, nitrogen and argon), approval of.

583-57-SA

APPLICANT—Air Reduction Sales Company, Division of Air Reduction Company, Inc. owner.

SUBJECT—Application August 1, 1957—Airco Liquid Oxygen Station (storage and vaporization of liquid oxygen, nitrogen and argon), Models 5-4, 7-8, 9-8, 9-25, 9-40, and 0-100, approval of.

CALENDAR

576-57-SM

APPLICANT—Pacific Mills Industrial Fabrics A Div. of Pacific Mills Domestic Corporation, owner.
SUBJECT—Application June 27, 1957—Safetex (immersion method-pad and cure at elevated temperatures), approval of.

568-57-SA

APPLICANT—United Shoe Machinery Corp., owner.
SUBJECT—Application July 9, 1957—USMC Edging Machine, Model B for producing finished edge on leather, approval of.

271-57-SA

APPLICANT—Federal Boiler Company, Inc., owner.
SUBJECT—Application March 14, 1957—Federal Gas-fired Hot Water Boiler, Models VGF-A-44, VGF-A-51, VGF-A-64, VGF-A-75 and VGF-A-88, approval of.

940-55-SM

APPLICANT—National Gypsum Company, owner. Sheldon H. Cady, Agent.
SUBJECT—Application November 10, 1955—Gold Bond Perfo-Lyte Acoustical Plaster also known as Gold Bond Perfolite Acoustical Plaster, approval of.

342-39-SM—Vol. II

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application reopened January 14, 1958 for amendment to resolution as to additional lathing Gold Bond Masonry Wall Furring Bracket—re Gold Bond Metal Lath and Lathing Accessories (for use in plastering operations); previously approved.

197-40-SM

APPLICANT—Charles I. Brandin, Inc., Agent for Art. Metal Construction Company, owner.
SUBJECT—Application reopened January 7, 1958 for amendment to resolution as to additional use of approved Opening Protective Assembly—re Art. Metal Construction Company Hollow Metal $\frac{3}{4}$, 1, $1\frac{1}{2}$ and 3 Hour Fire Door; previously approved.

1031-57-SM

APPLICANT—Armstrong Cork Company, Inc., owner. M. A. Gensler, Agent.
SUBJECT—Application December 31, 1957—Armstrong Custom Minaboard, approval of.

894-41-SM

APPLICANT—Harold Perrine, for Johns-Mansville Sale Corp., owner.
SUBJECT—Application reopened April 2, 1957 for amendment to resolution as to additional facing panel—re J-M Transite Walls (partitions) Imperial Type; previously approved.

501-47-SM

APPLICANT—County Fire Door Corp., owner.
SUBJECT—Application reopened January 28, 1958 for amendment to resolution as to change of ownership from Pioneer Fireproof Door Corporation to County Fire Door Corporation—re A.B.C. Kalamein Door Co., Acme & Dorf Metal Door Corp., Acme Kalamein Door & Sash Co., Ajax Metal Door Corp., Chapman Metal Products Co., Inc., City Steel Door Co., Empire Door Co., General Fireproof Door Corp., Greenpoint Metal Covered Door Co., International Fireproof Door Co., National Kalamein Co., Inc., Pioneer Fireproof Door Co., Reliable Fireproof Sash & Door Corp., Richmond Fireproof Door Co., Royal Kalamein Door Co., Triangle Fireproof Door & Sash Co., Universal Bronze & Steel Door Co., Inc., Williamsburg Fireproof Products and World Steel Products Corp.; previously approved.

900-50-SM—Vol. II

APPLICANT—Asbestospray Corporation, owner.
SUBJECT—Application reopened October 5, 1954 for amendment of resolution as to additional methods of construction—re Asbestospray (acoustical and thermal insulation-fire retardant of steel floors and beams); previously approved.

984-54-SM

APPLICANT—Inland Steel Products Company, owner.
SUBJECT—Application reopened April 9, 1957 for amendment of resolution as to additional methods of fire protection of Cellufloor—re Cellufloor (cellular steel floor panels); previously approved.

485-56-SA

APPLICANT—Red Jacket Manufacturing Company owner.
SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional models of Booster Pumps, P33E1 and P50F1—re Red Jacket Extractor Booster Pumps (gasoline pumps); previously approved.

814-57-A

APPLICANT—Wheeler Yacht Co., Inc., owner.
SUBJECT—Application October 28, 1957—Appeal from a order of the Fire Commissioner and a decision of the Borough Superintendent re Sprinkler system in lieu of Yard Hydrant system.
PREMISES AFFECTED—520 Compton Avenue, foot of Patterson Avenue, Block 3502, Lots 2-7, Pugsley Creel Borough of The Bronx.

845-57-A

APPLICANT—Sidney H. Kitzler, for Meyer Tucker owner.
SUBJECT—Application November 21, 1957—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 171, subdivision 6 of the Multiple Dwelling Law re increase in Bulk and Volume subsequent to 1940.
PREMISES AFFECTED—91-97 West End Avenue at 101-103 Hampton Avenue, northeast corner, Block 751 Lot 549, Borough of Brooklyn.

3-58-A

APPLICANT—H. M. Karson, for Congregation Gates of Zion, owner.
SUBJECT—Application January 7, 1958—Appeal from decision of the Borough Superintendent, re Class 4 construction—use of basement as Synagogue.
PREMISES AFFECTED—834 Gerard Avenue, east side 52 feet north of East 158th Street, Block 2474, Lot 3 Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MARCH 25, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 25, 1958 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

134-56-BZ

APPLICANT—Abraham Grossman, for Malco Realty Co. Inc., owner.
SUBJECT—Application February 23, 1956—decision of Borough Superintendent, under sections 7a and 7c of Zoning Resolution, to permit in a residence use district the extension of the garage use of the present three story building to include the parking and storage of more than five (5) motor vehicles of the passenger type on the roof.

CALENDAR

PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

Laid over from February 18, 1958, to March 25, 1958, at the request of an objector, applicant concurring.

135-56-A

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—Appeal from a decision of the Borough Superintendent re non-fireproof construction—garage use.

PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

208-46-BZ—Vol. V

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. V—decision of the Borough Superintendent, under sections 7f and 7e of the Zoning Resolution, to permit in a business use district, the extending of the existing gasoline service station by the addition of two twin hose gasoline pumps and six 550 gallon approved type gasoline tanks and changing the use of that portion of the premises now used for yarn manufacturing to importing, shipping and storage of porcelain ceramics.

PREMISES AFFECTED—1500-1546 McDonald Avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

63-43-BZ—Vol. II

APPLICANT—Louis Lieberman, for Harry Goldsen, owner; Standard Equipment Co., lessee.

SUBJECT—Application reopened April 24, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from a garage to a warehouse.

PREMISES AFFECTED—233-235 Norwood Avenue, east side, 193 feet 11 inches north of Atlantic Avenue, Block 4137, Lot 1, Borough of Brooklyn.

7-57-BZ

APPLICANT—Albert Melniker, for Beatrice and Clara Migliori, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution to permit in an unrestricted and business use district, a variance to erect and maintain a gasoline service station, lubricatorium, car washing (non automatic), minor motor vehicle repairs with hand tools only, sale of accessories and parking for more than five (5) motor vehicles.

PREMISES AFFECTED—373-385 Tompkins Avenue and 74-182 Lynhurst Avenue, northeast corner, Block 2843, Lot 1, Rosebank, Borough of Richmond.

7-57-BZ

APPLICANT—Paul Friedman, for Carrie Lessner, Meyer Lessner and Anna Lessner, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h, 7i and A of the Zoning Resolution, to permit on a plot located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles with entrances within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1888-1898 Jerome Avenue, southeast corner of East 177th Street, Block 2852, Lot 9, Borough of The Bronx.

638-50-BZ—Vol. II

APPLICANT—Haus and Bresin, for Estate of Edward F. Glacken, owner, Irving Trust Company and William F. Glacken, executors.

SUBJECT—Application reopened January 14, 1958 and restored to calendar—re decision of the Borough Superintendent, previously withdrawn, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles for the stated term of fifteen (15) years.

PREMISES AFFECTED—9001-9015 Church Avenue and 551-561 Remsen Avenue, northeast corner, Block 4687, Lots 4, 7, 8 and 9, Borough of Brooklyn.

864-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubricatorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

420-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owner.

SUBJECT—Application June 4, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicles belonging to patrons, customers and employees of such market.

PREMISES AFFECTED—256-262 Clinton Street and 172-196 Congress Street, southwest corner, Block 301, Lots 61, 63, 66 and 71, Borough of Brooklyn.

478-57-BZ

APPLICANT—William A. Giesen, for Frank Cerasoli, owner; Allison Motors, Inc., lessee.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the premises for an outdoor motor vehicle sales lot and office.

PREMISES AFFECTED—1965 Bruckner Boulevard, north side, 164.52 feet west of Pugsley Avenue, Block 3787, Lots 43, 44 and 45, Borough of The Bronx.

890-57-BZ

APPLICANT—Ludwig P. Bono, for Alfred Servida, owner.

CALENDAR

SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five pleasure type motor vehicles.

PREMISES AFFECTED—105 Rockwood Street and 1530 Walton Avenue, northeast corner, Block 2836, Lots 1, 2, 35, 37 and 38, Borough of The Bronx.

68-56-BZ—Vol. II

APPLICANT—Paul Friedman, for Randolph J. Kruger and Bertha Surdut as trustee for Joan Carol Friedman and Judith Lynn Friedman, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the rearrangement and extension of area of use of the proposed gasoline service station, lubricatorium, minor repairs with hand tools only, car washing (non automatic), office, storage and sales of auto accessories, parking of more than five (5) cars, with sign and light standard, all for a stated term of fifteen (15) years.

PREMISES AFFECTED—142-16 to 142-26 (142-18 Official) Rockaway Boulevard, southeast corner of 142nd Street, Block 12059, Lot 7 (7, 9, 12, 14), South Ozone Park, Borough of Queens.

69-56-A—Vol. II

APPLICANT—Paul Friedman, for Randolph J. Kruger and Bertha Surdut as trustee for Joan Carol Friedman and Judith Lynn Friedman, owners.

SUBJECT—Application re opened February 4, 1958 as Vol. II—filed pursuant to Section 35, General City Law re premises in bed of mapped street—142nd Street.

PREMISES AFFECTED—142-16 to 142-26 (142-18 Official) Rockaway Boulevard, southeast corner of 142nd Street, Block 12059, Lot 7 (7, 9, 12, 14), South Ozone Park, Borough of Queens.

591-57-BZ

APPLICANT—John F. Fitzsimons, for August Steindl, owner.

SUBJECT—Application August 7, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the extension of a building used for the manufacturing of cast stone products.

PREMISES AFFECTED—76-01 Rockaway Boulevard and 91-07 76th Street, northeast corner, Block 8950, Lot 45, Ozone Park, Borough of Queens.

831-57-BZ

APPLICANT—Herbert Gretsche, for New York City Housing Authority, owner; Frostone Corporation, lessee.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five (5) pleasure type motor vehicles on a plot located within a public housing development for the personnel of an electronic research company located on the lot abutting the site for a term of two (2) years.

PREMISES AFFECTED—212 Tillary Street, south side, 170 feet and 17/8 inches east of Prince Street, Block 2050, part of Lot 1, Borough of Brooklyn.

175-57-BZ

APPLICANT—Benjamin Gollay, for Rolashire Realty Corp., owner; Park Yorkshire Garage Corp., lessee.

SUBJECT—Application February 25, 1957—decision of the Borough Superintendent, under sections 7i and 21 of the Zoning Resolution, to permit in a residence use district, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—151-159 West 108th Street, north side, 100 feet east of Amsterdam Avenue, Block 1863, Lot 5, Borough of Manhattan.

804-41-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Sarah and Mahel Cohen, owners.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—143-155 Beach 71st Street, west side, 475 feet south of Rockaway Beach Boulevard, Block 607, Lot 83, Rockaway Beach, Borough of Queens.

908-57-A

APPLICANT—Gabriel Nathan, for Sarah and Mahel Cohen, owners.

SUBJECT—Application October 30, 1957—filed pursuant to section 35, General City Law re part of premises located in bed of a mapped street—proposed widening of Beach 71st Street.

PREMISES AFFECTED—143-155 Beach 71st Street, west side, 475 feet south of Rockaway Beach Boulevard, Block 607, Lot 83, Rockaway Beach, Borough of Queens.

612-45-BZ—Vol. V

APPLICANT—Louis Lieberman, for Jackson Motor Corp., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. V—decision of the Borough Superintendent, under sections 21 and 7e of the Zoning Resolution, to permit in a business and retail use district, the change in occupancy of an existing auto showroom by using the cellar for the storage of parts and dead storage of cars and the first floor as an auto showroom, office, parts department gasoline station, motor vehicle repair shop, sale of used cars and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—94-15 to 94-23 Northern Boulevard, 32-45 to 32-61 Junction Boulevard, northeast corner and 32-44 to 32-60 95th Street, Block 1424, Lot 33, Corona Borough of Queens.

750-57-BZ

APPLICANT—Ingram S. Carner, for Sanrod Realty Corp., owner.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and unrestricted use district, a two-bay extension to the existing accessory building and to eliminate thereby the outside lifts of the existing gasoline service station.

PREMISES AFFECTED—136-12 Farmers Boulevard southwest corner of Garrett Street, Block 12527, Lot 1 Springfield, Borough of Queens.

844-57-BZ

APPLICANT—Charles M. Spindler, for William Sale and Fred A. Widulski, owners.

SUBJECT—Application November 20, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a modern gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—87-13 to 87-25 Rockaway Boulevard (87-19 official) and 97-48 to 97-58 88th Street northwest corner, Block 9060, Lot 25, Woodhaven, Borough of Queens.

519-57-BZ

APPLICANT—Albert Melniker, for Jo Mar Di Real

SUBJECT—Application July 9, 1957—(decision of the Borough Superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district,

CALENDAR

erection and maintenance of a gasoline service station, lubricatorium, sale of accessories, minor motor vehicle repairs with hand tools, parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2071 Victory Boulevard and 8 Bradley Avenue, northwest corner, Block 462, Lot 35, Fairview Heights, Borough of Richmond.

Laid over from February 25, 1958, to March 25, 1958, for further consideration after applicant has filed an administrative appeal under Section 35 of the General City Law.

102-58-A

APPLICANT—Albert Melniker, for Jo Mar Di Realty Corp., owner.

SUBJECT—Application March 5, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of a mapped Street—proposed widening of Victory Boulevard.

PREMISES AFFECTED—2071 Victory Boulevard and 8 Bradley Avenue, northwest corner, Block 462, Lot 34, Fairview Heights, Borough of Richmond.

822-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max Blatman, owner.

SUBJECT—Application reopened February 18, 1958 for consideration as to extension of term of variance, expired January 22, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the change in occupancy from public market to laundry (curtain cleaning business).

PREMISES AFFECTED—1573-1575 McDonald Avenue, east side, 140 feet north of Avenue N, Block 6564, Lot 58, Borough of Brooklyn.

1366-17-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Hauer Knitting Mills, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change in use in an existing legal factory building from the manufacture of paper boxes on the first floor to the manufacture of clothing.

PREMISES AFFECTED—1920 Harmon Street, south side, 164.59 feet west of Fairview Avenue, Block 3388, Lot 22, Ridgewood, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

11-56-A

APPLICANT—Betty Foernsler, adjoining owner.

OWNER OF PREMISES—John M. Bauer and Frances Haver.

SUBJECT—Application August 29, 1956—Appeal from a decision of the Borough Superintendent re review of Borough Superintendent's decision—re commercial use in residence district.

PREMISES AFFECTED—1920 Harman Street, south side, 165 feet west of Fairview Avenue, Block 3388, Lot 21, Ridgewood, Borough of Queens.

12-57-BZ

APPLICANT—Albert Melniker, for Isle Fuel Oil Service Co., owner.

SUBJECT—Application July 25, 1957—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and operation of a gasoline service station, lubricatorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—1310 Forest Avenue and 66 Hamlin Place, southwest corner, Block 386, Lot 20, Port Richmond, Borough of Richmond.

Laid over from February 4, 1958, to March 25, 1958, for inspection; hearing kept open to permit full ten days' notice to affected owners.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechhurst, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for consultation with engineer as to revision of plans and for inspection and decision; hearing closed.

747-57-BZ

APPLICANT—Simeon Heller and George J. Meltzer, for 172nd Street Corp., owner, Eutectic Welding Alloys Corp., lessee.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in the residence portion of the plot, the parking for more than five (5) motor vehicles for employees and patrons.

PREMISES AFFECTED—40-40 172nd Street west side and 171-20 Station Road, entire block bounded by 172nd Street, Station Road, Auburndale Lane and 42nd Avenue, Block 5351, Lot 1, Auburndale, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

602-57-BZ

APPLICANT—Robert Gottlieb, for Rose Gscheidle, owner.

SUBJECT—Application August 27, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

600-57-BZ

APPLICANT—Reginald S. Hardy, for John and Tessie Dugach, Steve and Natalie Washilchuk and Daniel Karotka, owners.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing—non-automatic, minor repairs, with hand tools only, office, sales and storage of auto accessories, and parking of cars waiting for service, with curb cuts and ground sign in a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—76-26 to 76-46 (76-36 official) 164th Street, west side, from 76th Road to 77th Avenue; 162-27 to 162-37 77th Avenue and 162-28 to 162-38 76th Road, Block 6848, Lots 1, 6 and 8(1), Flushing, Borough of Queens.

Laid over from January 14, 1958, to February 18, 1958, for inspection and decision; hearing closed; then to March 25, 1958, at the request of the applicant.

614-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit

CALENDAR

in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from July 2, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to September 10, 1957, for further inspection and decision; then to September 24, 1957, for further inspection and decision; then to October 8, 1957, at request of the applicant and for decision; then to November 6, 1957, at request of the applicant as to possible sale of the premises; then to December 3, 1957, at request of the applicant, as to possible sale of the property; then to January 21, 1958 at the request of the applicant; then laid over to February 4, 1958; for inspection and decision; hearing closed; then to February 18, 1958, for vote by the full complement of the Board; then to March 25, 1958, at the request of the applicant.

215-57-BZ

APPLICANT—Henry Kohler, for Harry Sweedler, owner.

SUBJECT—Application March 21, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, a change in use of an existing masonry structure from an office and storage of composition shingle, to permit storage of not more than five (5) motor vehicles, body and fender repair work, use of acetylene torch, and spraying of finished motor vehicle repairs.

PREMISES AFFECTED—1603 Coney Island Avenue, east side, 103 feet 9 1/4 inches north of Locust Avenue, Block 6731, Lot 70, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

804-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Henry Nurick, for Pasquale Ciervo, owner.

SUBJECT—Application reopened June 18, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e, 7i and 7h of the Zoning Resolution, to permit in a residence use district, the change in use from parking and storage of motor vehicles to the erection and maintenance of a gasoline service station, lubritorium, minor motor vehicle repairs with hand tools only, office and the parking of cars awaiting service, for a stated term of fifteen (15) years.

PREMISES AFFECTED—602-614 Elderts Lane and 685-695 Conduit Boulevard, northwest corner, Block 4240, Lot 11, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

524-57-BZ

APPLICANT—Milton F. Kirchman, for Glenwood Jewish Center, owner.

SUBJECT—Application July 12, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a D area district, the erection of an extension to the existing one story synagogue and school occupying more than the permitted area.

PREMISES AFFECTED—888 East 56th Street, west side, 455 north of Avenue H, Block 7739, Lots 55, 58, 60 and 62, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

389-57-BZ

APPLICANT—Larry Meltzer, for John Clancy, owner.

SUBJECT—Application May 15, 1957—decision of the Borough Superintendent, under section 7h of the zoning res-

olution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—50-58 East 94th Street, west side, 350 feet 3 3/8 inches north of Rutland Road and 60-62 Tapscott Avenue, Block 4596, Lots 27 and 30, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

945-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Abe Saperstein, owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, office, sales, storage, lubritorium, car washing, minor auto repairs and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1446-1456 Remsen Avenue and 8913-8923 Avenue L, northwest corner, Block 8055, Lot 1, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

344-38-BZ—Vol. IV

APPLICANT—Joseph M. Lonergan, for Max Salz, owner.

SUBJECT—Application reopened February 13, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e, 7h, 7i and 7j of the Zoning Resolution, to permit in a retail and residence use district, a gasoline service station, auto washing (non automatic), lubrication, office, sale of auto accessories, repairs with hand tools only, parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—942-958 DeKalb Avenue and 122-134 Lewis Avenue, southwest corner and 419-425 Kosciusko Street, Block 1601, Lot 24, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

498-57-BZ

APPLICANT—Ferdinand Savignano, for S. and L. Lumber Co., owner.

SUBJECT—Application July 2, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a business and residence use district, the use of an existing building as a lumber yard, cabinet making shop and for the storage of material used in conjunction with the cabinet shop.

PREMISES AFFECTED—2356 Coney Island Avenue, west side, 329 feet 11 inches south of Avenue T, Block 7112, Lot 25, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

722-57-BZ

APPLICANT—Leonard F. Rothkrug, for Richmond Snyder, owner (Court Auction Merchandise Co., lessee).

SUBJECT—Application October 8, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the maintenance of an auction room on part of the first story for a term of five (5) years.

PREMISES AFFECTED—84 Court Street, west side, 7 feet 9 inches north of Schermerhorn Street, Block 268, Lot 50, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

477-57-BZ

APPLICANT—Gerard M. Bloomfield, for Thirbrook Corp and Safeway Stores, Inc., owners.

SUBJECT—Application June 25, 1957—(decision of the borough superintendent) under section 7c of the zoning

CALENDAR

resolution, to permit in an unrestricted use and business use districts, the erection and maintenance of a gasoline service station, car washing, lubritorium, minor auto repairs, storage rooms and storage for more than five (5) motor vehicles on the vacant portion of the lot, and extending from the unrestricted portion into the business portion of the plot. PREMISES AFFECTED—851-865 St. Ann's avenue and 3150-3172 3rd avenue, southwest corner, Block 2360, Lots 92 and 97, Borough of The Bronx.

Laid over from November 26, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further examination of plans and decision; then to January 14, 1958, for revised plans and decision; then to January 21, 1958, for applicant to consult examiner; then to January 28, 1958, at request of the applicant; then to February 18, 1958, for consideration of exits and decision; hearing closed; then to February 25, 1958, for applicant to obtain objection from the Building Department; then to March 4, 1958, at request of the applicant; then to March 11, 1958, at request of applicant's representative; applicant file additional information previously required by the board as to the entrance to the adjoining school.

HARRIS H. MURDOCK, *Chairman.*

MARCH 25, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 25, 1957, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matter:

5-57-A

APPLICANT—Henry George Greene, for Henry Strauss Realty Corp., owner.
SUBJECT—Application August 29, 1957—Appeal from a decision of the Borough Superintendent—re stair enclosure—Class III structure, commercial use.
PREMISES—31 West 53rd Street, north side, 339 ft. 6 in. east of Avenue of The Americas, Block 1269, Lot 15, Borough of Manhattan.

5-57-A

APPLICANT—Lama, Proskauer and Prober, for 18th Avenue-64th Street Corp., owner.
SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re factory use in Theatre building.
PREMISES AFFECTED—6401-6411 18th Avenue, southeast corner of 64th Street, 2nd floor; Block 5547, Lot 6, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

APRIL 8, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 8, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

51-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Patrick Flood, Laura Grieco and John Banzer, owners.
SUBJECT—Application reopened October 29, 1957 as Vol. I—re (decision of the Borough Superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension of an existing gasoline service station to be as a lubritorium, car washing (non automatic), minor repairs with hand tools only, office, storage and sale of auto accessories and parking of more than five (5) cars awaiting service.
PREMISES AFFECTED—50-72 Jamaica Avenue and 2-16 Pennsylvania Avenue, southwest corner and 1-7 Sheffield

Avenue, Block 3659, Lots 1, 14 and 15, Borough of Brooklyn.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

910-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Gregnal Realty Corp., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, utility room, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2309-2319 8th Avenue and 301-315 West 124th Street, northwest corner, Block 1951, Lot 29, Borough of Manhattan.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

1253-25-BZ—Vol. III

APPLICANT—Wechsler and Schimenti, for Solomon N. Petchers, owner.

SUBJECT—Application reopened May 28, 1957 as Vol. II—re (decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage facilities for more than five (5) motor vehicles.

PREMISES AFFECTED—2150 Bolton Street, east side, 122.12 ft. north of Lydig Avenue, Block 4317, Lot 83, Borough of The Bronx.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

541-57-BZ

APPLICANT—Henry George Greene, for Wally and Lillian Nelson, Philip and Gilda Nelson and Hilda M. Folkman, owners.

SUBJECT—Application July 18, 1957—(decision of the Borough Superintendent) under section 7e of the zoning resolution, to permit in a residence use district, extending the present uses of existing structure from garage in cellar and first floor, office, loading and unloading and two apartments by eliminating the garage on the first floor and use the area for packing and storage of linen.
PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

542-57-A

APPLICANT—Henry George Greene, for Wally and Lillian Nelson; Philip and Gilda Nelson and Hilda M. Folkman, owners and co-partners.

SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re garages in excess of 5000 sq. ft. Class 3 residence structures.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

526-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sondra Vecchio and Anna Cara, owners.

SUBJECT—Application July 16, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence and manufacturing use district, the maintenance of a parking lot for a term of five (5) years.

PREMISES AFFECTED—22-28 North Portland Avenue, west side, 197 ft. south of Flushing Avenue, Block 2027, Lots 35, 36, 37 and 38, Borough of Brooklyn.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

CALENDAR

924-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Lou Halpern Stations, Inc., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—32-09 38th Street, east side, 100 feet south of Broadway, Block 656, Lot 33, Long Island City, Borough of Queens.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

529-57-BZ

APPLICANT—Burke, Green and Groh, for C.B.S. Trading Corp., owner.

SUBJECT—Application July 16, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district, the erection of a sales office and use the lot for the display and sale of used cars.

PREMISES AFFECTED—234-04 Northern Boulevard, southeast corner of 234th Street, Block 8167, Lots 286 and 293, Douglaston, Borough of Queens.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

832-57-BZ

APPLICANT—Richard B. Rutledge, for St. John Baptist Church, owner.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles of the pleasure type only.

PREMISES AFFECTED—455 West 152nd Street, north side, 151 feet west of St. Nicholas Avenue, Block 2067, Lot 16, Borough of Manhattan.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

740-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. C. P. Equipment Co., owner.

SUBJECT—Application reopened, restored to docket—order of the Court, April 12, 1955 re (decision of the borough superintendent) under Section 7c of the Zoning Resolution, to permit in a residence use district, the proposed extension of existing structure for storage of machinery and office.

PREMISES AFFECTED—175-02 to 175-14 147th Avenue and 147-01 to 147-23 175th Street, southeast corner, Block 13376, Lots 1, 5 and 54, South Ozone Park, Borough of Queens.

Laid over from November 14, 1956, to December 11, 1956, for inspection and decision; hearing closed; then to January 22, 1957, for applicant to furnish complete information as to the basis for the use of the vacant portion of the premises; and or further consideration and decision by the Board; then to February 19, 1957 for further consideration and decision; then to March 19, 1957, for applicant to file a revised proposal for Board's consideration; then laid over from March 19, 1957, date to be set for further consideration and decision; then set for February 25, 1958; then to April 8, 1958, for further inspection and decision; applicant to advise Board about proposed planting.

HARRIS H. MURDOCK, *Chairman.*

APRIL 15, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 15, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

874-57-BZ

APPLICANT—Murray Stockman, for David Koss, owner.

SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, and auto safety inspection station, for a stated term of fifteen (15) years.

PREMISES AFFECTED—22-02 to 22-18 (22-14 official) Beach Channel Drive, 10-46 to 10-52 Grassmere Terrace northeast corner and 22-01 to 22-07 Regina Avenue, Block 216, Lot 46, Far Rockaway, Borough of Queens.

Laid over from February 4, 1958, to April 15, 1958, for hearing at request of the applicant, to purchase additional property; applicant to send out new notices to affected owners.

796-49-BZ—Vol. IV

APPLICANT—Charles Abrahams, for Columbia Saving and Loan Association, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of a extension to the present bank building occupying more than the permitted area and alter an existing frame dwelling to provide additional offices.

PREMISES AFFECTED—93-20 to 93-22 Jamaica Avenue southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

Laid over from January 28, 1958, to February 18, 1958, at the request of an objector to permit filing of objections; no further request for adjournment considered; then to April 15, 1958, for inspection and decision; hearing closed.

835-57-A

APPLICANT—Charles Abrahams for Columbia Saving and Loan Association, owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re use of Frank building as Offices, Live Load, etc.

PREMISES AFFECTED—93-20 and 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

92-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmc Sales Corp., owner.

SUBJECT—Application February 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, office, storage, parking and storage of motor vehicles and a ground sign.

PREMISES AFFECTED—14-40 to 14-50 (14-44 official) Clintonville Street west side, 61-63 feet south of 14th Road, Block 4697, Lot 5, Whitestone, Borough of Queens.

Laid over from September 17, 1957, to October 15, 1957, for inspection and decision; hearing closed; then to October 22, 1957, at the request of the applicant for consideration of proposed changes in the proposal; then to November 1957, for applicant to file revised plans for relocation of proposed gasoline station in connection with the laundromat building; then to November 26, 1957, for further study; then for applicant to furnish the Board with a plan showing the area of the entire property and the surrounding streets; then to December 3, 1957, at the request of the applicant; then to December 17, 1957, then to January 28, 1958, for further study and inspection; then to February 25, 1958, for further consideration and decision; then to April 15, 1958, for further inspection and decision.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

REGULAR MEETING

TUESDAY MORNING, MARCH 4, 1958, 10 A.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, February 18, 1958, were approved as printed in the Bulletin of February 25, 1958, Vol. 43, No. 8.

44-38-BZ—Vol. IV

APPLICANT—Joseph M. Lonergan, for Max Salz, owner.
SUBJECT—Application reopened February 13, 1957 as Vol. IV—re decision of the Borough Superintendent under sections 7e, 7h, 7f and 7i of the zoning resolution, to permit in a retail and residence use district, a gasoline service station, auto washing—non automatic, lubrication, office, sale of auto accessories, repairs with hand tools only, parking and storage of more than five (5) motor vehicles.

PREMISES—942-958 DeKalb Avenue and 122-134 Lewis Avenue, southwest corner and 419-425 Kosciusko Street, Block 1601, Lot 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: J. M. Lonergan.

For Opposition: Sam Scheinman and Willie Sykes.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A. M. for inspection and decision; hearing closed.

55-38-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Rosenstock Motors, Inc., owner.

SUBJECT—Application reopened May 21, 1957 as Vol. II decision of the Borough Superintendent under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sale of accessories, car washing—non automatic, automobile repairs with hand tools, lubrication, parking and storage of more than five motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—880-890 Dawson Street and 929-939 Intervale Avenue southeast corner, Block 2702, Lot 41, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem, Ingram S. Carner and Herman Rosenstock.

For Opposition: None.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to March 11, 1958, at 10 A. M. for consideration and decision; hearing closed.

5-47-BZ—Vol. III

APPLICANT—Abraham Grossman, for Zampieri Brothers, Inc., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. III—re decision of the Borough Superintendent under section 7c of the zoning resolution, to permit in a residence use district, the extension of the present bakery use to an adjoining building as a retail and wholesale bakery.
PREMISES AFFECTED—17-19 Cornelia Street, north side, 191 feet 1 inch west of West 4th Street, Block 590, Lots 39 and 40, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and Almo P. Zampieri.

For Opposition: Elsa Steinert, Jacob Goldsmith, Lester Gunn, Romeo Vetro, Anthony Cavalli, Mabel Warren, R. M. French and D. C. Hanfield Jr.

ACTION OF BOARD—Laid over to March 11, 1958, at 10 A. M. for inspection and decision; hearing closed.

1-57-A

APPLICANT—Abraham Grossman, for Zampieri Brothers, Inc., owner.

SUBJECT—Application May 28, 1957—Appeal from a decision of the Borough Superintendent, re live load, egress, etc.

PREMISES AFFECTED—17-19 Cornelia Street, north side, 191 feet 1 inch west of West 4th Street, Block 590, Lots 39 and 40, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

ACTION OF BOARD—Laid over to March 11, 1958, at 10 A. M. for inspection and decision in conjunction with Cal. No. 145-47-BZ, Vol. III.

36-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a heretofore granted warehouse of one story in height, to be increased to the west by a three story and cellar addition and this addition will connect to the heretofore granted factory and warehouse under Calendar 820-48-BZ.

PREMISES AFFECTED—72-15 to 72-23 Metropolitan Avenue, north side, 69.74 feet east of Pleasantview Street, Block 3057, Lot 34, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Douglas A. Wilshiehn.

ACTION OF BOARD—Laid over to March 11, 1958, at 10 A.M. at the request of an objector, the applicant concurring; no further requests for adjournment considered.

804-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Henry Nurick, for Pasquale Ciervo, owner.

SUBJECT—Application reopened June 18, 1957 as Vol. II re decision of the Borough Superintendent under sections 7e, 7i and 7h of the Zoning Resolution, to permit in a residence use district, the change in use from parking and storage of motor vehicles to the erection and maintenance of a gasoline service station, lubrication, minor motor vehicle repairs with hand tools only, office and the parking of cars awaiting service, for a stated term of fifteen (15) years.

PREMISES AFFECTED—602-614 Elderts Lane and 685-695 Conduit Boulevard, northwest corner, Block 4240, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Henry Nurick.

For Opposition: Max Eisenberg, Gaspare Alfonso, Genaro Torckio, P. Grechkoey and Joseph Pomilio.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A.M. for inspection and decision; hearing closed.

215-57-BZ

APPLICANT—Henry Kohler, for Harry Sweedler, owner.

SUBJECT—Application March 21, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a business use district, a change in use of an existing masonry structure from an office and storage of composition shingle, to permit storage of not more than five (5) motor vehicles, body and fender repair work, use of acetylene torch, and spraying of finished motor vehicle repairs.

PREMISES AFFECTED—1603 Coney Island Avenue, east side, 103 feet 9¼ inches north of Locust Avenue, Block 6731, Lot 70, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Kohler.

For Opposition: Leah Usherson and Joseph Holtzer.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A.M. for inspection and decision; hearing closed.

MINUTES

289-57-BZ

APPLICANT—Henry Nordheim, for Agostino Guerriero, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for motor vehicles for the stated term of two (2) years.

PREMISES AFFECTED—2487 Belmont Avenue, west side, 90 feet north of East 189th Street, Block 3078, Lot 65, Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: Anthony J. Yaconetti.

ACTION OF BOARD—Laid over to March 11, 1958, at 10 A.M. at the request of an objector, applicant concurring; no further request for adjournment considered.

389-57-BZ

APPLICANT—Larry Meltzer, for John Clancy, owner.

SUBJECT—Application May 15, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—50-58 East 94th Street, west side, 350 feet 3¾ inches north of Rutland Road and 60-62 Tapscott Avenue, Block 4596, Lots 27 and 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer, John Clancy and Helen Clancy.

For Opposition: Michael Leopold.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A.M. for inspection and decision; hearing closed.

477-57-BZ

APPLICANT—Gerard M. Bloomfield, for Thirbrook Corp., and Safeway Stores, Inc., owners.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in an unrestricted use and business use districts, the erection and maintenance of a gasoline service station, car washing, lubritorium, minor auto repairs, storage rooms and storage for more than five (5) motor vehicles on the vacant portion of the lot, and extending from the unrestricted portion into the business portion of the plot.

PREMISES AFFECTED—851-865 St. Anns Avenue and 3150-3172 3rd Avenue, southwest corner, Block 2360, Lots 92 and 97, Borough of The Bronx.

APPEARANCES—

For Applicant: Beatrice F. Altman.

For Opposition: None.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A.M. at request of applicant's representative; hearing previously closed; applicant to file additional information previously required by the Board as to the entrance to the adjoining school.

498-57-BZ

APPLICANT—Ferdinand Savignano, for S. and L. Lumber Co., owner.

SUBJECT—Application July 2, 1957—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a business and residence use district, the use of an existing building as a lumber yard, cabinet making shop and for the storage of material used in conjunction with the cabinet shop.

PREMISES AFFECTED—2356 Coney Island Avenue, west side, 329 feet 11 inches south of Avenue T, Block 7112, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Dominick T. Farruggio and Seymour Moncranz.

For Opposition: None.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A.M. for inspection and decision; hearing closed.

524-57-BZ

APPLICANT—Milton F. Kirchman, for Glenwood Jewish Center, owner.

SUBJECT—Application July 12, 1957—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a D area district, the erection of an extension to the existing one story synagogue and school occupying more than the permitted area.

PREMISES AFFECTED—888 East 56th Street, west side, 455 feet north of Avenue H, Block 7739, Lots 55, 58, 60 and 62, Borough of Brooklyn.

APPEARANCES—

For Applicant: Rabbi S. Drillman, Edward Scheinkman, Leo Kalichstein, Simon Fetter and Wm. Posner.

For Opposition: None.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A.M. for inspection and decision; hearing closed.

617-57-BZ

APPLICANT—Robert Gottlieb, for Harvey Lowenhar, owner.

SUBJECT—Application September 9, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—361 Ford Street, north side and 354 East 183rd Street, south side, 300 feet west of Webster Avenue, Block 3143, Lots 191, 193, 218, 219 and 220, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: Martha Bryant, John A. Cover, Robert Vasquez, Mamie Smither, Maria Del Rio, Francisco Arriago, Margaret Ippolito, Leona Kleinfeldt, Vincenzo Messina and John Gallen.

ACTION OF BOARD—Laid over to March 11, 1958, at 10 A.M. for inspection and decision; hearing closed.

722-57-BZ

APPLICANT—Leonard F. Rothkrug, for Richmond Snyder, owner. (Court Auction Merchandise Co., lessee).

SUBJECT—Application October 8, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a retail use district, the maintenance of an auction room on part of the first story for a term of five (5) years.

PREMISES AFFECTED—84 Court Street, west side, 7 feet 9 inches north of Schermerhorn Street, Block 266, Lot 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Henry Turin and Grover M. Moscovitz.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A.M. for inspection and decision; hearing closed.

730-57-BZ

APPLICANT—James E. Vassalotti, for Bartholdi Turcarno, owner.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2375-2385 Cropsey Avenue at 8846-8858 24th Avenue, northwest corner, Block 6890, Lot 1, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: R. S. Hardy and James E. Vassalotti.
For Opposition: Robert E. Fischer, Harold M. Brown,
Albert Clausi and Lillian Waring.

ACTION OF BOARD—Laid over to March 11, 1958, at
10 A.M. at the request of an objector, applicant concur-
ring; no further request for adjournment considered.

300-57-BZ

APPLICANT—Leonard F. Rothkrug, for Mildren Cohen,
owner.

SUBJECT—Application November 6, 1957—decision of the
Borough Superintendent, under section 7e of the Zoning
Resolution, to permit in a residence use district, the erec-
tion and maintenance of a gasoline service station with
accessory auto laundry, non automatic, auto repair shop
with hand tools only, lubritorium, office and sales, all for
a term of fifteen (15) years.

PREMISES AFFECTED—1290-1304 Remsen Avenue,
southwest corner of Avenue J, Block 8040, Lot 61, Bor-
ough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: None.

ACTION OF BOARD—Taken off calendar at the request
of the applicant and referred to engineer for the setting
of new date for hearing.

125-57-BZ

APPLICANT—James E. Vassalotti, for Harry Augen,
owner.

SUBJECT—Application December 18, 1957—decision of
the Borough Superintendent, under sections 7e, 7h and 7i
of the Zoning Resolution, to permit in a retail and resi-
dence use district, the erection and maintenance of a
gasoline service station, lubritorium, minor auto repairs,
car washing, office, sales storage and parking of motor
vehicles and a ground sign on the retail portion of the
plot, for a stated term of fifteen (15) years.

PREMISES AFFECTED—133-10 to 133-16 (133-12 of-
ficial), Liberty Avenue and 104-01 to 104-11 133rd Street,
southeast corner Block 9587, Lots 1 and 2, Richmond
Hill, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.
For Opposition: P. I. Filoso.

ACTION OF BOARD—Laid over to March 11, 1958, at
10 A.M. at the request of an objector; no further request
for adjournment to be considered.

145-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Abe
Saperstein, owner.

SUBJECT—Application December 20, 1957—decision of the
Borough Superintendent, under sections 7e and 7h of the
Zoning Resolution, to permit in a residence use district,
the erection and maintenance of a gasoline service station,
office, sales, storage, lubritorium, car washing, minor auto
repairs and parking and storage of motor vehicles for a
stated term of fifteen (15) years.

PREMISES AFFECTED—1446-1456 Remsen Avenue and
8913-8923 Avenue L, northwest corner, Block 8055, Lot 1,
Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy and James E. Vassa-
lotti.

For Opposition: Albert Joven, Katherine P. V. Clayton,
Herbert Weinstein, Benj. Schatz, Jacob Zruirn, Sarah
Cohen, Eva T. Ryder, Josephine Petagno, Harry Min-
sky, Anna V. Kachmar, Doris Kashdaw, A. S. Pearl,
Jennie Zurlo and others.

ACTION OF BOARD—Laid over to March 25, 1958, at
10 A.M. for inspection and decision; hearing closed.

107-34-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Shems Realty
Corp., owner.

SUBJECT—Application reopened September 24, 1957 as
Vol. II—re decision of the Borough Superintendent, under
sections 7i and 7j of the Zoning Resolution, to permit
in a retail use district, the erection and maintenance of a
gasoline service station, auto laundry—non-automatic, office
and accessory sales, lubritorium, minor repairs with hand
tools only, parking of motor vehicles, auto safety in-
spection and ground signs, for a stated term of fifteen
(15) years.

PREMISES AFFECTED—248-53 to 248-61 (248-55 of-
ficial) Jamaica Avenue and 89-14 to 89-22 249th Street,
northwest corner, Block 8664, Lot 45, Bellerose, Borough
of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.
For Opposition: None.

ACTION OF BOARD—Application withdrawn without
prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keat-
ing, Commissioner Kleinert, Commissioner Foley and
Commissioner Sleeper 5
Negative: 0

100-38-BZ—Vol. II

APPLICANT—Levitt, Rosenberg, Stone and Notkins, for
Prudential Insurance Co., owner (Bond Stores, Inc. and
Gotham Parking Co., Inc., lessees).

SUBJECT—Application reopened February 26, 1957 as
Vol. II—re decision of the Borough Superintendent
under sections 7h and 7c of the Zoning Resolution, to
permit in a restricted retail use district, the extension of
the existing parking lot for additional parking and stor-
age of motor vehicles.

PREMISES AFFECTED—9-19 West 35th Street, north
side, 200 feet west of 5th Avenue, and 12-14 West 36th
Street, Block 837, Lots 30, 31 and 54, Borough of Man-
hattan.

APPEARANCES—

For Applicant: Jacques Stone.
For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keat-
ing, Commissioner Kleinert, Commissioner Foley and
Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on
February 26, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application
on February 25, 1958 after due notice by publication in the
Bulletin; laid over to March 4, 1958, for consideration and
decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning
Resolution show that the site, West 35th Street and Fifth
Avenue are in a restricted retail use, B area, class 2 height
district; West 36th Street is in a retail and restricted retail
use, B area, class 2 height districts; that in 1957, the build-
ing located at No. 19 West 35th Street, the premises in-
volved in this application, was demolished, and in connec-
tion with this application for a variance a letter was sent
to the City Planning Commission requesting information
concerning the zoning; that on February 6, 1957 the City
Planning Commission wrote that the present restricted re-
tail district became effective on June 25, 1937; and

WHEREAS, the decision of the Borough Superintendent,
dated November 27, 1956 acting on Alt. Applic. 1618-56,
reads:

"1. Extension of existing parking lot 20' west on
West 35 St. into a Restricted Retail use district for the

MINUTES

storage and parking of motor vehicles is not permitted. Article II, Sections 4B(i) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 190 feet and 50 feet frontage by 98 feet and 197.6 feet in depth, irregular; and

WHEREAS, the applicant states that the existing parking lot, to which it is proposed that there be added the additional parcels known as 9 and 19 West 35th Street, was the subject of an appeal to the Board under Cal. No. 100-38-BZ, Vol. I; that the Board, on September 27, 1938 issued a resolution authorizing the use of said premises for parking, describing said premises to be in a retail zone district; that the resolution was extended by the Board for periods of two years in 1942, 1944 and in 1946, the last expiring in 1948; that on December 8, 1948 the Building Department issued a permanent Certificate of Occupancy for said parking lot premises known by the street numbers 9-17 West 35th Street and 12-14 West 36th Street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 24, 1946, by adding thereto:

"that in view of the change in the zoning, the premises as extended and now shown on plans filed with this application, marked 'Received December 27, 1956', 2 sheets, may be occupied for the parking and storage use as previously permitted and now permitted for a term of five years under this resolution, *on condition* that the premises shall be leveled substantially to the grade of the abutting streets, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that fences shall be maintained on all lot lines where walls of adjoining buildings do not occur, that such fences shall be of a woven wire chain link type on a masonry base to a total height of not less than 5 feet, 6 inches; that entrances shall be as proposed and now existing to West 35th Street, one 55 feet in width and one 22 feet in width, and one curb cut 27 feet in width to West 36th Street, as shown on such plans; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except there may be a shelter and office for the attendant, not exceeding 100 square feet in area or one story in height, located where shown; that the sidewalk and curbing abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that there shall be bumpers maintained for protection of the fences and walls of adjoining buildings; that signs shall be restricted to one at each entrance, advertising the parking and storage use, the rates charged and such other information as the Commissioner of Licenses may require; that such signs shall not exceed four square feet in area, shall not be illuminated or extend beyond the building line; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall require; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

556-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Newspaper Realty Corp., owner.

SUBJECT—Application reopened November 6, 1957 as Vol. II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a retail use district, the erection of a two story building for use as a non-storage garage for more than five (5) and less than one hundred-fifty (150) cars, office, toilet and locker room.

PREMISES AFFECTED—406-412 West 34th Street, south side, 80 feet west of 9th Avenue and 405-407 West 33rd Street, Block 731, Lots 50, 51 and 53, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassalotti and R. S. Hardy.

For Opposition: Murray Levine and Murray Kay.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 6, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 28, 1958 after due notice by publication in the Bulletin; laid over to March 4, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, West 34th Street, Ninth Avenue and West 33rd Street are in a retail use, B area, class 1½ height district; that as of January 25, 1916 the premises were in an unrestricted use district and received the present use designation as of November 13, 1936; and

WHEREAS, the decision of the Borough Superintendent, dated October 7, 1957 acting on amendment to Alt. Applic. 75-57, reads:

"1. Proposed two story, cellar and roof, non storage garage (of 51,348 square feet floor area) for over five and less than 150 motor vehicles, including trucks; offices, toilets and locker rooms; located in Retail use District, is contrary to Section 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 feet frontage by 197 feet 6 inches in depth, irregular, presently being used for parking and storage of more than five motor vehicles; that this use was established under Alt. Applic. 2215-48 and Cal. No. 48-49-A; that Certificate of Occupancy No. 35582 was issued for said use; that records further show that the same use was extended to its present size under Alt. Applic. 1349-56, for which no Certificate of Occupancy has as yet been issued; that it is proposed to obtain a variance for a temporary period of twenty-five years in order to erect a two story garage for more than five cars and less than one hundred fifty cars, of class one construction, having a frontage of 80 feet on West 34th Street, 50 feet on West 33rd Street and 197 feet 6 inches on the easterly lot line and 197 feet 6 inches on the westerly lot line; and

WHEREAS, the applicant contends that there are many apartment houses, hotels, large office buildings, etc., in this area that are without garage or parking facilities, so that the development of this site with a parking garage will do much to alleviate the parking situation in this area; that the land is high in assessed value and it is mandatory that this site be developed in the only feasible manner as proposed; that the change of zone from an unrestricted use district to retail use district has limited the use of the site to a retail use and since there is no economic demand for erection of retail stores on this site, the proposal is entirely within keeping at this point; that the unrestricted use district directly across West 33rd Street has further reduced the use of this site for retail purposes; and

WHEREAS, the applicant states that the present owner has held title to the property since March 17, 1945 and September 26, 1956; that the assessed valuation of land is \$160,000 and of the building \$18,000 making a total of \$178,000; that the building was erected in 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

MINUTES

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. App. 75/57, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

533-57-BZ

APPLICANT—E. Richard Crino, for Jennie and Pietro Palazzola, owners.

SUBJECT—Application July 17, 1957—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in an E-1 area district, the conversion of an existing two-family, brick, three (3) story dwelling to a three (3) family multiple dwelling.

PREMISES AFFECTED—2067 Hering Avenue, west side, 175 feet south of Pelham Parkway South, Block 4311, Lot 13, Borough of The Bronx.

APPEARANCES—

For Applicant: E. Richard Crino and Jay Rubino.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 4, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Hering Avenue, Pelham Parkway, Lydig Avenue and Yates Avenue are in a residence use, E-1 area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated June 20, 1957 acting on amendment to Alt. Applic. 792-52, reads:

"Al. The proposed conversion of the existing two family, brick, 3 story & cellar dwelling to a three (3) family multiple dwelling located in an E-1 area district is contrary to Sec. 15-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 100 feet in depth, occupied by a two family dwelling; that the dwelling is of masonry, class 3 construction, three stories and cellar, and presently used illegally as a three family dwelling; that such use was in effect since the time of purchase of the dwelling in June, 1951; that a multiple dwelling violation was subsequently issued against these premises on February 8, 1952 for an illegal conversion; that because of the pending violation, the owner commissioned him to file plans; that plans were filed and approved December 18, 1952 to legalize the converted dwelling; that however, because of the owner's financial difficulties, the work required by the approved plans was never started; that on January 13, 1954, work was commenced on the installation of the fire escape; that an application for a fire escape was filed for, the permit issued for same and the work was legally finished on March 9, 1954; that from the time the plans were approved in December 1952 to the time the fire escape was legally installed, a change in zone of the area of these premises was made from a C area to an E-1 area; that this became effective December 14, 1953; that because of this change in zone, a letter of revocation from the Building Department, dated February 24, 1954 was received by the owner, rejecting the approved plans of record; and

WHEREAS, the applicant contends that the owner was the recipient of an unjust action of the Building Department; that the owner made a sincere effort to legalize the premises; and

WHEREAS, these premises were inspected in the area where three other similar buildings are located at 1942, 1946 and 1950 Hering Avenue where relief similar to that here sought was granted; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit the conversion of the existing two-family house to a three-family multiple dwelling, as proposed and indicated on plans filed with this application, marked "Received July 17, 1957", 3 sheets, and one plan marked "Received March 4, 1958", and to restore the approval of the Department of Buildings, as rendered on December 18, 1952, on condition that all work required to have this building comply fully with the requirements of the Multiple Dwelling Law and all other laws and rules will be complied with and completed within one year from the date of this resolution.

548-57-BZ

APPLICANT—Vincent D. Luongo, for Glanos Realty Corp., owner.

SUBJECT—Application July 22, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and retail use district, the extension of the existing parking lot now located in a retail district into an adjacent residence district.

PREMISES AFFECTED—305-307 West 27th Street, north, side, 62 feet west of 8th Avenue, Block 751, Lots 33, 34 and 35, Borough of Manhattan.

APPEARANCES—

For Applicant: Vincent D. Luongo and Murray Glanz.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 28, 1958 after due notice by publication in the Bulletin; laid over to March 4, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, West 27th Street and West 28th Street are in residence and retail use, B area, class 1½ height districts; 8th Avenue is in a retail use, B area, class 1½ height district; that at the present time no zoning amendment is pending; that however, the zone has changed since July 25, 1916, when this property was originally zoned as business and unrestricted; that in 1927 the zone was changed to retail and unrestricted and in 1937 the zone was again changed to the present retail and residential district; and

WHEREAS, the decision of the Borough Superintendent, dated May 24, 1957 acting on Alt. Applic. 586-57, reads:

"1. Parking lot partly in a Retail and partly in a Residence district is contrary to Article II, Section 3 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 62 feet frontage by 74 feet ¾ inch in depth, vacant; that it is proposed to extend the use of this parking lot into the adjacent vacant land which is in the same ownership, and located in the residential district; and

WHEREAS, the applicant states that the present parking lot now consists of an irregular plot 38 feet by 74 feet ¾ inch,

MINUTES

for which Certificate of Occupancy No. 47198 was issued for a parking lot for the parking of more than five motor vehicles; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles, as an extension of the existing adjacent parking lot now located in a retail district, as shown on plans filed with this application, marked "Received July 22, 1957", 3 sheets, *on condition* that the premises shall be leveled substantially to the grade of West 27th Street, surfaced with clean gravel or steam binders, treated with a binder and properly rolled; that there shall be erected on all building lines where walls of adjoining buildings do not occur, a woven wire fence of the chain link type, not less than 5 feet 6 inches in height and protected by proper bumpers, as shown on such plans; that such fence shall be continued along the street building line with an opening not exceeding 12 feet in width, fitted with gates which shall be kept closed when the parking lot is not in operation; that opposite such opening there may be a curb cut of similar width; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that all sidewalks and curbing abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that a sign, advertising the parking and storage use, and the rates charged and such other information as may be required by the Commissioner of Licenses may be attached to the fence near the gate, such sign not to exceed 4 square feet in area, not illuminated and not extending beyond the building line; that such portable fire-fighting appliance shall be maintained as the Fire Commissioner shall direct; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

550-57-BZ

APPLICANT—Aaron Halpern, for Frank Primeggia, owner.

SUBJECT—Application July 23, 1957—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in an E area district, the erection of a one family dwelling, with the required setback measured from the existing building line instead of the building line of the mapped street.

PREMISES AFFECTED—104-23 127th Street, east side, 206.28 feet south of Liberty Avenue, Block 9581, Lot 88, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 4, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, E area, class 1 height district; 127th Street and 128th Street are in residence and retail use, D and E area, class 1 and class ½ height districts; Liberty Avenue is in a retail use, D area, class 1 height district; that as of July 25, 1916 the property

was zoned as one times height district and a D area district; that the present height and area designations became effective on June 30, 1947; that the use designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated July 22, 1957 acting on N.B. Applic. No. 2585-56, reads:

"1. Survey filed shows the new one story, basement and attic, one family dwelling, located in an "E" area district, set back 10 feet 0 inches from the existing building line instead of being set back 10 feet 0 inches from the building line of mapped street and is contrary to Article IV Section 15 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 30 feet frontage by 100 feet in depth, presently improved with a one family frame dwelling erected under N.B. Applic. 2585-56; that due to the proposed five foot street widening of the east side of 127th Street, which has now been proposed for the past 44 years, there was a misunderstanding as to the setback of this building from the 127th Street building line; that the result was that in honest error, the building was set back ten feet from the existing line instead of the proposed building line of 127th Street; that this condition does not in any way adversely affect adjoining property owners nor the surrounding area in general; that practically all the buildings in the affected area were erected prior to the area district change of D area to E area on June 30, 1947; and

WHEREAS, the applicant contends that the legal status of 127th Street at the present time is as follows: that the information is based on a letter from the office of the President of the Borough of Queens, dated June 25, 1957; that the street is indicated at a width of 60 feet on Section 122 of the Final Maps of the Borough of Queens, adopted by the Board of Estimate and Apportionment on December 4, 1913; that the old road, about 50 feet wide, is dedicated to the use of the public according to an opinion of the Corporation Counsel dated October 9, 1920; that there is a proposed widening of about five feet on the easterly and westerly sides of the dedicated area which is in private ownership and there are no proceedings now pending to acquire title to the proposed widening; and

WHEREAS, the applicant states that the present owner has held title to the property since April 21, 1956 and that the assessed valuation of land is \$1,625; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 to permit the front yard of the width as proposed and as indicated on plans filed with this application marked "Received July 23, 1957", 3 sheets, based on the distance from the existing street line; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

595-57-BZ

APPLICANT—Charles V. Halley, Jr. for 236 Riverdale Realty Corp., owner.

SUBJECT—Application August 13, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence district, the parking of motor vehicles for patrons using the retail shopping area.

MINUTES

PREMISES AFFECTED—581-587 West 235th Street, northwest corner of Netherland Avenue, Block 3409, Lots 545 and 546, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles V. Halley, Jr. and Archie M. Hertz.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 21, 1958 after due notice by publication in the Bulletin; laid over to February 11, 1958, for inspection and decision; hearing closed, date to be set for inspection and decision; then set for March 4, 1958; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, West 235th Street and Netherland Avenue are in local retail and residence use, D area, class 1 height districts; West 236th Street and Henry Hudson Parkway are in a residence use, D area, class 1 height district; that as of July 25, 1916 the portion of the property within 100 feet of West 235th Street and Netherland Avenue was zoned business and the remainder was zoned residence; that all of the property was in a 1½ height district and B area district; that the present local retail use district became effective April 8, 1954; that the present height and area district became effective January 1, 1954; that the local retail district 100 feet from West 235th Street, become residence; and

WHEREAS, the decision of the Borough Superintendent, dated August 9, 1957 acting on amendment to N.B. Applic. 98-55, reads:

"1. Parking of motor vehicles for patrons on premises in a residence use district is contrary to Art. II Sect. 3 of the Z.R."

WHEREAS, the applicant states that the premises consist of a plot, 95 feet ¾ inches frontage by 120 feet ¾ inches depth, occupied by a one story local retail store, and a vacant parcel used for parking; that it is proposed to extend the present parking area for the benefit of the patrons of the several stores; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate use in which to exercise discretion to grant under Section Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7h of a term of five years, to permit a portion of the premises proposed to be occupied for the parking of motor vehicles belonging to patrons and employees of the stores on the premises, as indicated on plans filed with this application, marked "Received August 13, 1957", 6 sheets, on condition that such portion of the plot shall be leveled substantially to the grade of Netherland Avenue, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that the existing fence, 4 feet in height, on the rear and side lot lines and on the front building line may remain but if changed shall be made 5 feet in height in accordance with the Board's requirements; that there may be an entrance 12 feet in width on Netherland Avenue, with curb cut opposite of similar width, such entrance to be equipped with gates which shall be kept closed when the parking lot is not in operation; that the sidewalk and curbing abutting the site shall be reconstructed or repaired to the satisfaction of the Borough President; that during the term of this variance, the premises shall be used for no other use and no building shall be erected thereon; that there shall be no signs erected

except one, attached to the fence, advertising the use of premises for patrons and employees of the stores, such sign not to extend beyond the building line, be illuminated or exceed four square feet in area; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that suitable bumpers shall be maintained for protection of fences; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

865-57-BZ

APPLICANT—John F. Fitzsimons, for Domenico Turiano, owner.

SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under section 9A of the Zoning Resolution to permit in a class one (1) height district, the construction of a six story multiple dwelling of 122 families to a height in excess of that permitted within two miles of La Guardia airport, a designated airport.

PREMISES AFFECTED—144-45 35th Avenue, north side, 371.5 feet east of Parsons Boulevard, Block 4995, Lot 66, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 4, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 35th Avenue, Parsons Boulevard, 146th Street and 34th Avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1957 acting on N.B. Applic. No. 2877-57, reads:

"1. Proposed six (6) story Class A multiple dwelling at the above location is in a Res.-1-D area district within 2 miles of an airport. Plans show building to exceed the height limit permitted, contrary to Sections 8(d) and 9-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 199.49 feet frontage by 230 feet in depth, presently vacant; that it is proposed to erect a modern six story class A multiple dwelling, of class 3 construction, having a frontage of 141.5 feet and a depth of 108 feet, irregular in area; that it will contain 122 apartments and garage space to accommodate 51 cars; that the proposed building will not exceed the area district limitations of the Zoning Resolution; and

WHEREAS, the applicant contends that 35th Avenue is a 60 foot wide street; that Parsons Boulevard to the west is 80 feet, Northern Boulevard to the south is 100 feet and 146th Street to the east is 60 feet; that there are at least 50 streets between the site and LaGuardia Airport which are greater than 60 feet in width and which would permit the erection of apartment house buildings of greater height than proposed without violating the height district provisions of the Zoning Resolution; that Union Street, which is nearer to the Airport than the premises, is in a class 1½ height district, so that the premises is further away from the Airport than a height district which allows buildings of the height proposed even on streets only 60 feet in width; that the height district zoning between the Airport and Union Street is 1½ and the premises is in a class 1 height district which will permit the erection of a building to a height of 52 feet 6 inches; that the proposed building is set back approximately 10 feet from the building line, so that under the height district

MINUTES

exceptions the building could be a height of 67.6 feet; that the proposed height is 62 feet 9 inches, which is 10 feet 3 inches greater than the permitted height if no credit is given for the setback; that the premises is more than 10,000 feet from the airport and within 560 feet of the two mile limit; that there are many buildings, including the gas holder shown on Photograph No. 1, within the two mile limit, of greater height than the proposed building; that there are many sites between the airport and the premises on which buildings of greater height may hereafter be erected; that the site is more than 3,000 feet at right angles from the extended line of the nearest runway and is therefore out of the line of flight; and

WHEREAS, the applicant states that the present owner has held title to the property since August 23, 1956 and October 16, 1956 and that the assessed valuation of land is \$22,030 and of the building \$10,000 making a total of \$32,030; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 9A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 9A to permit the excess height of the building, as proposed and shown on plans filed with this application, marked "Received December 2, 1957", 5 sheets, and "March 4, 1958", 1 sheet, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:10 P. M.

JOSEPH J. DOYLE, Chief Clerk

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 4, 1958, 2 P.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

1464-39-GR

APPLICANT—Saul Goldsmith.

SUBJECT—Opening Protective Assemblies Inspection Agency, addition of the Inspection Agency of Saul Goldsmith.

APPEARANCES—

For Applicant: Saul Goldsmith.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test to include Saul Goldsmith as an inspection agency.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 1464-39-GR.

Subject: Opening Protective Assemblies Inspection Agency, Addition of the Inspection Agency of Saul Goldsmith.

Saul Goldsmith filed by letter dated December 5, 1957 a request for consideration as an approved inspection agency under the Rules of the Board for the Inspection of Opening Protective Assemblies. He proposes that the work of inspection will be personally performed by him.

The Committee on Test has reviewed the qualifications and experience of the applicant, and on the basis of this data recommends that Saul Goldsmith of Brooklyn, New York, be approved as an inspection agency under the provisions of the Rules of the Board of Standards and Appeals

on Inspection of Opening Protective Assemblies Calendar Number 1464-39-GR and that such approval shall remain in force until rescinded by the Board and that all inspections shall be made personally by the applicant.

(Sgd.) MAX H. FOLEY,

Commissioner,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted December 18, 1939 as amended through June 5, 1956, to approve an additional opening protective assembly inspection agency in accordance with the report of the committee.

447-56-SM

APPLICANT—Brunswick Balke Collendar Co., owner.

SUBJECT—Application June 12, 1956—Brunswick Horn Folding Gymnasium (folding gymnasium Seating), approval of.

APPEARANCES—

For Applicant: Jacob Feenstra.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 447-56-SM.

Subject: Brunswick Horn Folding Gymnasium Seats.

Brunswick-Balke-Collendar Co., Chicago, Illinois, filed June 12, 1956, an application with the Board of Standards and Appeals for approval of the Brunswick Horn Folding Gymnasium Seats under the provisions of C26-191.0 Administrative Building Code.

Purpose

A folding bleacher for indoor seating.

Description

The device is a type of bleacher intended to be used primarily for indoor spectator seating and may be telescoped or folded against the wall when not in use. Standard sections are 8 feet and 16 feet but other size sections may be used by adding 1 foot increments to the standard sections. The section consists of seats, foot boards, skirt boards resting on steel supports and having a maximum height of thirty rows or 23 feet 3 inches for a 9 inch rise or 29 feet 3½ inches for a 11½ inch rise.

Each section operates on the folding principle and all rows fold and are so designed that there is what is known as "row locks" which are designed to mechanically and automatically lock the units in an extended position without the use of floor plates or shoes and shall not require the weight of the spectators to lock the floor level and a level of 1 foot 6 inches below each individual seat to prevent accidental folding of units.

Each unit is equipped with a key lock, keyed alike to prevent unauthorized operation. The key lock, when open, permits the raising of the front kick board and releasing of row stop to start the folding action.

The bleachers are supported by tubular columns 1-7/8 inch O.D. by 13 gauge (.095 inches) wall thickness and the brace and connecting link arms are ¼ inch by 1 inch steel flats. Each column is fitted at the base, with a heavy duty rubber wheel 3 inches by 1-7/8 inches.

The seats, foot boards and skirt boards are 1½ inch Douglas Fir.

Inspection and Test

Details of construction were examined by Assistant Engineer J. A. Darts, Committee on Test.

MINUTES

The applicant has also furnished a test report. Results showed that the seat board successfully carried 163 pounds/linear feet and the floor board 186 pounds/linear feet. While this load was still applied, a horizontal swaying load of 24 pounds/linear feet of seat board was also applied with the vertical load still in place, an overturning load of 10 pounds/linear feet of seat board was applied in a direction perpendicular to the length of the seats.

Additional tests consisted of a cadenced impact test of 200,000 cycles; opening and closing of the stand 2,000 times; settling test on the floor board.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Brunswick Horn Folding Gymnasium Seats for use in New York City on condition that the device be constructed in accordance with this report and installed in accordance with the requirements of the pertinent section of Chapter 26 Administrative Building Code, provided that the height of the bleacher shall be limited to six tiers, that the bleachers shall be adequately anchored to the wall, irrespective to the number of tiers; that no seat occupant shall pass more than seven seats without the intervention of an aisle; that the aisle shall be a minimum width of 2 inches 6 feet; that the aisles shall be provided with steps adequately secured when the bleachers are in use, to the main floor and further that the bleacher bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 47-56-SM."

(Sgd.) SEAN P. KEATING,
Vice Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

05-56-SM

APPLICANT—Acoustics Manufacturing Corp., owner.
SUBJECT—Application June 29, 1956—Acoustics Manufacturing Corp., A-M Metal Acoustical Tile, Sizes 12 x 4, 12 x 36 and 18 x 36.
APPEARANCES—

For Applicant: William G. Kemp.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 505-56-SM.

Subject: Metal Acoustical Tile.

Acoustics Mfg. Corp., Detroit, Michigan, filed June 29, 1956, an application with the Board of Standards and Appeals for approval of the material known as Metal Acoustical Tile under the provisions of C26-88.0 and C26-191.0 Administrative Building Code.

Purpose

The material is to be used as an incombustible acoustical tile.

Description

The acoustical metal panels are manufactured of 26 gauge cold rolled steel with an enamel finish. The pans are made

in four sizes, 12 inches by 24 inches, 12 inches by 36 inches, 12 inches by 48 inches and 18 inches by 36 inches and the larger panels are scored to simulate 12 inch by 12 inch tiles.

The pans are used in conjunction with an approved suspension system.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test and the material was found to be incombustible.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the material known as A-M Metal Acoustical Tile for voluntary use in New York City as an incombustible metal tile as having met the requirements of C26-88.0 on condition that the pans be installed on approved suspension system, installed in accordance with their respective approvals and further that if an acoustical blanket is used in conjunction with the pan system, the blanket shall be an approved incombustible acoustical blanket, and that all cartons in which the material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 505-56-SM."

(Sgd.) Max H. Foley

Commissioner

JOHN A. DARTS,

Asst. Engr.

GEORGE F. SKLENARIK,

Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

684-56-SM

APPLICANT—Bestwall Gypsum Co., owner.

SUBJECT—Application August 20, 1956—Bestwall Lite Mix (light-weight aggregate) Perlite Plaster, approval of.

APPEARANCES—

For Applicant: A. R. Carr.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 684-56-SM.

Subject: Bestwall Lite Mix Perlite Plaster.

Bestwall Gypsum Co., Ardmore, Pennsylvania, filed August 20, 1956 an application with the Board of Standards and Appeals for approval of the material known as Bestwall Lite Mix Perlite Plaster under the provisions of C26-191.0, C26-257.0, C26-312.0.h, C26-463.0 and C26-466.2 Administrative Building Code.

Purpose

The material is to be used in lieu of sanded gypsum plaster.

Description

The material is a mill mixed perlite gypsum plaster and is mixed in the ratio of 100 pounds of gypsum to 2½ cubic feet of perlite. The perlite was filed for under Calendar Number 22-57-SM.

Inspection and Test

Samples of the premix material were tested in accordance with the requirements of C26-312.0 Administrative Building Code and the ASTM C28-55 and successfully met the requirements.

MINUTES

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Bestwall Lite Mix Perlite Plaster for use in New York City under the provisions of C26-466.2 Administrative Building Code on condition that the mix shall be 100 pounds of gypsum to 2½ cubic feet of perlite and further that each bag be marked, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 684-56-SM".

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

685-56-SM

APPLICANT—Bestwall Gypsum Co., owner.
SUBJECT—Bestwall Gypsum Plaster, Bestwall Common Gauging, Bestwall Satin Spar Gauging, Bestwall Keenes Cement, Bestwall Wood Fiber Plaster, Bestwall Sunflower Molding, Bestwall Concrete Bond Plaster, approval of.

APPEARANCES—

For Applicant: A. R. Carr.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0.

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 685-56-SM.

Subject: Bestwall Gypsum Plaster, Bestwall Common Gauging, Bestwall Satin Spar Gauging, Bestwall Keenes Cement, Bestwall Wood Fiber Plaster, Bestwall Sunflower Molding, Bestwall Concrete Bond Plaster.

Bestwall Gypsum Co., Ardmore, Pa., filed August 20, 1956 an application with the Board of Standards and Appeals for approval of the material known as Bestwall Gypsum Plaster, Bestwall Common Gauging, Satin Spar Gauging, Bestwall Keenes Cement, Bestwall Wood Fiber Plaster, Bestwall Sunflower Molding and Bestwall Concrete Bond Plaster under the provisions of C26-191.0, C26-312.0, C26-463.0, C26-465.0, C26-572.0, and C26-577.0 Administrative Building Code.

Purpose

The material is to be used for interior plaster construction.

Description

The gypsum plaster is either fibered, unfibered or extra fibered. The fibers are normally glass fibers but the gypsum may be furnished with sisal fibers.

Bestwall Common Gauging is a high purity gypsum plaster and is used as a gauging with lime for finish coat work.

Bestwall Satin Spar Gauging is similar to the above except it is white.

Bestwall Keenes Cement is a dead burned gypsum plaster used for finish coat work with lime when great hardness is required.

Bestwall Wood Fiber Plaster is a gypsum plaster containing a small percentage of wood fibers. It may be used neat with water only or with one part of sand for plaster.

Bestwall Sunflower Molding Plaster is a high purity gypsum used with water only for ornamentation work only.

Bestwall Concrete Bond Plaster is to be used for plastering directly over cast in place concrete.

Inspection and Test

Samples of the material were tested in accordance with the requirements of the ASTM for the specific material and successfully met the requirements.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Bestwall Gypsum Plaster, Bestwall Common Gauging, Bestwall Satin Spar Gauging, and Bestwall Wood Fiber Products for use in New York City under the provisions of C26-312.0 Administrative Building Code and Bestwall Keenes Cement under the provisions of C26-466.0 Administrative Building Code and Bestwall Concrete Bond Plaster under the provisions of C26-464.0 Administrative Building Code and the gypsum products may be used under the provisions of C-26-572 and C26-577.0 Administrative Building Code on condition that each bag in which the material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 685-56-SM."

(Sgd.) SEAN P. KEATING,
Vice Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

686-56-SM

APPLICANT—Bestwall Gypsum Co., owner.
SUBJECT—Application August 20, 1956—Bestwall Gypsum Lath, approval of.

APPEARANCES—

For Applicant: A. R. Carr.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0.

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

RE: Calendar Number 686-56-SM.

Subject: Bestwall Gypsum Lath.

Bestwall Gypsum Co., Ardmore, Pa., filed August 20, 1956 an application with the Board of Standards and Appeals for approval of the material known as Bestwall Gypsum Lath under the provisions of C26-191.0 and C-26-462.0 Administrative Building Code.

Purpose

The material is to be used as a gypsum plaster base.

Description

Bestwall Gypsum Lath is a plaster base material having a core of gypsum and a paper surface. The most common size is ⅜ inch by 16 inch by 4 feet with rounded edges. The lath may be plain, perforated with ¾ inch diameter holes on 4 inches on center, parallel to the edges and also at right angles, or insulating, with a sheet of aluminum foil on the back side. The lath may be also ½ inch by 16 inches by 4 feet or may be what is known as long length being ⅝ inch by 16 inch or 24 inch wide by 12 feet long with rounded edges or ½ inch by 16 inch or 24 inch wide by 12 feet long with rounded edges or with tongue and groove "V" edges.

MINUTES

Inspection and Test

Samples of the lath were tested in accordance with the requirements of C26-462.0 Administrative Building Code and successfully met the requirements of ASTM C 37-42.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Bestwall Gypsum Lath, as herein described, for use in New York City under the provisions of C26-462.0 Administrative Building Code. The Committee further recommends that this lath may also be used with metal framing and further that the lath shall be marked, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 686-56-SM".

(Sgd.) Sean P. Keating
Vice Chairman
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

82-57-SM

APPLICANT—Bestwall Gypsum Co., owner.
SUBJECT—Application December 28, 1957—Bestwall Perlite, approval of.

APPEARANCES—

For Applicant: A. R. Carr.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 22-57-SM.

Subject: Bestwall Perlite Plaster Aggregate.

Bestwall Gypsum Company, Ardmore, Pennsylvania, filed December 28, 1956 an application with the Board of Standards and Appeals for approval of the material known as Bestwall Perlite Plaster Aggregate under the provisions of C26-312.0h, C26-463.0, C26-464.02 and 3, and C26-468.2 Administrative Building Code.

Purpose

The material is to be used in lieu of sand in gypsum plaster.

Description

Perlite as defined under C26-133.0 Administrative Building Code is an acid igneous glassy rock of the composition of sodium, expanded by heating and divided into small spherical bodies by the tension developed by its contraction on cooling.

The crude ore is crushed and screened and shipped to the company's expanders. The ore is again graded and dropped to the expansion chamber. The ore is then heated to approximately 2,000°F, at which temperature the grains acquire an incandescent glow and expand in size. The product is then bagged in 3 or 4 cubic foot bags and weighs about 10 pounds per cubic foot.

Inspection and Test

The processing of the applicant in New York City was inspected by Assistant Engineer J. A. Darts, Committee on Test. Representative samples were identified and marked. The identified samples were tested in accordance with the requirements of C26-466.2 Administrative Building Code and met the requirements. The complete report is on file with the Board of Standards and Appeals and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Bestwall Perlite Plaster Aggregate for use in New York City under the provisions of C26-463.0 and C26-464.0 and 3 Administrative Building Code as having met the requirements of C26-312.0h and C26-466 Administrative Building Code on condition that each bag of Bestwall Perlite Plaster Aggregate shall be marked or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 22-57-SM."

(Sgd.) SEAN P. KEATING,
Vice Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

82-57-SA

APPLICANT—Carrier Corp., owner.

SUBJECT—Application January 10, 1957—Carrier Air Conditioning Units, Models 38D, 38D2A, 38D4A, 38D6A, 38F2, 38F4 and 38F6, approval of.

APPEARANCES—

For Applicant: Richard F. Meates.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 82-57-SA.

Subject: Carrier Air Conditioning Units, Models 38D2A, 38D4A, 38D6A, 38F2, 38F4, 38F6.

Thermodyne Corporation for Carrier Corporation, Syracuse, New York, owner-manufacturer, filed January 10, 1957 an application with the Board of Standards and Appeals for approval of the Carrier Air Conditioning Units Models 38D2A, 38D4A, 38D6A, 38F2, 38F4, 38F6 for use in New York City under the provisions of C26-191.0 and C19-96.0 Administrative Code.

Purpose

Complete air cooling systems for residential and commercial use.

Description

The Carrier Air Conditioning Units, 38D series, are air cooled condensing units with evaporator coils that may be installed either in a furnace duct system utilizing the furnace fan for air circulation or in any duct system with a separate blower fan installed in the evaporator coil housing. Piping connections between the evaporator coil and the condensing unit are made in the field.

The condensing units consist of a spring mounted serviceable hermetic compressor with automatically reversible oil pump, a fan cooled condensing coil of finned type and a liquid receiver. The expansion valve is made a part of the evaporator coil assembly.

Pressure relief is afforded by means of soldered connections at the condenser coil.

Bonderized and enameled casings are provided for the condensing units and evaporator sections; the condensing units are also weatherized so that they may be installed outdoors.

The Model 38D2A employs a 3 H.P. compressor motor and a 10½ pound charge of Carrene 7 refrigerant.

MINUTES

The Model 38D4A employs a 5 H.P. compressor motor and a 20 pound charge of F-12 refrigerant.

The Model 38D6A employs a 5 H.P. compressor motor and an 18 pound charge of Carrene 7 refrigerant.

The corresponding evaporator coils used with the above condensing units are designated as 38D2, 38D4 and 38D6 for installations without an evaporator fan and as 38F2, 38F4 and 38F6 when an evaporator fan is used.

Inspection and Test

A typical 38D condensing unit and evaporator coil was inspected at 45-15 Vernon Boulevard, Long Island City, by Asst. Engr. G. F. Sklenarik, Committee on Test.

The 38D units have been tested and approved by the Underwriters' Laboratories under file SA690.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Carrier Air Conditioning Units Models 38D2A, 38D4A and 38D6A, also Evaporator Coils 38F2, 38F4 and 38F6 for use in New York City when installed in accordance with the provisions of Article 18 Chapter 19 Administrative Code and the Electrical Code of the City of New York and provided that each unit shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 82-57-SA".

(Sgt.) Sean P. Keating
Vice Chairman

JOHN A. DARTS,
Asst. Engr.

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance with the above report.

89-57-SA

APPLICANT—Gas Equipment Corp., for Armstrong Furnace Co., owner.

SUBJECT—Application January 29, 1957—Armstrong Climate Conditioners (gas-fired), Models 101, 102, 901, G2-5-6-7-8, 65,000 to 450,000, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 89-57-SA.

Subject: Armstrong Climate Conditioners, Gas Fired, Models 101, 102, 901, G2, 5, 6, 7, 8, 65,000 to 450,000.

Gas Equipment Corporation for Armstrong Furnace Company, Columbus, Ohio, owner-manufacturer, filed January 29, 1957 an application with the Board of Standards and Appeals for approval of the Armstrong Climate Conditioners Gas Fired Models 101, 102, 901, G2, 5, 6, 7, 8, 65,000 to 450,000 for use in New York City under the provisions of Article 12 Administrative Building Code.

Purpose

Gas fired hot air furnaces for domestic, commercial and industrial use.

Description

The Armstrong Climate Conditioners are a group of gas fired warm air burners. The component parts consist of a single port gas burner; a steel heat exchanger with body and radiator welded into a gas tight unit; a belt driven fan—two fans on the larger units—for air circulation, fibreglas filters and operating and safety controls, all assembled into a steel cabinet that is finished in a baked enamel. In addition, an induced draft blower is installed in the G-350 and G-450 models.

The designations G-2 in the model number indicates a floor type furnace with gravity air flow so that blower fans are not used on these models. The G-5 indicates a floor type unit with forced flow of heated air from the top. The G-6 indicates same type of unit but of "high-boy" design. The L-7 indicates a floor type unit with forced counterflow of heated air. The G-8 indicates a horizontal suspended type unit or one that may be installed in a suitable space.

All units are designed for flue connection and their Btu output per hour is as follows:

Model No.	Btu
101-G2- 85	63,750
G2-105	78,750
G2-135	101,250
101-G5- 85	68,000
G5-105	84,000
G5-125	100,000
G5-150	120,000
G5-185	148,000
G5-220	176,000
G5-250	200,000
101-G6- 65	52,000
G6- 85	68,000
G6-105	84,000
G6-125	100,000
101-G7- 65	52,000
G7- 85	68,000
G7-105	84,000
101-G8- 70	56,000
G8- 85	68,000
G8-105	84,000
G8-135	108,000
102-G6- 90	72,000
G6-105	84,000
901-G6-350	350,000
G7-350	
G8-350	
901-G6-450	450,000
G7-450	
G8-450	

The above models are primarily designed for use with duct systems but may be equipped with discharge heads provided with directional vanes for distributing the heated air over an area.

Inspection and Test

All details of construction were examined by Assistant Engineer G. F. Sklenarik, Committee on Test.

The G6-350 and G6-450 models have been tested and approved by the Underwriters' Laboratories file MP 2367.

The other models have been tested and approved by the American Gas Association.

Recommendation

On the basis of the inspection and the data submitted by the applicant, the Committee on Test recommends the approval of the Armstrong Climate Conditioners, Gas Fired Models 101, 102, 901, G2, 5, 6, 7 and 8, 65,000 to 450,000 for use in New York City when installed in accordance with this report and the requirements of Article 12 Administrative Building Code and provided that each unit shall bear label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 89-57-SA".

MINUTES

of Standards and Appeals for use in New York City under Calendar Number 89-57-SA."

(Sgd.) SEAN P. KEATING,
Vice Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

196-57-SM
APPLICANT—United States Plywood Corp., owner.
SUBJECT—Application March 4, 1957—Weldwood Tackboard (bulletin board), approval of.
APPEARANCES—

For Applicant: None.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 196-57-SM.
Subject: Weldwood Tackboard.
United States Plywood Corp., New York, filed March 1957 an application with the Board of Standards and Appeals for approval of the material known as Weldwood tackboard under the provisions of C26-191.0 Administrative Building Code.

Purpose

The material is to be used as a bulletin board.

Description

The face of the textboard is a textured weave Kalistron approved by the Board under Calendar Number 625-47-SM) clear vinyl to the underside of which is applied colored pigment and flocking. The backing is a treated Celotex. The overall thickness of the board is 9/16 inches.

Inspection and Test

The material was inspected by Asst. Engr. J. A. Darts, Committee on Tests, and tested for combustibility and was found suitable for bulletin boards in school classrooms.

Recommendation

On the basis of the inspection and data filed by the applicant, the Committee on Test recommends the approval of Armstrong's Accopac; also known as Weldwood Tackboard for voluntary use in school classrooms, under the provisions of C26-191.0; provided that this material shall be attached directly to walls of fireproof materials and within a framing of metal or other incombustible material and that it shall not exceed a total of 250 square feet per classroom; that class rooms herein referred to shall be rooms in schools or other institutions giving academic instruction; and that the material delivered to a school for such use shall be tagged or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 196-57-SM".

(Sgd.) Sean P. Keating
Vice Chairman
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

411-57-SA

APPLICANT—General Machine Co., Inc., owner.
SUBJECT—Application May 13, 1957—E.F.M. Oil Burner, Models ET-1, ET-2 and ET-3, approval of.

APPEARANCES—

For Applicant: Frederick L. Helder.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 411-57-SA

Subject: E. F. M. Oil Burner Models, ET-1, ET-2 and ET-3. General Machine Co., Inc., Emmaus, Pa., filed May 13, 1957 an application with the Board of Standards and Appeals for approval of the appliance known as E.F.M. Oil Burner Models ET-1, ET-2 and ET-3 under the provisions of the Oil Burner Rules of the Board.

Purpose

The appliance is an oil burner for domestic and for commercial installation.

Description

The appliance is a mechanical draft gun-type pressure conversion atomized oil burner consisting of a blower housing, electric motor, fan, ignition transformer, fuel pump and nozzle assembly. The pump is part of an integral fuel unit which consists of a pump, strainer, pressure regulating valve and an oil by-pass valve. The blower housing is either cast iron or aluminum and is so machined that the pump and motor are in alignment.

The model ET-1 has a firing range of from 0.75 to 1.80 G.P.H., the Model ET-2—from 1.00 to 2.00 G.P.H. and the ET-3 from 1.30 to 2.75 G.P.H.

Inspection and Test

Details of construction were examined by Assistant Engineer J. A. Darts, Committee on Test. The burners have been approved by the Underwriters Laboratory under MP 1529.

Recommendation

On the basis of the examination and the data filed by the applicant the Committee on Test recommends the approval of the E.F.M. Oil Burner Models ET-1, ET-2 and ET-3 for domestic and commercial installation with fuel oil not heavier than No. 2 United States Department of Commerce Standards when constructed as herein described and installed in accordance with the requirements of the Oil Burner Rules of the Board provided the burner bear a label, permanently affixed reading Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 411-57-SA.

(Sgd.) Sean P. Keating
Vice Chairman
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

577-57-SA

APPLICANT—Burgess-Manning Co., Architectural Products Division, owner, (Jacobson and Co., Inc., Agent).
SUBJECT—Application July 3, 1957—Burgess-Manning Ceiling (acoustical ceiling for radiant Heating and Cooling), approval of.

MINUTES

APPEARANCES—

For Applicant: Allen Fedewitz.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 577-57-SM.

Subject: Burgess-Manning Ceiling.

Jacobson & Co., Inc., New York, for Burgess-Manning Co., Architectural Products Division, Chicago, Illinois, filed July 3, 1957 an application with the Board of Standards and Appeals for approval of the material known as Burgess-Manning Ceiling under the provisions of C26-461.0 Administrative Building Code.

Purpose

The material is an incombustible acoustical ceiling, also used for radiant heating and cooling.

Description

The ceiling consists of a standard channel suspension system installed in accordance with the requirements of C26-461.0 Administrative Building Code to which is attached a water circulating coil, consisting of 1½ inch galvanized header pipe and ½ inch I.P.S. standard schedule 40 pipe, by means of 12 gauge spring clip. This assembly supports the incombustible acoustical blanket and the aluminum ceiling panels are in turn snapped on to the ½ inch pipe by means of the panel spring clip. The weight of the assembly, including the pipes, filled with water, is 1.78 pounds/square foot.

Inspection and Test

Details of construction were checked by Asst. Engr. J. A. Darts, Committee on Test, at 227 East 44th Street, New York City, and it was noted that the clips were of sufficient strength to carry the assembly.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Burgess Manning Ceiling for use in New York City as an incombustible acoustical ceiling on condition that the acoustical pad be of incombustible material, that the ceiling be hung from a standard suspension system installed in accordance with the requirements of C26-461.0 Administrative Building Code and when the system is used for cooling that the area to be cooled shall be properly dehumidified and further that all plans showing the proposed use of this system filed with the Department of Buildings shall be marked or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 577-57-SM".

(Sgd.) Max H. Foley
Commissioner
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

663-57-SM

APPLICANT—United States Plywood Corp., owner.

SUBJECT—Application August 27, 1957—Asbestolux (for permanent interior partitions and as a plasterboard), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 663-57-SM.

Subject: Asbestolux.

J. A. Fitzpatrick for United States Plywood Corp., New York City, filed August 22, 1957, an application with the Board of Standards and Appeals for approval of the material known as Asbestolux under the provisions of C26-88.0, C26-239.0 and C26-667.0 Administrative Building Code.

Purpose

The material is to be used as an incombustible partition.

Description

The board is composed of amosite asbestos and silica sand cured under high pressure steam. The thickness of the board ranges from ¼ to ½ inch and the size from 8'-0" x 2'-0" to 10'-0" by 4'-0".

Inspection and Test

Samples of the material were tested in accordance with the requirements of C26-88.0 Administrative Building Code.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Asbestolux as manufactured by the United States Plywood Corp., as having met the requirements of C26-88.0 Administrative Building Code for use in New York City as an incombustible partition wherein no fire resistive rating is required on condition that the studs and framing used in conjunction with this material to form a partition are of incombustible material and the studs and all appurtenances be of incombustible material as defined under C26-88.0 Administrative Building Code on condition that the board be labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 663-57-SM".

(Sgd.) Harold R. Sleeper
Commissioner
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

951-57-SA

APPLICANT—Ducane Heating Corporation, owner.

SUBJECT—Application November 6, 1957—Ducane Oil-fired Forced Warm Air Furnace, Models HS-84, CS-95, CS-110, S-140, S-180, S-250, C-84, HB-95, HB-110, LB-95, LB-110, LB-150, and LB-180, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper
Negative:

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

MINUTES

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 951-57-SA.

Subject: Ducane Oil Fired Forced Warm Air Furnace, Models HS-84, CS-95, CS-110, S-140, S-180, S-250, C-84, HB-95, HB-110, LB-95, LB-110, LB-150 and LB-180.

Ducane Heating Corporation, Hawthorne, New Jersey, filed November 6, 1957 an application with the Board of Standards and Appeals for approval of the Ducane Oil Fired Forced Warm Air Furnace Models HS-84, CS-95, CS-110, S-140, S-180, S-250, C-84, HB-95, HB-110, LB-95, LB-110, LB-150 and LB-180 under the provisions of the Oil Burner Rules of the Board and also to permit such furnaces to be marketed by Oneida Heater Company, Overhead Heaters Inc., Peerless Corporation, Petroleum Heat and Power Company, The Lincoln Furnace Corporation, Quiet Automatic Burner Corporation, Scaife Company, Sales Eastern Corporation, A. O. Smith Corporation, John Wood Company, Waltham Heating Company, Weatherall Engineers, Inc., American-Standard, Bard Manufacturing Company, Carrier Corporation, Columbia Boiler Company, Floral City Heater Company, General Machine Corporation, Hess Manufacturing Company, Iron Fireman Manufacturing Company, Ingersoll Conditioned Air Division, Metromatic Oil Burner Company, Metzger Machine Company, National-U. S. Radiator Corporation and York-Shipley Corp.

Purpose

Oil fired warm air heating furnaces.

Description

The Ducane heating furnaces are designed for use in residential and commercial occupancies either as floor mounted or as suspended units.

The component parts of the furnace are a stainless steel combustion chamber with a 12 gauge hot rolled steel heat exchanger installed in a 20 gauge steel cabinet along with air filters and blower fan with electric drive motor. The 20 gauge cabinet is insulated with asbestos and is finished with baked enamel. Provisions are made for flange connecting an approved type oil burner into the combustion chamber.

The safety controls to be used are a stack switch for shut down in case of flame failure and a fan and limit control to guard against excessive air temperature.

The letters HB in the model designation indicate a floor mounted "Hi-Boy" unit and the letters LB the "Lo-Boy" unit. The letter C indicates a floor mounted counter flow unit, the letter S a suspended unit. The letters CS indicate unit that may be installed either as a floor type counter flow unit or as a horizontal suspended unit and the letters S a unit that may be installed as a "Hi-Boy" unit or as horizontal suspended unit.

The heat output and firing rates for No. 2 fuel oil are as follows:

Model	Btu output at bonnet	Nozzle capacity gallons per hour
HS- 84	84,000	.75
C- 84	84,000	.75
CS- 95	95,000	.85
CS-110	110,000	1.00
HB- 95	95,000	.85
HB-110	110,000	1.00
LB- 95	95,000	.85
LB-110	110,000	1.00
LB-150	150,000	1.35
LB-180	180,000	1.65
S-140	140,000	1.25
S-180	180,000	1.65
S-250	250,000	2.25

Inspection and Test

Typical furnaces were inspected at the premises of the applicant by Assistant Engineer G. F. Sklenarik, Committee Test.

The Ducane furnaces have been tested and approved by the Underwriters' Laboratories for use with listed burners as stated on their label.

Recommendation

On the basis of the inspection and the data submitted by the applicant, the Committee on Test recommends the approval of the Ducane Oil Fired Forced Warm Air Furnace, Models HS-84, CS-95, CS-110, S-140, S-180, S-250, C-84, HB-95, HB-110, LB-95, LB-110, LB-150 and LB-180 under the provisions of the Oil Burner Rules of the Board and Article 12 Administrative Building Code when installed with oil burners of a type approved by the Board and in accordance with this report and provided that the Model S furnaces will not be installed in garages or other places where there may be explosive atmospheres; it is further recommended that the Ducane Oil Fired Forced Warm Air Furnaces be permitted to be marketed under the additional trade names of Oneida Heater Company, Overhead Heaters, Inc., The Peerless Corporation, Petroleum Heat and Power Company, The Lincoln Furnace Company, Quiet Automatic Burner Corporation, Scaife Company, Sales Eastern Corporation, A. O. Smith Corporation, John Wood Company, Waltham Heating Company, Weatherall Engineers, Inc., American-Standard, Bard Manufacturing Company, Carrier Corporation, Columbia Boiler Company, Floral City Heater Company, General Machine Corporation, Hess Manufacturing Company, Ingersoll Conditioned Air Division, Metromatic Oil Burner Company, Metzger Machine Company, National-U. S. Radiator Corporation and York-Shipley Corporation under the conditions specified above and under such model designations as have been filed with this application.

The Committee on Test further recommends that each furnace bear a label, permanently affixed, reading, "Approved by the Board of Standards and Appeals, for use in New York City under Calendar Number 951-57-SA."

(Sgd.) MAX H. FOLEY,

Commissioner,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

1090-48-SM

APPLICANT—C. F. Church Manufacturing Co., owner.
SUBJECT—Plastic Wall Tile, approval of.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

15-57-A

APPLICANT—Abraham N. Horwitz, for S T N Realities, owner; Octagon Process Inc., lessee.

SUBJECT—Application January 14, 1957—Appeal from an order and a decision of the Fire Commissioner, re sprinkler, standpipe and a storage of Toluol, etc.

PREMISES AFFECTED—15 Bank Street, northwest corner, of Railroad, Block 244, Lots 80, 85, 90 and 750, New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Abraham N. Horwitz and Harold Rosenberg.

ACTION OF BOARD—Appeal granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, Order No. 7192-6 issued by the Fire Commissioner, November 5, 1956 reads in part as follows:

"5. Install an approved two source automatic sprinkler system. C19-11.0 and C19-161.0, Administrative Code.

6. Provide that existing dry-pipe standpipe system be water supplied with at least one approved source of supply. C19-161.9, Adm. Code.

7. Discontinue the storage of volatile inflammable oil (Toluol, Xylol, Acetone) in drums or provide an approved buried storage system for same. C19-11.0, Administrative Code."

WHEREAS, the decision of the Fire Commissioner, dated December 17, 1956 relating to Order No. 7192-6 reads as follows:

"In reply to your letter of November 29th, 1956, regarding Order #7192-6 please be advised that same must be complied with as written. This department is without authority to waive or modify it. You may avail yourself of the right to apply for a variance to the Board of Standard & Appeals."

and

WHEREAS, the applicant states that the premises consist of a lot 134 feet front by 130 feet in depth, located in a unrestricted use A area, class 1½ height district, upon which there exists a 4 story, 59 feet high, class 1 constructed building, 114 feet front by 112 feet in depth, erected 1919 and used and occupied since 1951 without a certificate of occupancy as follows: Basement—oil burner, storage tank, no persons; 1st floor—shipping, receiving and packaging of liquids and storage of finished goods for shipment, products stored on the 1st floor for shipment include fire extinguishing fluid, ethylene glycol, anti-freeze, cleaning compounds and duplicating fluid, etc.; 2nd floor—storage and packaging, 2 persons; 3rd floor—storage and officers, 8 persons; 4th floor—laboratory, 4 persons; that no change in use or occupancy is now proposed; that the building is equipped with a dry standpipe system having two risers, one located on each stairway; that there are four interior 41 inch wide reinforced concrete stairs enclosed in steel partitions, equipped with fireproof self-closing doors, stairhalls lead to street and roof bulkhead; and

WHEREAS, the applicant contends as to item 5 of the Fire Commissioner order; that in lieu of a sprinkler system it is proposed to install 3 large CO₂ fire extinguishing cylinders in the package area to afford additional safety; that at the present time there are 3 other CO₂ extinguishers on this floor; that the mixing tanks are provided with a closed CO₂ fire extinguishing system; that the cost of installing a sprinkler system is so great that it would force the lessee to move outside of New York City; that none of the lessee's competitors in the City of New York have buildings of fireproof construction, and none of them have sprinkler systems; that the Administrative Code does not require a sprinkler system for a technical establishment; and

WHEREAS, the applicant contends as to Objection 6 issued by the Fire Commissioner; that the standpipe system has been in this building for 30 years and has been found adequate; that the previous building occupants included a flour milling plant with a fire risk much greater than the present risk; that standpipe system is maintained in first-class operating condition; that the building is located on the waterfront facing directly on Kill van Kull; that the south side of the building is 400 feet away from the nearest building, and the east side is 50 feet from the nearest building; that this latter building and the building on the west both have sprinklers; that the dry standpipe system in the building in question runs through each of 2 stairwells; that there are a total of four stairwells which are located on each corner of

the building; that each stairwell has an exit on each floor and an exit on the street floor; that the exists are equipped with fireproof self-closing doors; that the building contains 2 inch lines for hot water and 2 inch lines for cold water which runs through the center of the building from the 1st floor to the laboratory on the 4th floor; that on 1st and 2nd floors there are 6 outlets located in various places to which flexible hoses are attached; that the 3rd floor has 2 outlets; that this water system was designed and installed for cleaning and processing work and is immediately usable for fire prevention if necessary; and

WHEREAS, the applicant contends as to item 7 of the Fire Commissioner order that it is impossible to install a buried storage tank system as the building is located on the waterfront; that it is proposed to install the volatile inflammable oils on the open dock which is constructed of reinforced concrete and has holes at regular intervals for washing purposes and to allow drainage into the water; that the drums will be protected by a corrugated steel shed; that the inflammable oils will be separated by sections of fire extinguishing fluids; that these chemicals are non-inflammable; that the storage of volatile inflammable oils has always been in small quantities; that these items are necessary and vital military work; that the quantities used and stored are relatively insignificant in the applicant's operation; that the following are the volatile inflammable oils stored at the plant:

ITEM	FLASH POINT	QUANTITIES STORED
Methanol	65°F	10 drums
Acetone	15°F	8 drums
Toluol	54°F	10 drums
Nylol	90°F	10 drums
Isopropyl Alcohol	70°F	12 drums
Denatured Alcohol	75°F	10 drums
Methyl Isobutyl Ketone	75°F	5 drums
Methyl Ethyl Ketone	35°F	4 drums

that this materials are stored on dock in 55 gallon drums and are resold in the original packing; that the drums conform to ICC Specification 17E, and are handled direct by electrically driven fork lift trucks for movement and out of the building; that these drums are not used in manufacturing or repackaging; and

WHEREAS, the applicant further contends that it has been operating under permit issued by the Fire Commissioner for a technical establishment for many years; that the area is easily accessible for Fire Department apparatus; that the local hook and ladder company is only .6 miles from the premises, which is a distance of 10 short city blocks; that there is a fire boat stationed at Pier 6, which is only a few minutes from the premises; that the plant is constantly under the direct supervision of qualified and trained chemists; and

WHEREAS, the applicant states that items 1, 3 and 4 of the Fire Commissioner's order has been complied with and item 2 is in the process of construction; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Fire Commissioner, dated November 5, 1956, acting on Order #7192-6 be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Objection 5, to permit the requirement for a sprinkler system to be waived, *on condition* that in addition to the proposal to provide three CO₂ fire estinguishers, that fire extinguishing appliances shall be provided as the Fire Commissioner may direct; as to Objection 6, that the standpipe system shall be maintained to the satisfaction of the Fire Commissioner; as to Objection 7, that no flammable liquids shall be delivered in bulk in tank cars or trucks that such liquids shall be delivered in cans or drums and stored on the pier; that no inflammable liquids shall be manufactured other than duplicating fluid, as referred to in the Fire Department's endorsement dated April 27, 195-

MINUTES

308-57-A

APPLICANT—Max Wechsler for Wechsler and Schimenti; Edward P. Weiss, owner.

SUBJECT—Application April 4, 1957—Appeal from a decision of the Borough Superintendent, re use of frame structure as Nursing Home, enlarged, with non-fireproof extension.

PREMISES AFFECTED—103-15 96th Street, east side, 100.09 feet south of 103rd Avenue, Block 9119, Lot 60, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Max Wechsler and Ed P. Weiss.

For Administration: Vincent J. Rice, General Inspector, Dept. of Hospitals.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 5
..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 2, 1957, on Alt. Applic. 24/57 reads:

"9—Existing nursing home of frame construction to be enlarged by the addition of a N.F.P. extension is contrary to Section 4.2.1 of the Administrative Code.

13—The proposed extension is contrary to the decision of the Board as approved under Cal. 330/20 A."

WHEREAS, the applicant states that the building is 2 stories, 20 feet in height, 40 feet 2½ inches front by 43 feet in depth, at 1st floor, 38 feet front by 43 feet at 2nd floor, of class 4 construction, altered in 1905, located on a lot 100.08 feet front by 100 feet in depth, in a residence use area, class 1 height district, and used and occupied since 1920 as follows: cellar—boiler room, storage and morgue; 1st floor—nursing home, 11 persons; 2nd floor—nursing home 10 persons; for which use and occupancy a Certificate of Occupancy No. Q 39180 was issued by the Borough Superintendent, March 4, 1947, upon completion of work under Alt. Applic. 649/45 pursuant to a variance granted by the Board under Calendar Number 330-20-A, it is now proposed to extend the building on the 1st floor to 90 feet in depth, 74 feet 11 inches in depth, in class 3 construction and to use and occupy the building as follows: cellar—storage, boiler room, kitchen, staff's dining room, physiotherapy, locker rooms and toilets, 10 persons; 1st floor—nursing home, 50 beds; 2nd floor—nursing home, 10 beds, total occupancy 60 beds and 15 employees; that the building is provided with one-source sprinkler system and improved fire alarm system will be installed; that there are one 3 foot 8 inches wide wood stairs enclosed in fire rated partitions, equipped with fireproof self-closing one-way test wood doors and stairhall leads to street; that there is one exterior stairs on the right side of the building leading to street; and

WHEREAS, the applicant states that the building received present legal status under Alt. Applic 649/45 and resolution of the Board adopted June 1, 1920 and amended June 1945 under Calendar Number 330-20-A; that Certificate of Occupancy No. 39180 was issued March 4, 1947 and a Department approval of the sprinkler system issued January 24, 1947; and

WHEREAS, the applicant states that it is now proposed to erect a 1 story and cellar extension of class 3 construction and to connect the proposed extension with the existing frame building at the cellar and the 1st floor; that it is proposed to retain the uses in the existing frame building and add uses to the new extension so that the combined building will be used and occupied as follows: cellar—storage, boiler room, kitchen, staff's dining room, physiotherapy, locker rooms and toilets; 1st floor—waiting room, kitchen, dining room, sleeping rooms for nursing home's patients, 50 beds and toilets; 2nd floor—sleeping rooms for nursing home's patient's, 10 beds, total throughout the building 60 beds, 15 employees; and

WHEREAS, the applicant contends to Ojection 9 issued by the Borough Superintendent, that the building will meet the requirements of the Zoning Resolution and the Building Code in all respects except as to area of the building as an extension to a frame building; that it is proposed to provide fireproof self-closing doors of 3-hour rating so that there will be an affective seal between the existing frame and the proposed masonry building at the cellar and 1st floor level; that it is also proposed to extend the existing sprinkler system to the stairs and corridor of the new extension; that it is proposed to eliminate the existing open iron stair at the rear of the existing building and to create a enclosed fireproof stair from the cellar to the 2nd floor; that the existing exit from the main frame building are to be maintained and will be augmented in the new extension at the cellar level with 2 new enclosed stairs leading to the street and at the first floor level 2 new enclosed stairs leading to the street, thereby creating additional exits and eliminating any hazardous conditions; that it is also proposed to install throughout the building interior fire alarm system to provide additional safety for the occupants; and

WHEREAS, the applicant contends as to Objection 13 issued by the Borough Superintendent, that extension proposed will be erected of class 3 construction with adequate safe guards by means of cut offs between the frame building and the masonry structure; that the proposed extension and layouts have been submitted to the Department of Hospitals and the proposed addition will meet with all requirements of such department; and

WHEREAS, the applicant has filed revised plans with this appeal, marked received, January 31, 1958, 3 sheets showing proposed conditions, indicating that a sprinkler system is proposed to be provided throughout the new addition and that existing sprinkler system will be disconnected from the existing water main and connected to the new separate sprinkler main; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated April 2, 1957, acting on Alt. App. 24/57, Objections 9 and 13 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that a sprinkler system shall be provided throughout the entire building, including throughout the existing frame building and the proposed Class 3 building, which shall be constructed and maintained as shown on plans filed with this appeal, marked "Received January 17, 1958", 6 sheets, and "January 31, 1958", 3 sheets; that the presently approved occupancy for the frame portion of the structure shall not be increased; that the protection between the frame building and the new building shall be of 3-hour protection, where shown; that the audio fire call system from each patient's bed to nurses' station shall be installed and maintained; that a bed pan washing room with bed pan flusher sterilizing and utility sink shall be maintained; that the handrails on the stair and in the corridor shall be constructed and maintained to the satisfaction of the Department of Hospitals; that in all other respects the building and occupancy shall comply with all laws, rules and regulations therefor, other than as modified by the Board on June 19, 1945, under Calendar 330-20-A; and that the building shall be maintained to the satisfaction of the Department of Hospitals; that proposal as to existing and proposed exit condition shall be complied with.

734-57-A

APPLICANT—Burke, Green and Groh, for Alfred Krass, owner.

SUBJECT—Application October 11, 1957—Appeal from a decision of the Borough Superintendent re Class 5 construction exceeding 1200 square feet in area.

PREMISES AFFECTED—235-20 Hillside Avenue, southeast corner of 235th Street, Block 7951, Lot 33, Queens Village, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Arthur J. McGee.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 12, 1957, re H.B. Applic. 2520-57 reads:

"1. Proposed metal dining car exceeding 1200 square feet in area located in a Local Retail district is contrary to Section C26-543.1 of the Administrative Code."

and

WHEREAS, the applicant states that the premises consists of a lot 100.15 feet by 143.73 feet in area, located in a local retail and residence use D area, class 1 height district, upon which there exists a 1 story, 10 feet high, class 5 constructed diner 87.1 feet front by 15 feet in depth, erected in 1936; and a 1 story masonry stable 30 feet by 24 feet in area; that it is proposed to demolish both of these existing buildings and to erect on the site a 1 story 10 feet high diner, 53 feet front by 33 feet in depth and construct as substantially in accordance with the provisions of Section C26-543.1 of the Administrative Code, with the exception of the area of the building; and

WHEREAS, the applicant states that the proposed diner will be 33 feet by 53 feet in size, 1749 square feet in area, or 549 square feet in excess of the 1200 square feet permitted; that the diner will comply in all other respects with the provisions of the Administrative Code; that the proposed development will be confined entirely to the local retail use district portion of the lot; that adequate off-street parking facilities will be provided for patrons; that the proposed diner will substantially improve the appearance of the site; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated September 12, 1957, acting on N.B. Applic. 2520-57, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the construction and maintenance of a new diner, as proposed and indicated on plans filed with this appeal, marked "Received October 11, 1957," 4 sheets, and "February 19, 1958," 1 sheet, which diner shall replace the present diner, which shall be removed; that the new diner shall meet the requirements therefor other than as herein permitted as to size; that the existing one-story stable towards the rear of the premises shall be removed as shown on plans above cited; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall be located in that part of the lot where zoned for local retail use, that an application for a variance to permit parking in the residential portion of the lot shall be filed.

748-57-A

APPLICANT—Harry Hurwit, for Belmont and Son, Inc., owner.

SUBJECT—Application October 18, 1957—Appeal from a decision of the Borough Superintendent, re egress, etc.

PREMISES AFFECTED—337 Broome Street and 151 Bowery, southeast corner, Block 423, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Hurwit.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 19, 1957, on amendment to Alt. Applic. 502/56 reads:

"1. Proposed factory on second floor (area 2500 square feet) should have egress in compliance with Sec. 270 L.L. F. E. unacceptable.

2. Exits are not sufficiently remote Sec. 270 L.L.

3. F.E., if granted, should comply with Sec. 273, L.L."

WHEREAS, the applicant states that the building is 3 stories, 36 feet in height, 40 feet front by 76 feet in depth, of class 3 construction, erected 1903, located in an unrestricted use B area, class 1½ height district, and used and occupied since 1903: Cellar—heating plant and storage of raw material for manufacturing store fixtures, no persons; 1st floor—store; 2nd floor—stock of raw material used in the manufacture of store fixtures, 5 persons; 3rd floor—same, 5 persons, and proposed to be used and occupied as follows: Cellar—boiler and storage of raw materials for manufacturing store fixtures, no persons; 1st floor—store; 2nd floor—manufacturing store fixtures, 15 persons; 3rd floor—stock of materials used in the manufacturing of store fixtures, 5 persons; that the building is provided with 1 interior iron and wood stairs, 3 feet 8 inches and 4 feet in width, enclosed in partitions of code 60 gypsum, 5/8 inch thick on 2 by 4 studs, 16 inches on center, equipped with fireproof self closing 1-hour test doors, a ladder and scuttle to roof is provided, in addition there is one fire escape on the front of the building extending to roof by ladder and to street by ladder, window and door openings on the course of the fire escape are fireproof self closing; and

WHEREAS, the applicant states that the building is now used exclusively by the owners for stock room and it is proposed to change the use of the 2nd floor to manufacturing; and

WHEREAS, the applicant contends that the existing stairs are 3 feet 8 inches wide of wood construction from 1st to 3rd floor; that it is proposed to remove the existing stair from 1st to 2nd floor and install a new iron stair with cement treads, 4 feet wide, all of the stairs will be enclosed and fire retarded with wire lath and Portland Cement plaster both sides; that the soffits, overhang and fire-stops between beams will be fire retarded with the same material; that the stairs will be equipped with 1-hour test fireproof self closing doors and exit lights; that the existing ladder and scuttle to roof will be relocated within the hallway of the stairs; that the fire escape on the front of the building will be provided with a counterbalance stair from the 2nd story balcony to the street; that all windows on the course of the fire escape shall be fireproof self closing; and

WHEREAS, the applicant states that the records of the Department of Buildings indicate that the building was originally used for manufacturing; that the floor loads are 12 lbs. live loads per square foot; and

WHEREAS, the applicant contends that not more than 1 persons will be employed on the 2nd floor and only 5 persons on the 3rd floor; and

WHEREAS, the applicant contends that the owners are compelled to move their manufacturing from other quarters and therefore desire to use the 2nd floor of the building in question for the manufacturing of store fixtures, that they may transact all of their business under the same roof, so as to avoid great difficulty in duplication of packing, loading and shipping from one location to another resulting in considerable loss of time and effort in transportation; that in view of the fact that the manufacturing will be done only 1 story above the grade; that the occupancy will be light above the 1st story and the building only 3 stories in height; that it is felt that the stairways and fire escape will provide adequate egress; and

WHEREAS, the applicant states that no paints or varnishes are on the premises; that if any paints or varnishes are used or stored on the premises in the future they will

MINUTES

stored or used only under a permit issued by the Fire Commissioner and will comply with the paint spray rules of the Board; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of Borough Superintendent, acting on Alt. App. 502/56, Objection No. 1, 2, and 3 and that the appeal be and it hereby is granted, on condition that the present iron and wood stairs from first to second floors and from second to third floors shall be replaced with new steel stairs; that the enclosure of such stairs shall meet requirements of the Building Code and the Labor Law therefor; that the fire escape and the counterbalanced ladder on the side of the building shall be maintained, meeting all requirements therefor; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable hereto; and denied as to Objection 3, unless the fire escape be repaired and reconstructed as may be necessary to meet the requirements and the counterbalanced stair hereinbefore required is constructed; that the exits may be accepted as sufficient in view of the short depth of the building.

18-57-A

APPLICANT—Joseph B. Klein, for The Connecticut Mutual Life Insurance Co., owner.

SUBJECT—Application December 30, 1957—Appeal from a decision of the Borough Superintendent, re non-fireproof construction, from stores to offices, showrooms and incidental manufacturing.

PREMISES AFFECTED—8-12 West 14th Street, south side, 150 feet west of 5th Avenue and 5-11 West 13th Street, Block 577, Lots 34, 49, 50 and 51, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Klein.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 30, 1957 on Alt. Applic. 1713/57 reads:

"1. Change of use from stores and showrooms to stores, offices, showrooms and incidental manufacturing on all floors requires entire building to be a fireproof building as per Sec. 270 of L.L."

WHEREAS, the applicant states that the building is 5 and 6 stories, 50 feet and 60 feet in height, 75 feet front by 206 feet 6 inches in depth, of part fireproof and class 3 construction, erected 1884 and 1910, located in a retail and business use C area, class 2 and class 1½ height districts, used and occupied since November 1957: Cellar—storage, 50 persons; 1st floor—stores, 500 persons; 2nd to 6th floors—stores and showrooms, 150 persons on each of the floors to the 5th floors, and 90 persons on the 6th floor; and proposed to be used and occupied as follows: Cellar—storage, 50 persons; 1st floor—stores, 500 persons; 2nd floor—stores, showrooms and incidental manufacturing, 150 persons; 3rd floor—same, 4th floor—same; 5th floor—stores, showrooms and incidental manufacturing, 110 persons; 6th floor—same, 90 persons; that the building is equipped with a two-source sprinkler system throughout, an approved standpipe system; that there are two 4 feet 8 inches wide interior steel stairs enclosed in 6 inch solid concrete block equipped with fireproof self-closing doors and extending from roof bulkhead direct to street;

WHEREAS, Certificate of Occupancy #48321 issued November 26, 1957 against Alt. Applic. 1405/56 permits the present use and occupancy; and

WHEREAS, the applicant states that the building consists of a 6 story fireproof portion erected in 1910 and a 5 story non-fireproof portion erected 1884 and previously used as part of Hearn's Department Store; that the building was altered under Alt. Applic. 1405/56 and certificate of occupancy issued November 26, 1957, and now in compliance with the Administrative Code; and

WHEREAS, the applicant contends as to the objection issued by the Borough Superintendent that due to the fact that only incidental factory work will be done, and as the building is constructed partial of a fireproof construction with fireproof enclosed stairs, sprinkler, standpipe and elevators, the condition should not be considered objectionable for incidental manufacturing use; that the building was erected prior to 1913, and if occupied for factory use prior to July 1st, 1948 the proposed condition would be legal; that the granting of a variance herein sought would be in harmony with the general purpose and intent of the Labor Law; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 1713/57, Objection No. 1 and that the appeal be and it hereby is granted, to permit the change of occupancy, as proposed and shown on plans filed with this appeal, marked "Received December 30, 1957", 8 sheets, on condition that such proposed manufacturing, including busheling, shall be of a minor type incidental to the retail business; that the building shall not be increased in height or area and in all other respects the building and occupancy shall comply with the requirements therefor; and that the sprinkler and standpipe shall be maintained in accordance with requirements therefor.

48-58-A

APPLICANT—Adolph Novak, for All Continent Corporation, owner; City Specialty Stores, lessee.

SUBJECT—Application January 31, 1958—Appeal from a decision of the Borough Superintendent, re escalators.

PREMISES AFFECTED—31-39 West 34th Street, north side, 224 feet east of 6th Avenue and 46-60 West 35th Street, Block 836, Lots 10, 12 and 14, Borough of Manhattan.

APPEARANCES—

For Applicant: Adolph Novak.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper... 4
Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 27, 1958, on Alt. Applic. 1670-57 reads:

"1. Proposed escalator from 1st to 4th floor is required to be enclosed in 3 hour partitions with F.P.S.C. doors. 10.5.1.B.C."

and

WHEREAS, the applicant states that the building is 11 stories, 150 feet 9 inches in height, 121 feet and 162 feet front by 197 feet 6 inches in depth, of fireproof construction, erected 1906, located in a restricted retail B use area, class 2 height district, and used and occupied since 1907 as a department store; that from 1st to 5th floor throughout and the 6th floor department store and other tenants, from the 7th to 11th floors for other tenants, no change in use or occupancy is now proposed; that the building is equipped with an approved one source sprinkler system and an approved interior fire alarm system, and regular monthly fire drills are maintained; that there is an approved standpipe system in the building; that there are four interior 44 inch wide steel

MINUTES

and marble stairs enclosed in terra cotta and brick equipped with fireproof self-closing doors, extending from roof bulkhead direct to street and one fire tower; that in addition there is a fire escape on the 35th Street front extending to roof by stair and to street by stair and to yard by stair with egress to street through 34th Street lobby, window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant states that the proposed escalators will be constructed of fireproof material throughout; that the sides of the well openings and soffits will be of plaster on metal lath and metal furring; that there will be a fireproof balustrade finished with plaster on both sides; that the well opening provided with a rolling shutter in a horizontal position manually operated; that the well opening below will be protected by a plaster baffle not less than 24 inches below the general ceiling level protected by means of an automatic sprinkler curtain with $\frac{1}{2}$ inch heads, approximately 4 feet on centers around the perimeter of the well opening; that an automatic electric device will be installed to stop the operation of the escalator upon the closing of the shutter; that the rolling shutters at top of each opening will be provided with a hand chain permanently secured by a heavy ring to the bottom rail of each shutter and supported on brackets so as to be at all times readily available; that this chain will weigh not less than $\frac{1}{4}$ pound per running foot; that all shutters will be painted in red letters directly above the bottom rail with words "Close Shutter to Floor" in letters not less than 3 inches in height with an arrow pointing downwardly; that a gong will be installed at each escalator run operated by means of push buttons centrally located, two to a floor so that the pushing of any such button will ring gongs on floors involved as a signal to close the escalator curtains; that Superintendents and Section Managers will be instructed to include in addition to general instruction as to use of fire extinguishing equipment and exits, instruction and monthly drill as to closing escalator shaft curtains so that the responsibility will at all times be fixed on the attendants on the floors to the end that curtains are immediately closed upon the sounding of the gong signal and the closing of curtains will automatically stop all escalators; and

WHEREAS, the applicant contends that the escalators are not part of the required exit system and are located remotely therefrom; that the protection proposed is commonly used in connection with escalators in many similar installations throughout the city; that in conjunction with the complete automatic sprinkler system throughout the buildings they will afford fully equivalent safety to occupants of premises against spread of fire and that the use of partitions around escalators would be a very severe hardship in the operation of a retail store and greatly interfere with circulation of customers and efficient display of merchandise.

Resolved, that the decision of the Borough Superintendent, dated January 27, 1958, acting on Alt. Applic. 1670-57, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the installation of escalators from the first floor to the 4th, as passed on by the Borough Superintendent, under Alt. Applic. 1670-57, Objection 1, *on condition* that such installation shall be as proposed and indicated on plans filed with this appeal, marked "Received January 31, 1958," 11 sheets, and "February 20, 1958," 9 sheets and that all the requirements as set forth in applicant's statement shall be complied with.

13-58-A

APPLICANT—Lama, Proskauer and Prober, for Hunts Point Home, Inc., owner.

SUBJECT—Application January 10, 1958—Appeal from a decision of the Borough Superintendent, re increase in number of beds—Nursing Home.

PREMISES AFFECTED—1295-1297 Lafayette Avenue, northwest corner of Faile Street, Block 2762, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: Eugene S. Ginsberg and Abraham E. Gall.
For Administration: Vincent J. Rice, General Inspector,
Department of Hospitals.

ACTION OF BOARD—Laid over to March 11, 1958, at 2 P. M. for the applicant to complete plans by showing the swing of all doors and two sets of toilets on each floor.

132-33-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Motor Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7i and 7h of the Zoning Resolution, permitting in a business use district, the extension of operations of an existing gasoline service station and lubritorium to include car washing, minor auto repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—730-754 East Fordham Road and 2506-2510 Crotona Avenue, southeast corner, Block 3116, Lot 15, Borough of The Bronx.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative:

THE RESOLUTION—

WHEREAS, this application was amended by the Board a Vol. II, on March 19, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals do hereby *amend* the resolution adopted on December 12, 1933, as thereafter *amended* by resolution adopted through March 19, 1957 only as to the time within which to obtain permit and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant the plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work complete within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution. (Alt. App. 338/56)

348-46-BZ

APPLICANT—Lama, Proskauer and Prober, for Claim Turkel, Bertha and Hilda Zaudrer, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the use of an existing four story Class 1 building for the storage of motor vehicles (including gasoline in cars) shipping and receiving, storage of cars and parts, office and packaging, preparation of cars for distribution, body and fender work, incidental painting and spraying and technical instructions.

PREMISES AFFECTED—255-261 18th Street, north side, 150 feet east of 5th Avenue, Block 873, Lot 69, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative:

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 1, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 1, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." Alt. App. 823/57

11-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for The Sheldon-Foster Laundry Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a manufacturing and business use district, the extension of use of a public laundry, loading and unloading from the manufacturing use portion of the plot to the business use portion.

PREMISES AFFECTED—37-53 Kosciusko Street, north side, 116 feet 8 inches east of Spencer Court and 566-572 DeKalb Avenue, Block 1778, Lots 42, 87 and 89, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on September 24, 1957, on certain conditions, and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 24, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 3498/56)

1-52-BZ

APPLICANT—E. Louis Gothelf, for Midora Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 17, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—30-21 to 31-05 Seagirt Avenue, south side, 95.29 feet east of Beach 32nd Street, Block 300, Lot 6, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Irving Hecht.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 17, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 1, 1953; and

WHEREAS, the resolution was amended on January 31, 1956; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 17, 1953 as thereafter *amended* by resolutions adopted through January 31, 1956 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 263/52.)

857-53-BZ

APPLICANT—Wechsler & Schimenti, for Ricky Properties, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under section 19A(j) of the Zoning Resolution, permitting in a business use district, the reduction of required number of loading berths from two to one loading berth, and also permitting the reduction of the required height of entrance to loading berth from 14 feet to 13 feet.

PREMISES AFFECTED—2211-2219 Church Avenue, north side, 77 feet 6 inches, east of Flatbush Avenue, Block 5089, Lot 71, Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Wechsler.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 23, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 23, 1954 by adding thereto:

"that in as much as there are two main stairways leading from roof to street, the third stairway at the rear requiring the passageway for exit to street may be

MINUTES

continued without such passageway on condition that in all other respects the resolution above cited shall be complied with; as shown on revised plans marked "Received January 22, 1958", six sheets." (Alt. 3040/52).

756-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the extension of an existing building used for restaurant, storage and cabaret and permitting parking of patron's cars.

PREMISES AFFECTED—2640-2660 Ocean Parkway and 63-73 Nixon Court, northwest corner and 64-70 Murdock Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 13, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 5, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 13, 1956 as thereafter *amended* by resolution adopted on March 5, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings,

that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2106/53.)

527-56-BZ

APPLICANT—Paul Friedman, for Daniel D. Daley, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 26, 1958—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7e and 7h of the Zoning Resolution, permitting in a restricted retail use district, the proposed erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), parking of cars, awaiting service, sale of auto accessories and minor repairs with hand tools only, for a term of 15 years.

PREMISES AFFECTED—43-02 to 43-10 Main Street, southwest corner of Cherry Avenue, Block 5125, Lot 30, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative:

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 26, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 26, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, and the work is progressing, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 2272-56)

572-56-BZ

APPLICANT—Lama, Proskauer and Prober, for J. H. and R. C. Schwarz, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7h and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing and stores.

PREMISES AFFECTED—1273-1283 Myrtle Avenue and 618-634 Hart Street, northeast corner, Block 3228, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative:

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 5, 1957, on certain conditions; and

WHEREAS, the resolution was amended on September 24, 1957; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 5, 1957 *amended* by resolution adopted September 24, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings and work is ready to start that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N. B. App. 1307/56.)

MINUTES

34-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Rego Park Jewish Center, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under section 21 of the Zoning Resolution, permitting in a residence use, C and D area district, the erection of a building of Class 1 construction, extending the use of the existing synagogue occupying more than the permitted area.

REMISES AFFECTED—97-30 Queens Boulevard, south side, 230 feet east of 64th Road and 64-59 to 64-77 Saunders Street, Block 3084, Lot 14, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 26, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permit and complete the work.

Resolved, that the Board of Standards and Appeals do hereby amend the resolution adopted on March 26, 1957, so that as amended this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Buildings,

that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution.” Alt. (App. 94/56)

57-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for James E. Mantell, owner, Louis Carrano, lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution as to cages and fence—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence and business use district, the extension of a parking lot from the business portion of the plot into the residence portion of the plot, for the parking of more than five cars.

REMISES AFFECTED—168-180 Beach 104th Street, northeast corner of 175-179 Seaside Avenue, Ocean Promenade, Block 642, Lots 7, 44 and 46, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 23, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals do hereby amend the resolution adopted on July 23, 1957 by adding thereto:

“that the above requirement as to the removal of all baseball cages and other construction from the site may be postponed in view of the statement by applicant that the premises are to be taken for a Limited Dividend housing project; that this provision shall be for a term of one year from the date of this amendment resolution unless such housing development is consummated; and that all other conditions of the resolution above cited shall be complied with.” (Alt. 2707/56)

59-21-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 73 Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to obtain a Certificate of Occupancy—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the proposed change of use from public garage to motor vehicle repair shop and servicing, lubrication, truck washing, garage, wheel alignment, brake testing, welding, machine shop, parts storage and sales, showroom and office.

PRIMISES AFFECTED—73-97 Empire Boulevard and 81-103 McKeever Place, northeast corner and 56-58 Sullivan Place, Block 1306, Lot 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and set for hearing on April 15, 1958, as to extension of time to complete, subject to the regular procedure waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin for notice in view of the expiration of time to complete on May 27, 1957.

THE VOTE:

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

158-23-BZ—Vol. II

APPLICANT—Philip Freshman, for Empire State Warehouse Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II as to proposed change of use, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, permitting in a residence district, the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—372-390 Gates Avenue and 390 Nostrand Avenue, southwest corner, Block 1812, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Freshman.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE:

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

569-46-BZ—Vol. III

APPLICANT—Abraham N. Horwitz, for Harry and Harriet Weiner, owners.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7e and 21 of the Zoning Resolution, permitting in a residence use, B area district, the extension of existing structure (factory and

5

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MINUTES

warehouse, using more than the area permitted and without the required rear yard previously granted by the Board, the change in occupancy from public garage to storage warehouse and office).

PREMISES AFFECTED—49-10 47th Avenue, south side, 30 feet east of 49th Street, Block 2287, Lot 28, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Abraham N. Horwitz.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

596-42-BZ—Vol. V

APPLICANT—Irving P. Marks, for Heller Roberts Manufacturing Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. V subject to regular procedure—Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence and business use district, the maintenance of existing extension to one story brick factory (previously granted by the Board under Cal. No. 306-42-BZ), to be used as an enclosed loading shed.

PREMISES AFFECTED—692-710 Jamaica Avenue, south side, 54 feet west of Richmond Street, Block 4102, Lots 19 and 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks.

ACTION OF BOARD—Application reopened as Vol. V, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

286-52-BZ—Vol. II

APPLICANT—Larry Meltzer, for Castdell Realty Corp., and A. Langenakens, owners. Henry & Edward Rosenfeld, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution,

permitting in a business use district, the reconstruction of existing gasoline service station and the construction of a new accessory building to be used as a lubritorium sale of accessories and office and the rearrangement of the gasoline station plot, to be confined to lot 43.

PREMISES AFFECTED—7202-7206 7th Avenue and 68 690 72nd Street, Block 5911, Lots 43 and 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

ACTION OF BOARD—Application reopened as Vol. I subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

247-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Ain and Theodore Ain, owners, Mario and Susie Maras Benjamin Ain and Theodore Kent Ain, lessee.

SUBJECT—Application for consideration—reopening Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7e and 7h of the Zoning Resolution, permitting in the local retail use portion, a plot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair storage and sale of accessories and permitting the parking and storage of motor vehicles in a residence use portion, all for a term of 15 years.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official Parsons Boulevard and 158-02 to 158-20 75th Avenue southeast corner, Block 6823, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. I subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

Adjourned: 3:45 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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CONTENTS

ocket.

otice of Hearing Calendar.

minutes of Regular Meeting, Tuesday Morning, March
11, 1958, Affecting Calendar Numbers 303-26-BZ—Vol.
IV, 52-48-A—Vol. III, 564-41-BZ—Vol. II, 145-47-BZ—
Vol. III, 532-57-A, 36-53-BZ—Vol. II, 673-55-BZ—Vol.
II, 932-57-A, 683-55-BZ, 584-56-BZ, 864-56-BZ, 887-
56-BZ, 123-57-BZ, 201-57-BZ, 289-57-BZ, 352-57-BZ,
718-57-BZ, 730-57-BZ, 732-57-BZ, 733-57-BZ, 798-57-
BZ, 833-57-BZ, 868-57-BZ, 919-57-BZ, 925-57-BZ,
963-57-BZ, 964-57-BZ, 390-27-BZ—Vol. VI, 156-36-BZ
Vol. II, 421-37-BZ—Vol. III, 755-38-BZ—Vol. II,
370-47-BZ—Vol. III, 484-48-BZ—Vol. II, 122-57-BZ,
234-57-BZ, 280-57-BZ, 376-57-BZ, 464-57-BZ, 465-57-A,
593-57-BZ, 617-57-BZ, 668-57-BZ, 702-57-BZ, 779-57-
BZ, 796-57-BZ, 846-57-BZ, 876-57-BZ, 877-57-A, 888-
57-BZ and 922-57-BZ.

minutes of Regular Meeting, Tuesday Afternoon,
March 11, 1958, Affecting Calendar Numbers 690-56-
SM, 394-56-SM, 304-56-SM, 1000-57-SA, 1101-48-SA—
Vol. II, 892-57-SM, 983-57-SA, 357-57-SM, 153-56-SA,
784-54-SM, 783-54-SM, 965-48-SA—Vol. II, 261-54-SM,
663-51-A, 134-57-A—Vol. II, 466-57-A, 567-57-A,
1-58-A, 628-57-A, 755-57-A, 24-58-A, 810-48-A,
115-56-A, 65-57-A, 8-58-A, 13-58-A, 949-26-BZ—Vol.
I, 316-29-BZ—Vol. II, 1203-39-BZ—Vol. II, 342-47-BZ,
96-47-BZ, 644-52-BZ, 94-56-BZ—Vol. II, 38-55-BZ,
5-56-BZ, 576-56-BZ, 114-57-BZ, 370-30-BZ—Vol. II,
88-46-BZ, 861-48-BZ—Vol. I and 219-56-BZ.

NOTICE

Effective September 1, 1957, the subscription price of
the Bulletin is \$15.00 per year, payable in advance and
single copies, twenty-five (25) cents at the office of the
Board and thirty (30) cents by mail.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman.

CALENDAR

DOCKET

New Cases filed up to March 11, 1958

Cal. No. Dept. Premises Affected

96-58-BZ—B.Q.—123-05 28th Avenue, northeast corner of 123rd Street, Block 4294, Lot 1, College Point, Borough of Queens, Amendment to N.B. 2611-56—re gasoline service station, office, minor repairs, car wash, parking of more than five cars, ground signs—business and unrestricted use district.

97-58-SM—ChemCon, Concrete Conditioner, manufactured by United Chemical Co., Division of United Laboratories Inc., Material.

98-58-BZ—B.Bx.—3915 Bronxwood Avenue, west side, from East 222nd Street to East 223rd Street, Block 4847, Lots 1 and 3, Borough of The Bronx, N.B. 1430-57—re gasoline and oil Selling Station, lubritorium, car washing, parking of cars, etc.—residence use district.

99-58-SM—Welsbach Tamper-Proof Safe-Gard Gas-Stop, Model G-551 Flat Head Type and Model G-555 Lock Wing Type, manufactured by The Welsbach Corp., Kitson Valve Division, Material.

100-58-SM—Korodur—hard concrete floor covering for heavy duty industrial use and heavy traffic, manufactured by Westphal HartbetonGesellschaft, Material.

101-58-SA—Alstrom Filmwall Oil Preheater, Model FW, manufactured by The Alstrom Corp., Appliance.

102-58-A—B.R.—2071 Victory Boulevard and 8 Bradley Avenue, northwest corner, Block 462, Lot 35, Fairview Heights, Borough of Richmond (under section 35, General City Law re curb cuts in bed of mapped street, proposed widening of Victory Boulevard), N.B. 23-57.

103-58-A—B.Q.—133-15 32nd Avenue, northwest corner of Downing Street, Block 4405, Lot 29 and Block 4366, Lot 1, Flushing, Borough of Queens (under section 35, General City Law re erection of building in bed of mapped street—31st Road), N.B. 4159-57.

104-58-A—B.Q.—38-25 9th Street, east side, 210.29 feet south of 38th Avenue, Block 475, Lot 24, Long Island City, Borough of Queens, Alt. 1279-57—re inflammable mixture; mixing tanks, etc. and exits.

105-58-BZ—B.Q.—138 Beach 149th Street, east side, 596 feet south of Rockaway Beach Boulevard, Block 788, Lot 43, Borough of Queens, Alt. 567-55—re garage—residence use, G area district.

106-58-SA—Janitrol Series SC-75 Gas Conversion Burners, for converting coal or oil boilers to gas-firing, manufactured by Surface Combustion Corp., Appliance.

107-58-BZ—B.B.—2385 Flatbush Avenue and 1953-1961 East 51st Street, southeast corner, Block 8529, Lot 7, Borough of Brooklyn, N.B. 68-58—re repair shop; installation of auto seat covers, parking for more than 5 cars, etc.—business and residence use district.

108-58-BZ—B.M.—172 East 73rd Street, south side, 17 feet west of 3rd Avenue, Block 1407, Lot 44, Borough of Manhattan, Alt. 209-58—re garage photographic studio and dark room—residence use district.

109-58-BZ—B.Bx.—3032 Middleton Road, south side, from Jarvis to Hollywood Avenues, Block 5401, Lot 1, Borough of The Bronx, N.B. 1421-57—re gasoline and oil selling station, lubritorium, car washing, parking, etc.—local retail and residence use district.

110-58-SM—Wilkinson Hand or Food Operated Intake Doors, Models W01B, W1B, W3B, W5B and W7B and Wilkinson Discharge Doors, Models 28 x 36, 20 x 30, 18 x 30, 15 x 24 and 12 x 24, manufactured by Wilkinson Chute Inc., Material.

111-58-A—B.Q.—144-42 180th Street, southwest corner of South Conduit Avenue, Block 13318, Lot 59, Jamaica, Borough of Queens, Alt. 198-58—re Class IV Construction—proposed use of wood frame structure to be moved from another lot—as a Religious and Social gatherings building.

112-58-SM—DuPont Tontine Flame Resistant Vinyl Cyclorama Material, for stages, auditorium, etc., manufactured by E. I. DuPont de Nemours and Co., Inc., Material.

113-58-SM—DuPont Tontine Flame Resistant Vinyl Drapery Material for Traversing Window Draperies, etc., manufactured by E. I. DuPont de Nemours and Co., Inc., Material.

114-58-SA—Sunbeam Stewart Triple Purpose D Furnace Combination furnace designed for forging, heat treating and metal melting, manufactured by Sunbeam Corporation Industrial Furnace Division, Appliance.

115-58-BZ—B.Bx.—1061 Ogden Avenue, west side, 70 feet north of West 165th Street, Block 2526, Lot 32, Borough of The Bronx, Alt. 1055-57—re parking lot; conversion of garage from accessory use to commercial use—local retail and residence use district.

116-58-A—B.Bx.—441 East Fordham Road, north side from New York Central Railroad and Southern Boulevard, Block 3273, Lot 1, Borough of The Bronx, Amendment to N.B. 1931-56—standpipe system.

117-58-BZ—B.Bx.—928-932 Simpson Street, east side, 83 feet south of East 163rd Street, Block 2723, Lot 36, Borough of The Bronx, Alt. 1140-57—re parking of motor vehicles—residence and business use district.

118-58-BZ—B.B.—37-53 Ralph Avenue and 992-1002 Gateway Avenue, southeast corner and 825-827 Monroe Street, Block 1480, Lot 2, Borough of Brooklyn, Alt. 4101-57—re manufacturing use—local retail and business use district.

119-58-A—B.B.—37-53 Ralph Avenue and 992-1002 Gateway Avenue, southeast corner and 825-827 Monroe Street, Block 1480, Lot 2, Borough of Brooklyn, Alt. 4101-57—re stair.

CALENDAR

20-58-A—B.B.—1199 Ocean Avenue, northeast corner of Glenwood Road, Block 5241, Lot 6, Borough of Brooklyn, N.B. 158-57—re chimney height, etc.

Restored to Docket

65-48-SA—Vol. II—Zenith Automatic Clothes Washing Machine, Models A8B, A8C, A8E and A8F; Ambassador Automatic Clothes Washing Machine, Models A8B, A8C, A8E, A8F; A.M.C. Automatic Clothes Washing Machine, Models A8B, A8C, A8E and A8F and Marquette Automatic Clothes Washing Machine, Models A8B, A8C, A8E and A8F, manufactured by Franklin Manufacturing Co., appliance.

51-54-SM—Dur-O-Wal, Type S (Standard) and Type H (Extra Heavy); (reopened for report for amendment to enlarged use), manufactured by Dur-O-Wal Products, Inc., Material.

51-48-BZ—Vol. I—B.Bx.—2519-2525 Creston Avenue and East 191st Street, southwest corner, Block 3175, Lots 35 and 36, Borough of The Bronx, Amendment to Alt. 24-48, reopened for consideration as to extension of term of variance—re parking of more than five motor vehicles—residence use district.

9-56-BZ—B.B.—553-571 Thatford Avenue, east side, 41 feet 6½ inches south of Hegeman Avenue, Block 3637, Lot 24, Borough of Brooklyn, Alt. 237-56—reopened for amendment as to rear yard—re extension of the existing warehouse structure occupying more than the permitted area.

5-30-BZ—B.B.—622 Herkimer Street, south side, 25 feet east of Schenectady Avenue, Block 1707, Lot 16, Borough of Brooklyn, Alt. 3435-51, reopened for rehearing in view of changed surrounding conditions and withdrawal of petitioner—re baling of new waste material, cotton, wool and nylon acetate.

SIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules ..	Mar. 18, 1947—Vol. 32, No. 11
vents, Air Entraining Portland, Rules for Approval and Use of ..	April 12, 1955.
vents, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
ificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
crete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
crete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Cleaning Establishments, Rules covering	Sept. 15, 1955.
crete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31
erator Rules	Mar. 3, 1936—Vol. 21, No. 9
ection, Alteration, Repair, Excavation for and Demolition of buildings	Feb. 1, 1956.
Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
rior Veneering Materials, Rules ..	Mar. 11, 1952—Vol. 37, No. 11A
ory Exit Rules	Feb. 22, 1955.

	Last Publication
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of ..	Jan. 8, 1957.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Nov. 20, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for ..	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Jan. 8, 1957.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ..	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MARCH 18, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 18, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

590-57-BZ

APPLICANT—Gilbert Lazerus, for Elsie C. Katz and Adele Wilson, owners.

SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the construction and maintenance for a term of fifteen (15) years of a gasoline service station with lubricatorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only (no welding or spraying), storage and sale of accessories, and incidental parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—43-32 to 43-38 222nd Street and 221-11 to 221-19 Northern Boulevard, northwest corner, Block 6327, Lots 40 and 42, Bayside, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, at the request of an objector, applicant concurring; no further request for adjournment considered.

303-26-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened September 25, 1956 as Vol. IV—re decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence and business use district, the lower or ground floor of the property to be used for the storage of paper cartons and the upper floor to be used for the manufacture,

CALENDAR

storage and distribution of infants apparel, quilts, blankets, pillows and office incidental thereto.
PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

Laid over from March 11, 1958, to March 18, 1958, for hearing at request of attorney for objectors, applicant concurring.

52-48-A—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened January 8, 1957 as Vol. III—re Appeal from a decision of the Borough Superintendent—relating to egress.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

290-57-BZ

APPLICANT—Henry Nordheim, for Jack Stevenson, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the occupancy of an existing one story building for the retail sale and manufacture of mattresses.

PREMISES AFFECTED—2152 Second Avenue, east side, 75 feet 11 inches north of East 110th Street, Block 1682, Lot 4, Borough of Manhattan.

559-53-BZ—Vol. II

APPLICANT—Herman Kron, for Aywon Crescent Service Station, Inc., owner.

SUBJECT—Application reopened June 26, 1956 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the extension of the use of an existing gasoline service station to include lubritorium, parking and storage of more than five (5) motor vehicles and the sale of used cars.

PREMISES AFFECTED—1253 Edward L. Grant Highway, west side, 201.4 feet north of Jerome Avenue, Block 2506, Lots 54 and 56, Borough of The Bronx.

933-57-BZ

APPLICANT—Paul Friedman, for Woodsam Associates, Inc., owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—2177-2185 Starling Avenue, northwest corner of Castle Hill Avenue, Block 3948, Lot 47, Borough of The Bronx.

912-57-BZ

APPLICANT—Wechsler and Schimenti, for Philip Rosenzweig, owner.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from garage on the first floor and storage on the second floor to a launderette on the first floor and offices on the second floor.

PREMISES AFFECTED—2149 Caton Avenue, north side, 100 feet east of Flatbush Avenue, Block 5083, Lot 120, Borough of Brooklyn.

669-57-BZ

APPLICANT—Alfred H. Eccles, for Polarad Electronics Corp., owner.

SUBJECT—Application September 25, 1957—decision of the Borough Superintendent, under section 19A of the Zoning Resolution, to permit in an unrestricted use district, the continued use of an existing building providing less than the required number of loading berths.

PREMISES AFFECTED—33-02 to 33-20 Queens Boulevard, 45-01 to 45-09 33rd Street, southeast corner and 45-02 to 45-10 34th Street, Block 247, Lot 30, Long Island City, Borough of Queens.

670-57-A

APPLICANT—Alfred H. Eccles, for Polarad Electronics Corp., owner.

SUBJECT—Application September 25, 1957—Appeal from a decision of the Borough Superintendent—re exits, etc.

PREMISES AFFECTED—33-02 to 33-20 Queens Boulevard, 45-01 to 45-09 33rd Street, southeast corner and 45-02 to 45-10 34th Street, Block 247, Lot 30, Long Island City, Borough of Queens.

530-57-BZ

APPLICANT—Patrick D. Concagh, for Isidore Maize, owner.

SUBJECT—Application July 16, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station lubritorium, car wash (non-automatic), office for sale and storage of accessories, minor auto repairs with hand tools only and accessory parking of cars awaiting service.

PREMISES AFFECTED—985-989 Burke Avenue at 3201-3209 Paulding Avenue, northwest corner, Block 461, Lots 1 and 2, Borough of The Bronx.

597-57-BZ

APPLICANT—Milton S. Zeiberg, for Open Stair Dwelling Co., Inc., owner; James Joyner, lessee.

SUBJECT—Application August 21, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles. The term of the variance requested therein is for a period of five (5) years.

PREMISES AFFECTED—219 West 146th Street, north side, 333.4 feet west of 7th Avenue, Block 2032, Lots 46 and 47, Borough of Manhattan.

961-57-BZ

APPLICANT—Lama, Proskauer and Prober, for T. Har Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a one story building from minor motor vehicle repair shop to receiving, storage and shipping of United States serviceman's belongings.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet 11¼ inches east of 18th Avenue, Block 5480, Lot 14, Borough of Brooklyn.

962-57-A

APPLICANT—Lama, Proskauer and Prober, for T. Har Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—Appeal from decision of the Borough Superintendent; re area of Class III construction excessive.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet, 11¼ inches east of 18th Avenue, 1st floor, Block 5480, Lot 14, Borough of Brooklyn.

715-57-BZ

APPLICANT—Albert Melniker, for Harry and Edward Risch, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under sections 7A, 7c, 7f and 7g of the Zoning Resolution, to permit in a retail and residence use district, the rehabilitation of an existing gasoline service station.

CALENDAR

service station and motor vehicle repair shop and the extension of the uses to include sale of accessories, office and parking and storage of more than five (5) motor vehicles to the adjacent lot with business entrances and exits within 75 feet of the residence use district.

PREMISES AFFECTED—4244-4248 Hylan Boulevard, 94-102 Groton Street, southeast corner and 93-101 Littlefield Avenue, Block 5317, Lot 5, Eltingville, Borough of Richmond.

969-57-BZ

APPLICANT—Morris Hannes, for Henry Payson, owner.
SUBJECT—Application December 26, 1957—decision of the Borough Superintendent, under sections ub and 7c of the Zoning Resolution, to permit in a retail and residence use district, the change of occupancy of the present combined building from residence to restaurant in the cellar and first floor and two family residence above.

PREMISES AFFECTED—134-136 East 40th Street, south side, 87 feet east of Lexington Avenue, Block 895, Lots 67 and 68, Borough of Manhattan.

644-57-BZ

APPLICANT—Henry Nordheim, for Elsa Harrington, owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use district, the erection of a one story building to be used as a funeral establishment in conjunction with an existing one story building which will be used as an office.

PREMISES AFFECTED—6001 Riverdale Avenue, west side, 596.25 feet north of West 259th Street, Block 3426, Lots 175 and 176, Borough of The Bronx.

209-46-BZ—Vol. V

APPLICANT—Holtzman Sharf, Mackell and Hellenbrand, for H. M. Williams Company, Inc. owner.

SUBJECT—Application reopened October 16, 1956 as Vol. V—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence and retail use district, the extension of the existing parking lot for more than five (5) cars to include cars waiting to be serviced in conjunction with the present auto showroom, offices, greasing, parts dept. minor repairs and welding incidental thereto, spray booth, also washing and wheel alignment in conjunction with the present Chevrolet agency on premises, parking of more than five (5) cars and used car sales.

PREMISES AFFECTED—93-01 to 94-05 Northern Boulevard and 32-02 to 32-20 Junction Boulevard, northwest corner, Block 1423, Lots 30 and 45, Jackson Heights, Borough of Queens.

28-29-BZ—Vol. II

APPLICANT—Paul Friedman, for Nat Spinard, owner.
SUBJECT—Application reopened November 6, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i, 7A of the Zoning Resolution, to permit on a plot located partly within a residence use district, the erection and maintenance of a gasoline service station, car wash (non automatic), lubritory, minor auto repairs with hand tools only, office and sale of automobile accessories, parking and storage of motor vehicles, with ground signs in a retail and residence use district, and with show windows, a sign and curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—154-02 to 154-12 (154-04 official) Horace Harding Expressway and 61-01 to 61-11 Kissena Boulevard, southeast corner, Block 6744, Lot 71, Flushing, Borough of Queens.

3-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L.B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II

—decision of the Borough Superintendent, under sections 7e, 7f, and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto laundry, minor auto repairs with hand tools only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1016-1030 Broadway and 874-876 Willoughby Avenue, southwest corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

643-57-BZ

APPLICANT—Aaron Halpern, for Lomonax Realty Corp., owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, the extension of the second floor of an existing two story building and the factory use (light manufacturing) to include showroom and office.

PREMISES AFFECTED—136-14 38th Avenue, south side, 100 feet east of Main Street, Block 4978, Lot 110, Flushing, Borough of Queens.

910-55-BZ—Vol. II

APPLICANT—Dominick Salvati and Son, for Al Smith, owner.

SUBJECT—Application reopened July 2, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a one story extension to an existing broom factory that will occupy more than the permitted area coverage.

PREMISES AFFECTED—9517-9521 Avenue J, north side, 77 feet 11¾ inches east of East 95th Street, Block 8203, Lot 5, Borough of Brooklyn.

319-57-BZ

APPLICANT—Mathew Manes, for William Rueck and Minnie A. Dunlop, owners; Sun Oil Co., lessee.

SUBJECT—Application April 22, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, lubritorium, office, sale of auto accessories and parking of cars awaiting service, with curb cuts and show windows within 75 feet of a residence zone and the erection of post standards and illuminated signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—253-02 to 253-26 Hillside Avenue, 84-02 to 84-10 Little Neck Parkway, southwest corner and 84-01 to 84-09 253rd Street, Block 8607, Lot 180 (tentative), Bellerose, Borough of Queens.

Laid over from December 3, 1957, for inspection and decision; date to be set; hearing closed; then set for December 17, 1957; then to January 14, 1958, for further consideration and decision; then to February 11, 1958, for further consideration and possible further inspection; then to March 18, 1958, for further hearing, applicant to send notice to all owners by regular mail, to consider additional facts.

422-49-BZ

APPLICANT—Charles M. Spindler, for Alfred Herschkovitz, owner.

SUBJECT—Application reopened February 11, 1958 for consideration as to extension of time to complete—expired November 1, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—1794-1798 Park Place, south side, 202 feet, 6 inches west of Saratoga Avenue, Block 1467, Lot 31, Borough of Brooklyn.

CALENDAR

222-57-BZ

APPLICANT—J. G. L. Molloy, for Embers Realty Corp., owner.

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a F area district, the erection of a six-story and cellar Class A Multiple Dwelling.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

Laid over from January 14, 1958, to March 18, 1958, for consideration and decision; with permission to applicant to file further statement; hearing closed.

587-57-BZ

APPLICANT—Robert Gottlieb for 174 Boston Properties Corp., owner.

SUBJECT—Application August 2, 1957, decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—1675 Hoe Avenue, west side, 100 feet north of East 173rd Street, Block 2983, Lot 42, Borough of The Bronx.

Laid over from February 4, 1958 to March 18, 1958, for inspection and decision; hearing closed.

820-56-BZ—Vol. II

APPLICANT—Robert Gottlieb and Charles A. Buckley, Jr., for 174 Boston Property Corp., owner.

SUBJECT—Application reopened April 2, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, car wash, storage, auto accessory sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1660-1666 Southern Boulevard, northeast corner of East 173rd Street, Block 2983, Lots 1 and 46, Borough of The Bronx.

Laid over from January 14, 1958, to February 18, 1958, for inspection and decision; hearing closed; then to March 18, 1958, for further inspection and decision; on same date of hearing as Cal. No. 587-57-BZ; applicant to inform Board as to sales car lot's ownership, located on Southern Boulevard.

581-42-BZ—Vol. II

APPLICANT—Sidney H. Kitzler, for Homecrest Service Station, Inc., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c, 7i, 7A of the Zoning Resolution, to permit in a business use district, the erection of an extension to the existing service building and extend the uses of the present gasoline service station to include wheel alignment.

PREMISES AFFECTED—2315-2325 Coney Island Avenue and 1102-1110 Avenue T, southeast corner, Block 7315, Lots 1 and 3, Borough of Brooklyn.

Laid over from February 4, 1958, to March 18, 1958, for inspection and decision; hearing closed.

861-57-BZ

APPLICANT—Leonard F. Rothkrug, for 128 East 62nd Street Corp., owner.

SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a B area district, a two story extension of an existing building occupied as a doctor's office and apartments into the required rear yard.

PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet, 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

Laid over from February 4, 1958, to March 18, 1958, for

inspection and decision; hearing closed; applicant to file an additional plan showing what was permitted to be covered and what actually was covered, and accurate and correct plans showing adjoining buildings and yards.

428-57-A

APPLICANT—Henry Kohler, for 128 East 62d Street Corp., owner.

SUBJECT—Application May 23, 1957—Appeal from a decision of the Borough Superintendent—re Permit 452-57 re Alt. 7-57, dated March 1, 1957, revoked by Borough Superintendent.

PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

339-57-BZ

APPLICANT—James E. Casale, for Ingeborg de Beaussacq, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a photographer's studio on the first floor of an existing three story, two family dwelling.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

Laid over from February 11, 1958 to March 18, 1958, for inspection and decision; hearing closed.

340-57-A

APPLICANT—James E. Casale, for Ingeborg de Beaussacq, owner.

SUBJECT—Application April 11, 1957—Appeal from a decision of the Borough Superintendent, re egress, garage, non-fireproof building.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

517-56-BZ

APPLICANT—T. S. Nilsen, for Theresa La Vine, owner.

SUBJECT—Application July 16, 1956—decision of the Borough Superintendent under section 21 and 7h of the Zoning Resolution, to permit in a residence use district, the extension of the present use of a dwelling and 5 car garage to include parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—1071-1073 Hall Place, west side, 174.9 feet south of East 167th Street, Block 2691, Lots 93 and 94, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958 at the request of an objector; then to March 18, 1958, for inspection and decision; hearing closed.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office accessory sales, minor repairs with hand tools only, safety inspection, station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196 198 West 239th Street, southeast corner, Block 3271, Lot 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958 for applicant to consult Department of Buildings with respect to Section 21A; then to March 18, 1958, for inspection and decision; hearing closed.

CALENDAR

624-55-BZ—Vol. II

APPLICANT—Paul Gordon, for Oscar and Ethel Gordon, owners.

SUBJECT—Application reopened July 2, 1957, as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, office, minor auto repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—202-15 Northern Boulevard and 43-22 to 43-30 203rd Street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

Laid over from February 4, 1958, to February 18, 1958, or hearing at request of applicant's representative, due to illness of the applicant; then to March 18, 1958, for inspection and decision; hearing closed.

699-57-BZ

APPLICANT—Robert Teichman, for 34th Street Kinney, Inc., owner.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted use district, the maintenance of a parking lot for more than five (5) motor vehicles and a frame attendants shanty.

PREMISES AFFECTED—48-54 East 34th Street, south side, 153 feet east of Madison Avenue, Block 863, Lots 53, 54, 55 and 56, Borough of Manhattan.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

698-28-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Helen Frankel, owner; Dunhall Manufacturing Corp., lessee.

SUBJECT—Application reopened September 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five motor vehicles for employees of the lamp factory located in the vicinity for a stated term of five (5) years.

PREMISES AFFECTED—1842 Cedar Avenue, northeast corner of West Tremont Avenue, Block 2881, Lot 35, Borough of The Bronx.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

695-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1349 Plimpton Avenue, west side, 75 feet north of West 170th Street, Block 2522, Lots 22 and 123, Borough of The Bronx.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

695-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank DeVita, and Minlou Realty Co., Inc., owners.

SUBJECT—Application September 26, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the combining of two adjacent buildings for use as showroom, manufacturing of furniture using power tools, storage of lumber and dwelling.

PREMISES AFFECTED—2731-2735 Atlantic Avenue, north side, 28 feet west of Bradford Street, Block 3673, Lot 38, Borough of Brooklyn.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

754-57-BZ

APPLICANT—Leonard F. Rothkrug, for Oscar Schwartz, owner; owner under contract: Hail-A-Cab Corp.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of an automobile repair shop with body and fender work, including welding and touch-up painting and spraying for a term of fifteen (15) years.

PREMISES AFFECTED—1434-1436 Utica Avenue, northwest corner of Farragut Road, Block 4784, Lot 44, Borough of Brooklyn.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

788-57-BZ

APPLICANT—Burke, Green and Groh, for Fitchett-Crescent Corp., and Catherine DuMulle, owners.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of five (5) gasoline storage tanks and two pumps and the parking of employees cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42, Flushing, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

698-50-BZ—Vol. II

APPLICANT—Henry Kohler, for William Berman and Sam Mintz, owners.

SUBJECT—Application reopened March 26, 1957, as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of an auto laundry-boiler room, storage, office and locker room.

PREMISES AFFECTED—769-803 (799 displayed) Leferts Avenue, northwest corner of Schenectady Avenue, Block 1427, Lots 20 and 40, Borough of Brooklyn.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

642-57-BZ

APPLICANT—Jerome W. Perlstein, for Henry Kaufman, owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a sales office and maintain the premises for the storage and sale of used cars.

PREMISES AFFECTED—185-11 Merrick Boulevard, north side, 22.82 feet east of Montauk Street, Block 12711, Lots 12 and 15, Springfield Gardens, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

887-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Julia Gambeski and Herbert F. Saul, owners.

SUBJECT—Application reopened November 13, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7h, 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles with a ground sign on the retail portion of the plot and show windows and signs within 75 feet of the residence use district.

PREMISES AFFECTED—218-01 to 218-19 (218-15 official) Northern Boulevard, north side, from 218th to

CALENDAR

219th Streets, 43-31 to 43-39 218th Street and 43-32 to 43-40 219th Street, Block 6321, Lots 21 and 25, Bayside, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

881-24-BZ—Vol. II

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application reopened November 13, 1957, as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.

PREMISES AFFECTED—1292 Sheakespeare Avenue, east side, 101.78 feet north of West 169th Street, Block 2506, Lot 115, Borough of The Bronx.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

551-57-BZ

APPLICANT—Bernard Segal, for Samuel Eidelberg and Jeffery Rosenberg, owners.

SUBJECT—Application July 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, storage and sale of accessory parts and office.

PREMISES AFFECTED—9504-9514 Seaview Avenue, southeast corner of East 95th Street, Block 8318, Lot 20, Borough of Brooklyn.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed.

621-56-BZ

APPLICANT—Lama, Proskauer and Prober, for One Seventeen Operating Corp., and One Twenty Two Operating Corp., owners.

SUBJECT—Application September 18, 1956—re decision of the Borough Superintendent, under section 7f of the zoning resolution, to permit in a retail use district, the erection of a Class I structure to be occupied as a non-storage garage for more than 150 cars and stores.

PREMISES AFFECTED—117-127 East 59th street, north side, 120 ft. west of Lexington avenue and 122 East 60th street, Block 1394, Lots 7-11 inclusive, 64 and 109, Borough of Manhattan.

Laid over from March 19, 1957, to April 9, 1957, at request of the applicant, notices to affected owners not having been sent out; then to May 7, 1957, for inspection and decision; hearing closed; then to May 28, 1957, for applicant to file revised plans as to entrance, and for further consideration; then to July 2, 1957, at the request of an objector, applicant to notify affected property owners; then set for hearing September 10, 1957; then to October 8, 1957, for notices to be sent out to owners by registered mail, the owner to file new corrected application; then laid over from October 8, 1957, date for decision to be set; hearing closed; then set for February 18, 1958; then to March 18, 1958, at the request of the Board.

289-57-BZ

APPLICANT—Henry Nordheim, for Agostino Guerriero, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for motor vehicles for the stated term of two (2) years.

PREMISES AFFECTED—2487 Belmont Avenue, west side, 90 feet north of East 189th Street, Block 3078, Lot 65, Borough of The Bronx.

Laid over from March 4, 1958, to March 11, 1958, at the request of an objector, applicant concurring; no further request for adjournment considered; then to March 18, 1958, for inspection and decision; hearing closed.

123-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Grenlac Holding Corp., owner.

SUBJECT—Application February 14, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, sales rooms, car wash, storage, minor auto repairs, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1101-1111 Grenada Place and 4126-4134 Laconia Avenue, northeast corner, Block 4927 Lot 2, Borough of The Bronx.

Laid over from October 22, 1957, to November 19, 1957 for inspection and decision; hearing closed; then to December 3, 1957, for further inspection and decision; then to December 10, 1957, for inspection and decision; applicant having been notified; then to December 17, 1957; then to January 7, 1958, for further inspection and decision; then laid over from January 7, 1958, for decision; date to be set then set for March 11, 1958; then laid over from March 11, 1958, to March 18, 1958, for full vote of the Board.

HARRIS H. MURDOCK, *Chairman*

MARCH 18, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 18, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

582-57-SA

APPLICANT—Air Reduction Sales Company, Div. of Air Reduction Company, Inc. owner.

SUBJECT—Application August 1, 1957—Airco Series 50 and 550 Semi-Trailers and Mobile Pumping Units (for transporting liquid oxygen, nitrogen and argon), approval of.

583-57-SA

APPLICANT—Air Reduction Sales Company, Division of Air Reduction Company, Inc. owner.

SUBJECT—Application August 1, 1957—Airco Liquid Oxygen Station (storage and vaporization of liquid oxygen, nitrogen and argon), Models 5-4, 7-8, 9-8, 9-25, 9-4 and 0-100, approval of.

576-57-SM

APPLICANT—Pacific Mills Industrial Fabrics A Div. of Pacific Mills Domestic Corporation, owner.

SUBJECT—Application June 27, 1957—Safetex (imposition method-pad and cure at elevated temperatures), approval of.

568-57-SA

APPLICANT—United Shoe Machinery Corp., owner.

SUBJECT—Application July 9, 1957—USMC Edgining Machine, Model B for producing finished edge on leather approval of.

271-57-SA

APPLICANT—Federal Boiler Company, Inc., owner.

SUBJECT—Application March 14, 1957—Federal Gas fired Hot Water Boiler, Models VGF-A-44, VGF-A-45, VGF-A-64, VGF-A-75 and VGF-A-88, approval of.

940-55-SM

APPLICANT—National Gypsum Company, owner. Sheldon H. Cady, Agent.

SUBJECT—Application November 10, 1955—Gold Boy Perfo-Lyte Acoustical Plaster also known as Gold Boy Perfolite Acoustical Plaster, approval of.

CALENDAR

42-39-SM—Vol. II

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application reopened January 14, 1958 for amendment to resolution as to additional lathing Gold Bond Masonry Wall Furring Bracket—re Gold Bond Metal Lath and Lathing Accessories (for use in plastering operations); previously approved.

97-40-SM

APPLICANT—Charles I. Brandin, Inc., Agent for Art. Metal Construction Company, owner.
SUBJECT—Application reopened January 7, 1958 for amendment to resolution as to additional use of approved Opening Protective Assembly—re Art. Metal Construction Company Hollow Metal $\frac{3}{4}$, 1, $1\frac{1}{2}$ and 3 Hour Fire Door; previously approved.

031-57-SM

APPLICANT—Armstrong Cork Company, Inc., owner. M. A. Gensler, Agent.
SUBJECT—Application December 31, 1957—Armstrong Custom Minaboard, approval of.

04-41-SM

APPLICANT—Harold Perrine, for Johns-Mansville Sale Corp., owner.
SUBJECT—Application reopened April 2, 1957 for amendment to resolution as to additional facing panel—re J-M Transite Walls (partitions) Imperial Type; previously approved.

01-47-SM

APPLICANT—County Fire Door Corp., owner.
SUBJECT—Application reopened January 28, 1958 for amendment to resolution as to change of ownership from Pioneer Fireproof Door Corporation to County Fire Door Corporation—re A.B.C. Kalamein Door Co., Acme & Dorf Metal Door Corp., Acme Kalamein Door & Sash Co., Ajax Metal Door Corp., Chapman Metal Products Co., Inc., City Steel Door Co., Empire Door Co., General Fireproof Door Corp., Greenpoint Metal Covered Door Co., International Fireproof Door Co., National Kalamein Co., Inc., Pioneer Fireproof Door Co., Reliable Fireproof Sash & Door Corp., Richmond Fireproof Door Co., Royal Kalamein Door Co., Triangle Fireproof Door & Sash Co., Universal Bronze & Steel Door Co., Inc., Williamsburg Fireproof Products and World Steel Products Corp.; previously approved.

0-50-SM—Vol. II

APPLICANT—Asbestospray Corporation, owner.
SUBJECT—Application reopened October 5, 1954 for amendment of resolution as to additional methods of construction—re Asbestospray (acoustical and thermal insulation—fire retardant of steel floors and beams); previously approved.

-54-SM

APPLICANT—Inland Steel Products Company, owner.
SUBJECT—Application reopened April 9, 1957 for amendment of resolution as to additional methods of fire protection of Celluflor—re Celluflor (cellulose steel floor panels); previously approved.

-56-SA

APPLICANT—Red Jacket Manufacturing Company, owner.
SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional models of Booster Pumps, P33E1 and P50F1—re Red Jacket Extactor Booster Pumps (gasoline pumps); previously approved.

13-58-A

APPLICANT—Lama, Proskauer and Prober, for Hunts Point Homes, Inc., owner.
SUBJECT—Application January 10, 1958—Appeal from a decision of the Borough Superintendent, re increase in number of beds—Nursing Home.
PREMISES AFFECTED—1295-1297 Lafayette Avenue, northwest corner of Faile Street, Block 2762, Lot 27, Borough of The Bronx.

814-57-A

APPLICANT—Wheeler Yacht Co., Inc., owner.
SUBJECT—Application October 28, 1957—Appeal from an order of the Fire Commissioner and a decision of the Borough Superintendent re Sprinkler system in lieu of Yard Hydrant system.
PREMISES AFFECTED—520 Compton Avenue, foot of Patterson Avenue, Block 3502, Lots 2-7, Pugsley Creek, Borough of The Bronx.

845-57-A

APPLICANT—Sidney H. Kitzler, for Meyer Tucker, owner.
SUBJECT—Application November 21, 1957—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 171, subdivision 6 of the Multiple Dwelling Law re increase in Bulk and Volume subsequent to 1940.
PREMISES AFFECTED—91-97 West End Avenue and 101-103 Hampton Avenue, northeast corner, Block 7516, Lot 549, Borough of Brooklyn.

3-58-A

APPLICANT—H. M. Karson, for Congregation Gates of Zion, owner.
SUBJECT—Application January 7, 1958—Appeal from a decision of the Borough Superintendent, re Class 4 construction—use of basement as Synagogue.
PREMISES AFFECTED—834 Gerard Avenue, east side, 52 feet north of East 158th Street, Block 2474, Lot 30, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MARCH 25, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 25, 1958 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

134-56-BZ

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.
SUBJECT—Application February 23, 1956—decision of the Borough Superintendent, under sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the extension of the garage use of the present three story building to include the parking and storage of more than five (5) motor vehicles of the passenger type on the roof.
PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

Laid over from February 18, 1958, to March 25, 1958, at the request of an objector, applicant concurring.

135-56-A

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.
SUBJECT—Application February 23, 1956—Appeal from a decision of the Borough Superintendent re non-fireproof construction—garage use.
PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

CALENDAR

208-46-BZ—Vol. V

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. V—decision of the Borough Superintendent, under sections 7f and 7e of the Zoning Resolution, to permit in a business use district, the extending of the existing gasoline service station by the addition of two twin hose gasoline pumps and six 550 gallon approved type gasoline tanks and changing the use of that portion of the premises now used for yarn manufacturing to importing, shipping and storage of porcelain ceramics.

PREMISES AFFECTED—1500-1546 McDonald Avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

263-43-BZ—Vol. II

APPLICANT—Louis Lieberman, for Harry Goldsen, owner; Standard Equipment Co., lessee.

SUBJECT—Application reopened April 24, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from a garage to a warehouse.

PREMISES AFFECTED—233-235 Norwood Avenue, east side, 193 feet 11 inches north of Atlantic Avenue, Block 4137, Lot 1, Borough of Brooklyn.

717-57-BZ

APPLICANT—Albert Melniker, for Beatrice and Clara Migliori, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution to permit in an unrestricted and business use district, a variance to erect and maintain a gasoline service station, lubritorium, car washing (non automatic), minor motor vehicle repairs with hand tools only, sale of accessories and parking for more than five (5) motor vehicles.

PREMISES AFFECTED—373-385 Tompkins Avenue and 174-182 Lynhurst Avenue, northeast corner, Block 2843, Lot 1, Rosebank, Borough of Richmond.

987-57-BZ

APPLICANT—Paul Friedman, for Carrie Lessner, Meyer Lessner and Anna Lessner, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h, 7i and 7A of the Zoning Resolution, to permit on a plot located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles with entrances within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1888-1898 Jerome Avenue, southeast corner of East 177th Street, Block 2852, Lot 9, Borough of The Bronx.

638-50-BZ—Vol. II

APPLICANT—Haus and Bresin, for Estate of Edward F. Glacken, owner, Irving Trust Company and William F. Glacken, executors.

SUBJECT—Application reopened January 14, 1958 and restored to calendar—re decision of the Borough Superintendent, previously withdrawn, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles for the stated term of fifteen (15) years.

PREMISES AFFECTED—9001-9015 Church Avenue and 551-561 Remsen Avenue, northeast corner, Block 4687, Lots 4, 7, 8 and 9, Borough of Brooklyn.

864-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 of ficial) Union Turnpike and 78-28 to 78-36 165th Street northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

420-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owner.

SUBJECT—Application June 4, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicle belonging to patrons, customers and employees of such market.

PREMISES AFFECTED—256-262 Clinton Street and 172-196 Congress Street, southwest corner, Block 30, Lots 61, 63, 66 and 71. Borough of Brooklyn.

478-57-BZ

APPLICANT—William A. Giesen, for Frank Cerasol owner; Allison Motors, Inc., lessee.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the premises for an outdoor motor vehicle sales lot and office.

PREMISES AFFECTED—1965 Bruckner Boulevard north side, 164.52 feet west of Pugsley Avenue, Block 3787, Lots 43, 44 and 45, Borough of The Bronx.

890-57-BZ

APPLICANT—Ludwig P. Bono, for Alfred Servid owner.

SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five pleasure type motor vehicles.

PREMISES AFFECTED—105 Rockwood Street and 15 Walton Avenue, northeast corner, Block 2836, Lots 1, 35, 37 and 38, Borough of The Bronx.

68-56-BZ—Vol. II

APPLICANT—Paul Friedman, for Randolph J. Krug and Bertha Surdut as trustee for Joan Carol Friedman and Judith Lynn Friedman, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit a retail use district, the rearrangement and extension area of use of the proposed gasoline service station, lub

CALENDAR

torium, minor repairs with hand tools only, car washing (non automatic), office, storage and sales of auto accessories, parking of more than five (5) cars, with sign and light standard, all for a stated term of fifteen (15) years.
PREMISES AFFECTED—142-16 to 142-26 (142-18 Official) Rockaway Boulevard, southeast corner of 142nd Street, Block 12059, Lot 7 (7, 9, 12, 14), South Ozone Park, Borough of Queens.

69-56-A—Vol. II

APPLICANT—Paul Friedman, for Randolph J. Kruger and Bertha Surdut as trustee for Joan Carol Friedman and Judith Lynn Friedman, owners.

SUBJECT—Application re opened February 4, 1958 as Vol. II—filed pursuant to Section 35, General City Law re premises in bed of mapped street—142nd Street.

PREMISES AFFECTED—142-16 to 142-26 (142-18 Official) Rockaway Boulevard, southeast corner of 142nd Street, Block 12059, Lot 7 (7, 9, 12, 14), South Ozone Park, Borough of Queens.

591-57-BZ

APPLICANT—John F. Fitzsimons, for August Steindl, owner.

SUBJECT—Application August 7, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the extension of a building used for the manufacturing of cast stone products.

PREMISES AFFECTED—76-01 Rockaway Boulevard and 91-07 76th Street, northeast corner, Block 8950, Lot 45, Ozone Park, Borough of Queens.

31-57-BZ

APPLICANT—Herbert Gretsche, for New York City Housing Authority, owner; Frostone Corporation, lessee.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five (5) pleasure type motor vehicles on a plot located within a public housing development for the personnel of an electronic research company located on the lot abutting the site for a term of two (2) years.

PREMISES AFFECTED—212 Tillary Street, south side, 170 feet and 17/8 inches east of Prince Street, Block 2050, part of Lot 1, Borough of Brooklyn.

75-57-BZ

APPLICANT—Benjamin Gollay, for Rolashire Realty Corp., owner; Park Yorkshire Garage Corp., lessee.

SUBJECT—Application February 25, 1957—decision of the Borough Superintendent, under sections 7i and 21 of the Zoning Resolution, to permit in a residence use district, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—151-159 West 108th Street, north side, 100 feet east of Amsterdam Avenue, Block 1863, Lot 5, Borough of Manhattan.

4-41-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Sarah and Mahel Cohen, owners.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—143-155 Beach 71st Street, west side, 475 feet south of Rockaway Beach Boulevard, Block 607, Lot 83, Rockaway Beach, Borough of Queens.

8-57-A

APPLICANT—Gabriel Nathan, for Sarah and Mahel Cohen, owners.

SUBJECT—Application October 30, 1957—filed pursuant

to section 35, General City Law re part of premises located in bed of a mapped street—proposed widening of Beach 71st Street.

PREMISES AFFECTED—143-155 Beach 71st Street, west side, 475 feet south of Rockaway Beach Boulevard, Block 607, Lot 83, Rockaway Beach, Borough of Queens.

612-45-BZ—Vol. V

APPLICANT—Louis Lieberman, for Jackson Motor Corp., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. V—decision of the Borough Superintendent, under sections 21 and 7e of the Zoning Resolution, to permit in a business and retail use district, the change in occupancy of an existing auto showroom by using the cellar for the storage of parts and dead storage of cars and the first floor as an auto showroom, office, parts department, gasoline station, motor vehicle repair shop, sale of used cars and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—94-15 to 94-23 Northern Boulevard, 32-45 to 32-61 Junction Boulevard, northeast corner and 32-44 to 32-60 95th Street, Block 1424, Lot 33, Corona, Borough of Queens.

750-57-BZ

APPLICANT—Ingram S. Carner, for Sanrod Realty Corp., owner.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and unrestricted use district, a two-bay extension to the existing accessory building and to eliminate thereby the outside lifts of the existing gasoline service station.

PREMISES AFFECTED—136-12 Farmers Boulevard, southwest corner of Garrett Street, Block 12527, Lot 1, Springfield, Borough of Queens.

844-57-BZ

APPLICANT—Charles M. Spindler, for William Saloy and Fred A. Widulski, owners.

SUBJECT—Application November 20, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a modern gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—87-13 to 87-25 Rockaway Boulevard (87-19 official) and 97-48 to 97-58 88th Street, northwest corner, Block 9060, Lot 25, Woodhaven, Borough of Queens.

519-57-BZ

APPLICANT—Albert Melniker, for Jo Mar Di Realty

SUBJECT—Application July 9, 1957—(decision of the Borough Superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, sale of accessories, minor motor vehicle repairs with hand tools, parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2071 Victory Boulevard and 8 Bradley Avenue, northwest corner, Block 462, Lot 35, Fairview Heights, Borough of Richmond.

Laid over from February 25, 1958, to March 25, 1958, for further consideration after applicant has filed an administrative appeal under Section 35 of the General City Law.

102-58-A

APPLICANT—Albert Melniker, for Jo Mar Di Realty Corp., owner.

SUBJECT—Application March 5, 1958—filed pursuant to

CALENDAR

section 35, General City Law re Curb cuts in bed of a mapped Street—proposed widening of Victory Boulevard.
PREMISES AFFECTED—2071 Victory Boulevard, and 8 Bradley Avenue, northwest corner, Block 462, Lot 34, Fairview Heights, Borough of Richmond.

822-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max Blatman, owner.

SUBJECT—Application reopened February 18, 1958 for consideration as to extension of term of variance, expired January 22, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business use district, the change in occupancy from public market to laundry (curtain cleaning business).

PREMISES AFFECTED—1573-1575 McDonald Avenue, east side, 140 feet north of Avenue N, Block 6564, Lot 58, Borough of Brooklyn.

468-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Ralph Isolano, lessee).

SUBJECT—Application July 3, 1956—decision of the borough superintendent) under sections 7e and 7c of the zoning resolution, to permit in manufacturing and residence use district, the maintenance and extension of auto wrecking yard.

PREMISES AFFECTED—34-36 Fairfield avenue (formerly 12024-12050 Flatlands avenue), 401-461 Falta street, southeast corner and 1028-1084 Alabama avenue, Block 4431, part of Lots 1 and 20, Borough of Brooklyn.

Laid over from January 8, 1957, date to be set; for consideration and decision on April 24, 1957; then to June 25, 1957, at request of the applicant, awaiting recommendation by Air Pollution Control as to incinerator; applicant to submit a complete record as to Fire Department permits issued for premises and certificates of occupancy issued by the Department of Buildings; then laid over from June 25, 1957, at request of the applicant; date to be set; then set for March 25, 1958.

471-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Mario Polese, lessee).

SUBJECT—Application July 6, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of an auto wrecking yard.

PREMISES AFFECTED—12074-12096 Flatlands avenue (Fairfield avenue) 1042-1098 Sheffield avenue southwest corner and 1037-1091 Georgia avenue, Block 4433, part of Lot 1, Borough of Brooklyn.

Laid over from January 8, 1957, date to be set; for consideration and decision; hearing closed; then set for decision on April 24, 1957; then to June 25, 1957, at request of applicant, awaiting recommendation by Air Pollution Control as to incinerator; applicant to submit a complete record of Fire Department permits and certificates of occupancy issued for subject premises; then laid over from June 25, 1957, at request of the applicant; date to be set; then set for March 25, 1958.

472-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Robert Miscione, lessee).

SUBJECT—Application July 6, 1956—decision of the borough superintendent) under sections 7e and 7c of the zoning resolution, to permit in manufacturing and residence use district, the maintenance and extension of auto wrecking yard and storage of used auto parts.

PREMISES AFFECTED—50-58 Fairfield avenue (formerly 12050-12060 Flatlands avenue), 1027-1053 Alabama avenue, southeast corner and 1038-1060 Georgia avenue, Block 4432, part of Lot 1, Borough of Brooklyn.

Laid over from January 8, 1957, date to be set; for con-

sideration and decision; hearing closed; then set for decision on April 24, 1957; then to June 25, 1957, at request of the applicant, awaiting recommendation by Air Pollution Control as to incinerator; applicant to submit a complete record of Fire Department permits and certificates of occupancy issued for the premises; then laid over from June 25, 1957, at request of the applicant; date to be set; then set for March 25, 1958.

1366-17-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Hauer Knitting Mills, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change in use in an existing legal factory building from the manufacture of paper boxes on the first floor to the manufacture of clothing.

PREMISES AFFECTED—1920 Harman Street, south side, 164.59 feet west of Fairview Avenue, Block 3388, Lot 22, Ridgewood, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

611-56-A

APPLICANT—Betty Foernsler, adjoining owner.

OWNER OF PREMISES—John M. Bauer and Frances Haver.

SUBJECT—Application August 29, 1956—Appeal from a decision of the Borough Superintendent re review of Borough Superintendent's decision—re commercial use in residence district.

PREMISES AFFECTED—1920 Harman Street, south side, 165 feet west of Fairview Avenue, Block 3388, Lot 21, Ridgewood, Borough of Queens.

552-57-BZ

APPLICANT—Albert Melniker, for Isle Fuel Oil Service Co., owner.

SUBJECT—Application July 25, 1957—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and operation of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—1310 Forest Avenue and 66 Hamlin Place, southwest corner, Block 386, Lot 20, Port Richmond, Borough of Richmond.

Laid over from February 4, 1958, to March 25, 1958, for inspection; hearing kept open to permit full ten days' notice to affected owners.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechhurst, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for consultation with engineer as to revision of plans and for inspection and decision; hearing closed.

747-57-BZ

APPLICANT—Simeon Heller and George J. Meltzer, for 172nd Street Corp., owner, Eutectic Welding Alloys Corp., lessee.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in the residence portion of the plot

CALENDAR

the parking for more than five (5) motor vehicles for employees and patrons.

PREMISES AFFECTED—40-40 172nd Street west side and 171-20 Station Road, entire block bounded by 172nd Street, Station Road, Auburndale Lane and 42nd Avenue, Block 5351, Lot 1, Auburndale, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

502-57-BZ

APPLICANT—Robert Gottlieb, for Rose Gscheidle, owner.
SUBJECT—Application August 27, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

00-57-BZ

APPLICANT—Reginald S. Hardy, for John and Tessie Dugach, Steve and Natalie Washilchuk and Daniel Karotka, owners.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing—non-automatic, minor repairs, with hand tools only, office, sales and storage of auto accessories, and parking of cars waiting for service, with curb cuts and ground sign in a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—76-26 to 76-46 (76-36 official) 164th Street, west side, from 76th Road to 77th Avenue; 162-27 to 162-37 77th Avenue and 162-28 to 162-38 76th Road, Block 6848, Lots 1, 6 and 8(1), Flushing, Borough of Queens.

Laid over from January 14, 1958, to February 18, 1958, for inspection and decision; hearing closed; then to March 4, 1958, at the request of the applicant.

4-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 6209-5223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from July 2, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to September 10, 1957, for further inspection and decision; then to September 24, 1957, for further inspection and decision; then to October 8, 1957, at request of the applicant and for decision; then to November 6, 1957, at request of the applicant as to possible sale of the premises; then to December 3, 1957, at request of the applicant, as to possible sale of the property; then to January 21, 1958 at the request of the applicant; then laid over to February 4, 1958, for inspection and decision; hearing closed; then to February 18, 1958, for vote by the full complement of the Board; then to March 25, 1958, at the request of the applicant.

-57-BZ

APPLICANT—Henry Kohler, for Harry Sweedler, owner.

SUBJECT—Application March 21, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, a change

in use of an existing masonry structure from an office and storage of composition shingle, to permit storage of not more than five (5) motor vehicles, body and fender repair work, use of acetylene torch, and spraying of finished motor vehicle repairs.

PREMISES AFFECTED—1603 Coney Island Avenue, east side, 103 feet 9¼ inches north of Locust Avenue, Block 6731, Lot 70, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

804-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Henry Nurick, for Pasquale Ciervo, owner.

SUBJECT—Application reopened June 18, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e, 7i and 7h of the Zoning Resolution, to permit in a residence use district, the change in use from parking and storage of motor vehicles to the erection and maintenance of a gasoline service station, lubritorium, minor motor vehicle repairs with hand tools only, office and the parking of cars awaiting service, for a stated term of fifteen (15) years.

PREMISES AFFECTED—602-614 Elderts Lane and 685-695 Conduit Boulevard, northwest corner, Block 4240, Lot 11, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

524-57-BZ

APPLICANT—Milton F. Kirchman, for Glenwood Jewish Center, owner.

SUBJECT—Application July 12, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a D area district, the erection of an extension to the existing one story synagogue and school occupying more than the permitted area.

PREMISES AFFECTED—888 East 56th Street, west side, 455 north of Avenue H, Block 7739, Lots 55, 58, 60 and 62, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

389-57-BZ

APPLICANT—Larry Meltzer, for John Clancy, owner.

SUBJECT—Application May 15, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—50-58 East 94th Street, west side, 350 feet 3 3/8 inches north of Rutland Road and 60-62 Tapscott Avenue, Block 4596, Lots 27 and 30, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

945-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Abe Saperstein, owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, office, sales, storage, lubritorium, car washing, minor auto repairs and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1446-1456 Remsen Avenue and 8913-8923 Avenue L, northwest corner, Block 8055, Lot 1, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

344-38-BZ—Vol. IV

APPLICANT—Joseph M. Lonergan, for Max Salz, owner.

SUBJECT—Application reopened February 13, 1957 as Vol. IV—re decision of the Borough Superintendent, un-

CALENDAR

der sections 7e, 7h, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, a gasoline service station, auto washing (non automatic), lubrication, office, sale of auto accessories, repairs with hand tools only, parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—942-958 DeKalb Avenue and 122-134 Lewis Avenue, southwest corner and 419-425 Kosciusko Street, Block 1601, Lot 24, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

498-57-BZ

APPLICANT—Ferdinand Savignano, for S. and L. Lumber Co., owner.

SUBJECT—Application July 2, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a business and residence use district, the use of an existing building as a lumber yard, cabinet making shop and for the storage of material used in conjunction with the cabinet shop.

PREMISES AFFECTED—2356 Coney Island Avenue, west side, 329 feet 11 inches south of Avenue T, Block 7112, Lot 25, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

722-57-BZ

APPLICANT—Leonard F. Rothkrug, for Richmond Snyder, owner (Court Auction Merchandise Co., lessee).

SUBJECT—Application October 8, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the maintenance of an auction room on part of the first story for a term of five (5) years.

PREMISES AFFECTED—84 Court Street, west side, 71 feet 9 inches north of Schermerhorn Street, Block 268, Lot 50, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

477-57-BZ

APPLICANT—Gerard M. Bloomfield, for Thirbrook Corp., and Safeway Stores, Inc., owners.

SUBJECT—Application June 25, 1957—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in an unrestricted use and business use districts, the erection and maintenance of a gasoline service station, car washing, lubritorium, minor auto repairs, storage rooms and storage for more than five (5) motor vehicles on the vacant portion of the lot, and extending from the unrestricted portion into the business portion of the plot.

PREMISES AFFECTED—851-865 St. Anns avenue and 3150-3172 3rd avenue, southwest corner, Block 2360, Lots 92 and 97, Borough of The Bronx.

Laid over from November 26, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further examination of plans and decision; then to January 14, 1958, for revised plans and decision; then to January 21, 1958, for applicant to consult examiner; then to January 28, 1958, at request of the applicant; then to February 18, 1958, for consideration of exits and decision; hearing closed; then to February 25, 1958, for applicant to obtain objection from the Building Department; then to March 4, 1958, at request of the applicant; then to March 25, 1958, at request of applicant's representative; applicant to file additional information previously required by the Board as to the entrance to the adjoining school.

564-41-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Helen Knopke, owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under

sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of the existing legal gasoline service station to be used as a lubritorium, car washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, parking of more than five (5) cars waiting to be served with show windows within seventy-five (75) feet of the residence use district.

PREMISES AFFECTED—521-531 Coney Island Avenue and 39-49 Hinckley Place, northeast corner, Block 5113, Lot 24, Borough of Brooklyn.

Laid over from February 25, 1958, to March 11, 1958, for further hearing; then to March 25, 1958, for inspection and decision; hearing closed.

730-57-BZ

APPLICANT—James E. Vassalotti, for Bartholdi Turcamo, owner.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2375-2385 Cropsey Avenue and 8846-8858 24th Avenue, northwest corner, Block 6890, Lot 1, Borough of Brooklyn.

Laid over from February 4, 1958 to March 4, 1958, for hearing after applicant has sent out notices to affected property owners; then to March 11, 1958, at the request of an objector, applicant concurring; no further request for adjournment considered; then to March 25, 1958, for inspection if necessary, and decision; hearing closed.

925-57-BZ

APPLICANT—James E. Vassalotti, for Harry Augen, owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles and a ground sign on the retail portion of the plot, for a stated term of fifteen (15) years.

PREMISES AFFECTED—133-10 to 133-16 (133-12 official), Liberty Avenue and 104-01 to 104-11 133rd Street, southeast corner, Block 9587, Lots 1 and 2, Richmond Hill, Borough of Queens.

Laid over from March 4, 1958, to March 11, 1958, at the request of an objector; no further request for adjournment to be considered; then to March 25, 1958, for inspection and decision; hearing closed.

36-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a heretofore granted warehouse of one story in height, to be increased to the west by a three story and cellar addition and this addition will connect to the heretofore granted factory and warehouse under Calendar 820-48-BZ.

PREMISES AFFECTED—72-15 to 72-23 Metropolitan Avenue, north side, 69.74 feet east of Pleasantview Street, Block 3057, Lot 34, Middle Village, Borough of Queens.

Laid over from March 4, 1958, to March 11, 1958, at the request of an objector, the applicant concurring; no further requests for adjournment considered; then to March 25, 1958, for inspection and decision; hearing closed.

CALENDAR

718-57-BZ

APPLICANT—D. George Levine, for Vine Building Corp., owner.

SUBJECT—Application October 4, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a retail use district, the erection and maintenance thereon of a gasoline service station, lubritorium, non-automatic auto laundry, sale of auto accessories, motor vehicle repair shop for minor repairs with hand tools only and parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—6113-6123 Avenue U and 2074-2084 Mill Avenue, northwest corner, Block 8404, part of Lot 2, Borough of Brooklyn.

Laid over from March 11, 1958, to March 25, 1958, for inspection and decision; hearing closed.

719-57-BZ

APPLICANT—Gabriel Nathan, for Jo-Max Realty Corp., owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence use district, the erection of a two story building to be occupied by a retail store on the first floor and a two family dwelling on the second floor.

PREMISES AFFECTED—4912 Avenue K, south side, 20 feet, 3½ inches east of Flatlands Avenue, Block 7829, Lot 44, Borough of Brooklyn.

Laid over from March 11, 1958, to March 25, 1958, for inspection and decision; hearing closed.

718-57-BZ

APPLICANT—Paul Friedman, for 36-20 168th Street, Inc., and William Sparago, owners.

SUBJECT—Application November 4, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit for a stated term of 15 years on a plot located partly in a business use and partly in a residence use district, the erection and maintenance in the business portion of the premises of a gasoline service station, auto washing (non-automatic), lubritorium, minor repairs with hand tools only, office, storage and sale of auto accessories, and parking of more than five (5) cars awaiting service with proposed curb cuts and business entrances within 75 feet of a residence use district, and the maintenance on the portion of the premises within the residence use district, of parking and storage of motor vehicles of the pleasure type only.

PREMISES AFFECTED—1414-1424 Gravesend Neck Road, southwest corner of East 15th Street, Block 7399, Lot 89, Borough of Brooklyn.

Laid over from March 11, 1958, to March 25, 1958, for inspection and decision; hearing closed.

718-57-BZ

APPLICANT—Leonard F. Rothkrug, for Charles and Eva Vardakis, owners.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop with hand tools only, lubritorium, car washing (non-automatic), office and sales, and parking of cars awaiting service all for a term of fifteen (15) years with show windows, business entrance and curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—5001-5007 Avenue I and 1701-1713 Utica Avenue, northeast corner of Avenue I, Block 7754, Lot 6, Borough of Brooklyn.

Laid over from March 11, 1958, to March 25, 1958, for inspection and decision; hearing closed.

963-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Summer and James V. Cirillo, owners.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage, and the parking and storage of motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2407-2417 Linden Boulevard and 498-510 Montauk Avenue, northwest corner, Block 4478, Lots 24 and 29, Borough of Brooklyn.

Laid over from March 11, 1958, to March 25, 1958, for inspection and decision; hearing closed.

673-55-BZ—Vol. II

APPLICANT—Henry J. Nurick, for 92 Car Wash Corp., owner.

SUBJECT—Application reopened December 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a business use district, the extension of a gasoline service station westerly, into the bed of East 58th Street, until such time as the street will be legally open to the public.

PREMISES AFFECTED—5802-5824 Church Avenue and 119-129 East 58th Street, southeast corner, Block 4706, Lot 36, Borough of Brooklyn.

Laid over from March 11, 1958, to March 25, 1958, for inspection and decision; hearing closed.

932-57-A

APPLICANT—Henry J. Nurick, for 92 Car Wash Corp., owner.

SUBJECT—Application November 14, 1957—filed pursuant to section 35, General City Law re construction in bed of mapped street—East 58th Street.

PREMISES AFFECTED—5802-5824 Church Avenue, and 119-129 East 58th Street, southeast corner, Block 4706, Lot 36, Borough of Brooklyn.

733-57-BZ

APPLICANT—Paul Friedman, for Harry Augen and Anna Palenychka, owners (Esso Standard Oil Co., Conditional vendee).

SUBJECT—Application October 11, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories and parking and storage of cars awaiting service, with ground sign in a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—111-02 to 111-18 (111-10 official) Springfield Boulevard and 216-40 to 216-48 111th Avenue, southwest corner, Block 11144, Lot 26 (26, 31, 32, 33, 34 and 35), Queens Village, Borough of Queens.

Laid over from March 11, 1958, to March 25, 1958, for inspection and decision; hearing closed.

833-57-BZ

APPLICANT—Leonard F. Rothkrug, for Lawrence Marino, doing business as L. Marino, Inc., owner.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a D area district, a two story extension of an existing shop for the manufacture of canvas covers occupying more than the permitted area.

PREMISES AFFECTED—8802-8810 Foster Avenue, southeast corner of East 88th Street, Block 7967, Lot 35, Borough of Brooklyn.

Laid over from March 11, 1958, to March 25, 1958, for inspection and decision; hearing closed.

CALENDAR

201-57-BZ

APPLICANT—Joseph Levy Jr., for Marie Kramer, owner.
SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sales of accessories for the stated term of fifteen (15) years.

PREMISES AFFECTED—1141-1145 Bedford Avenue and 127-129 Madison Street, northeast corner, Block 1817, Lot 1, Borough of Brooklyn.

Laid over from March 11, 1958, to March 25, 1958, for inspection and decision; hearing closed.

145-47-BZ—Vol. III

APPLICANT—Abraham Grossman, for Zampieri Brothers, Inc., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. III—re decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the extension of the present bakery use to an adjoining building as a retail and wholesale bakery.

PREMISES AFFECTED—17-19 Cornelia Street, north side, 191 feet, 1 inch west of West 4th Street, Block 590, Lots 39 and 40, Borough of Manhattan.

Laid over from March 4, 1958, to March 11, 1958, for inspection and decision; hearing closed; then to March 25, 1958, for further inspection and decision; hearing previously closed.

532-57-A

APPLICANT—Abraham Grossman, for Zampieri Brothers, Inc. owner.

SUBJECT—Application May 28, 1957—Appeal from a decision of the Borough Superintendent, re live load, egress etc.

PREMISES AFFECTED—17-19 Cornelia Street, north side, 191 feet 1 inch west of West 4th Street, Block 590, Lots 39 and 40, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 25, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 25, 1957*, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

605-57-A

APPLICANT—Henry George Greene, for Henry Strauss Realty Corp., owner.

SUBJECT—Application August 29, 1957—Appeal from a decision of the Borough Superintendent—re stair enclosure—Class III structure, commercial use.

PREMISES—31 West 53rd Street, north side, 339 ft. 6 in. east of Avenue of The Americas, Block 1269, Lot 15, Borough of Manhattan.

714-57-A

APPLICANT—Lama, Proskauer and Prober, for 18th Avenue-64th Street Corp., owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re factory use in Theatre building.

PREMISES AFFECTED—6401-6411 18th Avenue, southeast corner of 64th Street, 2nd floor; Block 5547, Lot 6, Borough of Brooklyn.

152-49-A—Vol. III

APPLICANT—Norman Lederer and Leonard Joseph, for Hugh Doonan, owner.

SUBJECT—Application reopened December 3, 1957 as

Vol. III—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—304 Beach 90th Street, east side, 301.96 feet north of Rockaway Beach Boulevard, Block 574, Lot 11, Rockaway Beach, Borough of Queens.

901-57-A

APPLICANT—Howard M. Dowling, for Board of Education, City of New York, owner.

SUBJECT—Application December 9, 1957—Appeal from an order of the Fire Commissioner, re Standpipe system.

PREMISES AFFECTED—121-127 Amsterdam Avenue and 147-165 West 65th Street, northeast corner, and 142-148 West 66th Street, Block 1137, Lot 1, High School of Commerce, Borough of Manhattan.

913-57-A

APPLICANT—Morris Brody, for Nationwide Investors Inc., owner.

SUBJECT—Application December 13, 1957—Appeal from a decision of the Borough Superintendent, re non-fire-proof building, commercial use, re stair enclosures, etc.

PREMISES AFFECTED—12-14 East 37th Street, south side, 143 feet west of Madison Avenue, Block 866, Lots 67 and 68, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

APRIL 8, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 8, 1958*, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

864-56-BZ

APPLICANT—Robert S. Hansen, for The Cord-Meyer Co., owner (owner under contract: Irving Sussman).

SUBJECT—Application December 18, 1956—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen (15) years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—59-65 Fresh Pond Road, southeast corner of 59th Drive, (Mount Olivet Avenue); Block 2756, Lot 18, Maspeth, Borough of Queens.

Laid over from March 11, 1958, to April 8, 1958, for hearing after applicant has sent out required notice to property owners and filed proof of service with the Board.

624-57-BZ

APPLICANT—Robert J. Crinnion, for Robert Ahders owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the change in use of two existing buildings from stores to garages and the use of the unbuilt portion for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1210-1212 Ogden Avenue, east side, 128 feet south of West 168th Street, Block 2516, Lots 17 and 18, Borough of The Bronx.

802-57-BZ

APPLICANT—Paul Trapani, for Josephine Recucci, and Angela Spada, owners.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of two (2) two-family homes.

PREMISES AFFECTED—3434-3440 Country Club Road northwest corner of Agar Place, Block 5409, Lots 37 and 380, Borough of The Bronx.

CALENDAR

988-57-BZ

APPLICANT—Wechsler and Schimenti, for Vincent Alessi and D. Schimmenti, owners; Michael Sforza, lessee.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a retail use district, the change in use of an existing building from a garage to a motor vehicle repair shop.

PREMISES AFFECTED—145-10 Liberty Avenue, south side, 75.04 feet east of Inwood Street, Block 10046, Lot 4, Richmond Hill, Borough of Queens.

8-40-BZ—Vol. III

APPLICANT—James E. Vassalotti, for 81 East 116th Street Realty Corp., owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail and residence use district, the extension of the present accessory building of an existing gasoline station and extend the present uses of lubricatorium, car wash, minor auto repairs and parking and storage of motor vehicles to include the parking and storage of motor vehicles on the residence portion of the premises.

PREMISES AFFECTED—75-85 East 116th Street, north side, 110 feet east of Madison Avenue and 60-62 East 117th Street, Block 1622, Lots 25, 44 and 45, Borough of Manhattan.

80-57-BZ

APPLICANT—Fred C. Dahlem, and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application December 10, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.

PREMISES AFFECTED—1454-1458 Morris Avenue, east side, 41 feet north of East 171st Street, Block 2787, Lots 2 and 3, Borough of The Bronx.

71-57-BZ

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner (Temple Garage, lessee).

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, roof parking for passenger type motor vehicles on an existing garage building.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

2-57-A

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner.

SUBJECT—Application September 17, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, increase in tabular height.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

3-57-BZ

APPLICANT—F. C. Dahlem and V. E. Block, for Sidack Realty Corp., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1691-1711 Bryant Avenue, west side, 100 feet south of East 174th Street, Block 2997, Lot 10, Borough of The Bronx.

837-57-BZ

APPLICANT—Leonard F. Rothkrug, and Karl E. Blomberg, for Alan E. Murray and Lucille Marsh Murray, doing business as Murray Space Shoe, owners.

SUBJECT—Application November 14, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the maintenance of the basement and first stories of an existing three (3) story and basement building for a custom shoe store for a term of ten (10) years.

PREMISES AFFECTED—130 West 10th Street, south side, 60 feet, 4 inches west of Greenwich Avenue, Block 610, Lot 52, Borough of Manhattan.

724-57-BZ

APPLICANT—Robert Gottlieb, for Peter H. Galasso, owner.

SUBJECT—Application October 9, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles for a term of five (5) years.

PREMISES AFFECTED—921 Mace Avenue, northwest corner of Radcliff Avenue, Block 4445, Lots 1 and 66, Borough of The Bronx.

821-48-BZ—Vol. II

APPLICANT—William A. Giesen, for Silver Crest Farms, Inc., owner.

SUBJECT—Application reopened November 27, 1957 as Vol. II—re decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, for a term of ten years, the operation of a private parking lot for more than five motor vehicles.

PREMISES AFFECTED—81-17 Caldwell Avenue and 60-30 82nd Street, northwest corner, Block 2919, Lots 38, 42 and 47, Elmhurst, Borough of Queens.

917-57-BZ

APPLICANT—A. H. Salkowitz, for Famtan, Inc., owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence and retail use district, the erection of a supermarket and accessory free parking area with curb cuts and retail exits on the residence portion of the plot.

PREMISES AFFECTED—43-20 Bell Boulevard, west side, 90 feet south of 43rd Avenue, Block 6287, Lot 1, Bayside, Borough of Queens.

725-57-BZ

APPLICANT—Burke, Green and Groh, for Anthony Maniaci, owner.

SUBJECT—Application October 8, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of an extension to a one family dwelling that encroaches on the required setbacks in the front and side yards.

PREMISES AFFECTED—261-19 83rd Avenue, northwest corner of 262nd Street, Block 8755, Lot 1, Floral Park, Borough of Queens.

480-57-BZ

APPLICANT—Michael Alfano, for Ralph Circelli, owner.

SUBJECT—Application June 27, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, A area district, the extension of an existing one story iron works shop by enlarging the first floor and the erection of a second floor to be used as offices, the extension to occupy more than the permitted area coverage.

PREMISES AFFECTED—2253 Light Street, north side, 50 feet west of Merritt Street, Block 4951, Lot 18, Borough of The Bronx.

CALENDAR

674-57-BZ

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business-1 use district, roof parking for passenger-type motor vehicles on an existing garage building.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

675-57-A

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction exceeding tabular limits.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

989-57-BZ

APPLICANT—Paul Friedman, for Harold Morse, owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the parking and storage of more than five (5) motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—598-600 Parkside Avenue, south side, 81 feet, 5½ inches west of Rogers Avenue, Block 5056, Lots 45 and 46, Borough of Brooklyn.

801-57-BZ

APPLICANT—Leonard F. Rothkrug, for William Mintz, owner.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution to permit in an E-1 area district, the construction and maintenance of two six-story, Class A multiple dwellings, each having 63 apartments and accessory garage facilities for 30 cars.

PREMISES AFFECTED—8502 Narrows Avenue, west side, 120 feet north of 86th Street and 8365 Shore Road, east side, 151 feet, 7½ inches north of 86th Street, Block 6013, Lots 50, 53 and 57, Borough of Brooklyn.

417-57-BZ

APPLICANT—Harry S. Swain, owner.

SUBJECT—Application May 29, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, the continuance of two accessory garages for the storage of four (4) passenger motor vehicles.

PREMISES AFFECTED—394 Warwick Street, west side, 225 feet north of Pitkin Avenue, Block 3998, Lot 23, Borough of Brooklyn.

234-41-BZ—Vol. II

APPLICANT—Louis Provenzano, lessee, for Trustees of Columbia University in New York, owner.

SUBJECT—Application reopened October 16, 1956 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business use district, the maintenance of a motor vehicle repair shop, in an existing building, for a term of fifteen (15) years.

PREMISES AFFECTED—153 West 68th Street, north side, 122.99 feet west of Broadway, Block 1140, Lot 6, Borough of Manhattan.

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent, under sections 7c and 7A of the zoning resolution, to permit in a local retail and resi-

dence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubritorium, car washing, parking and storage of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

Laid over from March 11, 1958, to April 8, 1958, for further hearing after applicant has corrected his plans.

887-56-BZ

APPLICANT—David Berg, substituted for Charles C. Weinstein, for Alfred Simon, owner.

SUBJECT—Application December 28, 1956—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, utility room, office and sale of accessories, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1412-1420 Edward L. Grant Highway, east side, 34 feet south of Plimpton Avenue, Block 2874, Lots 3, 5, 6, 8 and 9, Borough of The Bronx.

Laid over from November 19, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957; then to January 7, 1958, for further inspection and decision; then laid over for decision; date to be set; then set for March 11, 1958; then to April 8, 1958, for further hearing, subject to the regular procedure, waiving all requirements except notice by regular mail to affected property owners and applicant to certify to the Board such notices have been mailed.

174-55-BZ

APPLICANT—Burke, Green and Groh, for Calesto De Simplicis, owner.

SUBJECT—Application reopened May 21, 1957 for consideration as to extension of time to complete—expired December 6, 1956—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking of patron's and employee's cars, no fee to be charged.

PREMISES AFFECTED—227-15 147th Avenue, north west corner of 228th Street, Block 13461, Lot 23 Springfield Gardens, Borough of Queens.

367-51-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Patrick Flood, Laura Grieco and John Banzer, owners.

SUBJECT—Application reopened October 29, 1957 as Vol. III—re (decision of the Borough Superintendent) under sections 7c and 7i of the zoning resolution, to permit in business use district, the extension of an existing gasoline service station to be as a lubritorium, car washing (no automatic), minor repairs with hand tools only, office storage and sale of auto accessories and parking of more than five (5) cars awaiting service.

PREMISES AFFECTED—50-72 Jamaica Avenue and 2-1 Pennsylvania Avenue, southwest corner and 1-7 Sheffield Avenue, Block 3659, Lots 1, 14 and 15, Borough of Brooklyn.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

910-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Gregm Realty Corp., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, utility room, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2309-2319 8th Avenue and 30

CALENDAR

315 West 124th Street, northwest corner, Block 1951, Lot 29, Borough of Manhattan.
Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

253-25-BZ—Vol. III

APPLICANT—Wechsler and Schimenti, for Solomon N. Petchers, owner.

SUBJECT—Application reopened May 28, 1957 as Vol. II—re (decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage facilities for more than five (5) motor vehicles.

PREMISES AFFECTED—2150 Bolton Street, east side, 122.12 ft. north of Lydig Avenue, Block 4317, Lot 83, Borough of The Bronx.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

11-57-BZ

APPLICANT—Henry George Greene, for Wally and Lilian Nelson, Philip and Gilda Nelson and Hilda M. Folkman, owners.

SUBJECT—Application July 18, 1957—(decision of the Borough Superintendent) under section 7e of the zoning resolution, to permit in a residence use district, extending the present uses of existing structure from garage in cellar and first floor, office, loading and unloading and two apartments by eliminating the garage on the first floor and use the area for packing and storage of linen.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.
Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

2-57-A

APPLICANT—Henry George Greene, for Wally and Lilian Nelson; Philip and Gilda Nelson and Hilda M. Folkman, owners and co-partners.

SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re garages in excess of 5000 sq. ft. Class 3 residence structures.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

1-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sondra Vecchio and Anna Cara, owners.

SUBJECT—Application July 16, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence and manufacturing use district, the maintenance of a parking lot for a term of five (5) years.

PREMISES AFFECTED—22-28 North Portland Avenue, west side, 197 ft. south of Flushing Avenue, Block 2027, Lots 35, 36, 37 and 38, Borough of Brooklyn.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

1-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Lou Halpern Stations, Inc., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—32-09 38th Street, east side, 10 feet south of Broadway, Block 656, Lot 33, Long Island City, Borough of Queens.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

1-57-BZ

APPLICANT—Burke, Green and Groh, for C.B.S. Trading Corp., owner.

SUBJECT—Application July 16, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district, the erection of a sales office and use the lot for the display and sale of used cars.

PREMISES AFFECTED—234-04 Northern Boulevard, southeast corner of 234th Street, Block 8167, Lots 286 and 293, Douglaston, Borough of Queens.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

832-57-BZ

APPLICANT—Richard B. Rutledge, for St. John Baptist Church, owner.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles of the pleasure type only.

PREMISES AFFECTED—455 West 152nd Street, north side, 151 feet west of St. Nicholas Avenue, Block 2067, Lot 16, Borough of Manhattan.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

740-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. C. P. Equipment Co., owner.

SUBJECT—Application reopened, restored to docket—order of the Court, April 12, 1955 re (decision of the Borough Superintendent) under Section 7c of the Zoning Resolution, to permit in a residence use district, the proposed extension of existing structure for storage of machinery and office.

PREMISES AFFECTED—175-02 to 175-14 147th Avenue and 147-01 to 147-23 175th Street, southeast corner, Block 13376, Lots 1, 5 and 54, South Ozone Park, Borough of Queens.

Laid over from November 14, 1956, to December 11, 1956, for inspection and decision; hearing closed; then to January 22, 1957, for applicant to furnish complete information as to the basis for the use of the vacant portion of the premises; and or further consideration and decision by the Board; then to February 19, 1957 for further consideration and decision; then to March 19, 1957, for applicant to file a revised proposal for Board's consideration; then laid over from March 19, 1957, date to be set for further consideration and decision; then set for February 25, 1958; then to April 8, 1958, for further inspection and decision; applicant to advise Board about proposed planting.

352-57-BZ

APPLICANT—Patrick D. Concagh, for 27 East 37th Street Corp., owner.

SUBJECT—Application May 2, 1957—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of the basement and first floor of an existing four-story dwelling to business use.

PREMISES AFFECTED—27 East 37th Street, north side, 200 feet east of Madison Avenue, Block 867, Lot 28, Borough of Manhattan.

Laid over from March 11, 1958, to April 8, 1958, for inspection and decision; hearing closed.

964-57-BZ

APPLICANT—Samuel Rosenblum, for International Business Machines Corp., owner.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7c and 21 of the zoning resolution, to permit in a residence use district, the change of occupancy of the present three story building from garage on the first floor and two apartments on the upper floors to a photographic studio in the cellar and first floor with no change on the upper floors.

PREMISES AFFECTED—117 East 83rd Street, north

CALENDAR

side, 185 feet, 6 $\frac{3}{4}$ inches east of Park Avenue, Block 1512, Lot 9, Borough of Manhattan.

Laid over from March 11, 1958, to April 8, 1958, for inspection and decision; hearing closed.

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs with hand tool only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed; then to April 8, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

APRIL 8, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 8, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

8-58-A

APPLICANT—Larry Meltzer, for Ariston Quality Exporters, owner.

SUBJECT—Application January 14, 1958—Appeal from a decision of the Borough Superintendent, re 2nd means of egress.

PREMISES AFFECTED—20 Bond Street, north side, 6 feet, 7 $\frac{1}{2}$ inches east of Lafayette Street, Block 530, Lot 58, Borough of Manhattan.

56-58-A

APPLICANT—Samuel Rosenblum, for Henry Baker, et al., owners.

SUBJECT—Application February 14, 1958—Appeal from a decision of the Borough Superintendent, re Class III construction, commercial occupancy—re stairs, etc.

PREMISES AFFECTED—519 Madison Avenue, east side, 80 feet, 5 inches north of Madison Avenue, Block 1289, Lot 23, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

APRIL 15, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 15, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

874-57-BZ

APPLICANT—Murray Stockman, for David Koss, owner.

SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, and auto safety inspection station, for a stated term of fifteen (15) years.

PREMISES AFFECTED—22-02 to 22-18 (22-14 official) Beach Channel Drive, 10-46 to 10-52 Grassmere Terrace, northeast corner and 22-01 to 22-07 Regina Avenue, Block 216, Lot 46, Far Rockaway, Borough of Queens.

Laid over from February 4, 1958, to April 15, 1958, for hearing at request of the applicant, to purchase additional property; applicant to send out new notices to affected owners.

59-21-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 73 Realty Corp., owner.

SUBJECT—Application reopened March 4, 1958 for consideration as to extension of time to obtain Certificate of Occupancy—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the proposed change of use from public garage to motor vehicle repair shop and servicing, lubrication, truck washing, garage, wheel alignment, brake testing, welding, machine shop, parts, storage and sales, showroom and office.

PREMISES AFFECTED—73-07 Empire Boulevard and 81-103 McKeever Place, northeast corner and 56-58 Sullivan Place, Block 1306, Lot 28, Borough of Brooklyn.

796-49-BZ—Vol. IV

APPLICANT—Charles Abrahams, for Columbia Savings and Loan Association, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of an extension to the present bank building occupying more than the permitted area and alter an existing frame dwelling to provide additional offices.

PREMISES AFFECTED—93-20 to 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

Laid over from January 28, 1958, to February 18, 1958, at the request of an objector to permit filing of objections; no further request for adjournment considered; then to April 15, 1958, for inspection and decision; hearing closed.

835-57-A

APPLICANT—Charles Abrahams for Columbia Savings and Loan Association, owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re use of Fram building as Offices, Live Load, etc.

PREMISES AFFECTED—93-20 and 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

92-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmon Sales Corp., owner.

SUBJECT—Application February 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, storage, parking and storage of motor vehicles and a ground sign.

PREMISES AFFECTED—14-40 to 14-50 (14-44 official) Clintonville Street west side, 61-63 feet south of 14th Road, Block 4697, Lot 5, Whitestone, Borough of Queens.

Laid over from September 17, 1957, to October 15, 1957, for inspection and decision; hearing closed; then to October 22, 1957, at the request of the applicant for consideration of proposed changes in the proposal; then to November 1, 1957, for applicant to file revised plans for relocation of proposed gasoline station in connection with the laundry building; then to November 26, 1957, for further study and for applicant to furnish the Board with a plan showing the area of the entire property and the surrounding streets; then to December 3, 1957, at the request of the applicant; then to December 17, 1957, then to January 28, 1958, for further study and inspection; then to February 25, 1958, for further consideration and decision; then to April 15, 1958, for further inspection and decision.

HARRIS H. MURDOCK, *Chairman*

MINUTES

REGULAR MEETING

TUESDAY MORNING, MARCH 11, 1958, 10 A.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, February 25, 1958, were approved as printed in the Bulletin of March 4, 1958, Vol. 13, No. 9.

303-26-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened September 25, 1956 as Vol. IV—re decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence and business use district, the lower or ground floor of the property to be used for the storage of paper cartons and the upper floor to be used for the manufacture, storage and distribution of infants apparel, quilts, blankets, pillows and office incidental thereto.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: William A. Lamb, Esther Magnuson, Evelyn Ericsson, Martha Loge, Helen Lewin, Margaretta Pearson, Srea Magnuson, Renne Hjembo, Constance Larsen, Elsie Swanson, M. Hagenis and Mrs. E. F. Russo.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for hearing at request of attorney for objectors, applicant concurring.

2-48-A—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened January 8, 1957 as Vol. III—re Appeal from a decision of the Borough Superintendent—relating to egress.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A.M. for hearing in conjunction with Cal. No. 303-26-BZ, Vol. IV, at request of attorney for objectors, applicant concurring.

4-41-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Helen Knopke, owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of the existing legal gasoline service station to be used as a lubritorium, car washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, parking of more than five (5) cars waiting to be served with show windows within twenty-five (75) feet of the residence use district.

PREMISES AFFECTED—521-531 Coney Island Avenue and 39-49 Hinckley Place, northeast corner, Block 5113, Lot 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A. M. for inspection and decision; hearing closed.

47-BZ—Vol. III

APPLICANT—Abraham Grossman, for Zampieri Brothers, Inc., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. III—re decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the extension of the present bakery use to an adjoining building as a retail and wholesale bakery.

PREMISES AFFECTED—17-19 Cornelia Street, north side, 191 feet, 1 inch west of West 4th Street, Block 590, Lots 39 and 40, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and Almo P. Zampieri.

For Opposition: None.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A. M. for further inspection and decision; hearing previously closed.

532-57-A

APPLICANT—Abraham Grossman, for Zampieri Brothers, Inc., owner.

SUBJECT—Application May 28, 1957—Appeal from a decision of the Borough Superintendent, re live load, egress etc.

PREMISES AFFECTED—17-19 Cornelia Street, north side, 191 feet 1 inch west of West 4th Street, Block 590, Lots 39 and 40, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and Almo P. Zampieri.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A.M. for further inspection and decision; hearing previously closed.

36-53-BZ—Vol II

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a heretofore granted warehouse of one story in height, to be increased to the west by a three story and cellar addition and this addition will connect to the heretofore granted factory and warehouse under Calendar 820-48-BZ.

PREMISES AFFECTED—72-15 to 72-23 Metropolitan Avenue, north side, 69.74 feet east of Pleasantview Street, Block 3057, Lot 34, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Douglas A. Witschieben, Philip Friello, Nicholas Sciortino, Thomas Giacchino, Helen Baranowski, Alfred D. Monaco, Anthony Pisuopo, Raymond W. Jones, Walter Stachlik, H. Framzik, Marian McGarry, H. Kattenstroth and George McGarry.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A.M. for inspection and decision; hearing closed.

673-55-BZ—Vol. II

APPLICANT—Henry J. Nurick, for 92 Car Wash Corp., owner.

SUBJECT—Application reopened December 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the extension of the gasoline service station westerly, into the bed of East 58th Street, until such time as the street will be legally open to the public.

PREMISES AFFECTED—5802-5824 Church Avenue and 119-129 East 58th Street, southeast corner, Block 4706, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick and Adam J. Nizolek.

For Opposition: Max Fecher, Alma Bradish, Sidney W. Cornfield, Betty Lebowitz, Sarah Wend, Marie Amoroso and Dora Jacobson.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A. M. for inspection and decision; hearing closed.

MINUTES

932-57-A

APPLICANT—Henry J. Nurick, for 92 Car Wash Corp., owner.

SUBJECT—Application November 14, 1957—filed pursuant to section 35, General City Law re construction in bed of mapped street—East 58th Street.

PREMISES AFFECTED—5802-5824 Church Avenue, and 119-129 East 58th Street, southeast corner, Block 4706, Lot 36, Borough of Brooklyn.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A. M. for inspection and decision; hearing closed.

683-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application September 6, 1955—decision of the Borough Superintendent, under sections 7e and 7h, to permit in a residence use district, the erection and maintenance of a gasoline service station, office sales, storage room, lubritorium, minor auto repairs, car washing, parking and storage of motor vehicles.

PREMISES AFFECTED—60-02 to 60-14 48th Avenue, 48-01 to 48-11 60th Street, southeast corner and 60-01 to 60-17 Connecting Highway, Block 2333, Lot 45, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Eugene Ginsberg.

For Opposition: None.

ACTION OF BOARD—Laid over; date for decision to be set after the Board, is officially informed by the Borough President's office as to the complete construction of the viaduct and other conditions in connection with the thru-way.

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent under sections 7c and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubritorium, car washing, parking and storage of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: William C. Pedro, Sr., Stanley Price, Lillian Hutchinson, Rose Jenkins, Viola Scott, Alexander Phillips and Nathaniel Wingate.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for further hearing after applicant has corrected his plans.

864-56-BZ

APPLICANT—Robert S. Hansen, for The Cord-Meyer Co., owner (owner under contract: Irving Sussman).

SUBJECT—Application December 18, 1956—decision of the Borough Superintendent under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, for a term of fifteen (15) years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—59-65 Fresh Pond Road, southeast corner of 59th Drive, (Mount Olivet Avenue); Block 2756, Lot 18, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch and Irving Sussman.

For Opposition: None.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for hearing after applicant has sent out required notice to property owners and filed proof of service with the Board.

887-56-BZ

APPLICANT—David Berg, substituted for Charles C. Weinstein, for Alfred Simon, owner.

SUBJECT—Application December 28, 1956—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station lubritorium, car wash, minor auto repairs, utility room office and sale of accessories, for a stated period of fifteen (15) years.

PREMISES AFFECTED—1412-1420 Edward L. Grant Highway, east side, 34 feet south of Plimpton Avenue, Block 2874, Lots 3, 5, 6, 8 and 9, Borough of The Bronx.

APPEARANCES—

For Applicant: David Berg, Travis S. Levy and Alfred Simon.

For Opposition: None.

For Administration: John J. Saunders, B'd. of Education.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for further hearing, subject to the regular procedure waiving all requirements except notice by regular mail affected property owners and applicant to certify to the Board such notices have been mailed.

123-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Grenl Holding Corp., owner.

SUBJECT—Application February 14, 1957—decision of the Borough Superintendent under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station lubritorium, sales rooms, car wash, storage, minor auto repairs, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1101-1111 Grenada Place and 4126-4134 Laconia Avenue, northeast corner, Block 49, Lot 2, Borough of The Bronx.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

For Opposition: None.

ACTION OF BOARD—Laid over to March 18, 1958, 10 A. M. for full vote of the Board; hearing previously closed.

201-57-BZ

APPLICANT—Joseph Levy Jr., for Marie Kramer, owner.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sales of accessories for the stated term of fifteen (15) years.

PREMISES AFFECTED—1141-1145 Bedford Avenue and 127-129 Madison Street, northeast corner, Block 1, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Levy, Jr.

For Opposition: Stella Callender and Mrs. Albert C.

ACTION OF BOARD—Laid over to March 25, 1958, 10 A. M. for inspection and decision; hearing closed.

289-57-BZ

APPLICANT—Henry Nordheim, for Agostino Guerrini, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a parking lot for motor vehicles for the stated term of two (2) years.

MINUTES

PREMISES AFFECTED—2487 Belmont Avenue, west side, 90 feet north of East 189th Street, Block 3078, Lot 65, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Laid over to March 18, 1958, at 10 A. M. for inspection and decision; hearing closed.

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs with hand tools only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A.M. for inspection and decision; hearing closed.

733-57-BZ

APPLICANT—Paul Friedman, for Harry Augen and Anna Palenychka, owners (Esso Standard Oil Co., Conditional vendee).

SUBJECT—Application October 11, 1957—decision of the Borough Superintendent under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories and parking and storage of cars awaiting service, with ground sign in a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—111-02 to 111-18 (111-10 official) Springfield Boulevard and 216-40 to 216-48 111th Avenue, southwest corner, Block 11144, Lot 26 (26, 31, 32, 33, 34 and 35), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Arthur Levine.

For Opposition: George Aloy.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A.M. for inspection and decision; hearing closed.

798-57-BZ

APPLICANT—Paul Friedman, for 36-20 168th Street, Inc., and William Starago, owners.

SUBJECT—Application November 4, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h and 7A of the Zoning Resolution, to permit for a stated term of 15 years on a plot located partly in a business use and partly in a residence use district, the erection and maintenance in the business portion of the premises of a gasoline service station, auto washing (non-automatic), lubritorium, minor repairs with hand tools only, office, storage and sale of auto accessories, and parking of more than five (5) cars awaiting service with proposed curb cuts and business entrances within 75 feet of a residence use district, and the maintenance on the portion of the premises within the residence use district, of parking and storage of motor vehicles of the pleasure type only.

PREMISES AFFECTED—1414-1424 Gravesend Neck Road southwest corner of East 15th Street, Block 7399, Lot 89, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Arthur Levine.

For Opposition: Morris J. Stein, (Councilman) Frank Kammitt, Anastasios Haramis, Lucille D. Carter, Anthony J. Rea, Tom Karamis, Antonio Charkin.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A.M. for inspection and decision; hearing closed.

833-57-BZ

APPLICANT—Leonard F. Rothkrug, for Lawrence Marino, doing business as L. Marino, Inc., owner.

SUBJECT—Application November 12, 1957—decision of

352-57-BZ

APPLICANT—Patrick D. Concagh, for 27 East 37th Street Corp., owner.

SUBJECT—Application May 2, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution to permit in a residence use district, the change in occupancy of the cellar and first floor of an existing four-story multiple dwelling to business use.

PREMISES AFFECTED—27 East 37th Street, north side, 200 feet east of Madison Avenue, Block 867, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: P. D. Concagh, E. B. Flanigan and K. H. Flanigan.

For Opposition: Theodore H. Friend, Philip B. Perl-binder and William Horkans.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for inspection and decision; hearing closed.

718-57-BZ

APPLICANT—D. George Levine, for Vine Building Corp., owner.

SUBJECT—Application October 4, 1957—decision of the Borough Superintendent under sections 7e and 7h of the Zoning Resolution, to permit in a retail use district, the erection and maintenance thereon of a gasoline service station, lubritorium, non-automatic auto laundry, sale of auto accessories, motor vehicle repair shop for minor repairs with hand tools only and parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—6113-6123 Avenue U and 2074-2084 Mill Avenue, northwest corner, Block 8404, part of Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: D. George Levine, Nat Koeppel and Irving Warshaw.

For Opposition: Lewis Ginsburg, Sam Curtis, Irving M. Mendelbaum, Helen Canudo, Charles E. Speck, Margaret Croke, Virginia McGreevey, Sadie R. Purser, Catherine J. Angrisani, Richard Croke, Vittorio Foresta and Frances Wyant.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A. M. for inspection and decision; hearing closed.

10-57-BZ

APPLICANT—James E. Vassalotti, for Bartholdi Turcamo, owner.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2375-2385 Cropsey Avenue and 8846-8858 24th Avenue, northwest corner, Block 6890, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy and James E. Vassalotti.

For Opposition: Robert E. Fischer and Ben Lieber.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A. M. for inspection if necessary, and decision; hearing closed.

MINUTES

the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, a two story extension of an existing shop for the manufacture of canvas covers occupying more than the permitted area.
PREMISES AFFECTED—8802-8810 Foster Avenue, southeast corner of East 88th Street, Block 7967, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A.M. for inspection and decision; hearing closed.

868-57-BZ

APPLICANT—Leonard F. Rothkrug, for Charles and Eva Vardakis, owners.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop with hand tools only, lubritorium, car washing (non-automatic), office and sales, and parking of cars awaiting service all for a term of fifteen (15) years with show windows, business entrance and curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—5001-5007 Avenue I and 1701-1713 Utica Avenue, northeast corner of Avenue I, Block 7754, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Louis Brenner, Loretta Stern, Angelina Bruno, John Bruno, Paula Gurowitz, Faith Goldman, Betty Segall, Sonya Medoff, Matteo Ruzzo and Irene Gosin.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A. M. for inspection and decision; hearing closed.

919-57-BZ

APPLICANT—Gabriel Nathan, for Jo-Max Realty Corp., owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a two story building to be occupied by a retail store on the first floor and a two family dwelling on the second floor.

PREMISES AFFECTED—4912 Avenue K, south side, 20 feet, 3½ inches east of Flatlands Avenue, Block 7829, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gabriel Nathan, Max Racer, and Joe Friedman.

For Opposition: None.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A. M. for inspection and decision; hearing closed.

925-57-BZ

APPLICANT—James E. Vassalotti, for Harry Augen, owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles and a ground sign on the retail portion of the plot, for a stated term of fifteen (15) years.

PREMISES AFFECTED—133-10 to 133-16 (133-12 official), Liberty Avenue and 104-01 to 104-11 133rd Street, southeast corner, Block 9587, Lots 1 and 2, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy and James E. Vassalotti.

For Opposition: Sidney Paymer, Rocco J. Filoso, Herman Patrick, Anthony Arcodia, Calogera Arcodia, Charlotte

S. Moeller, Fred Hess, Mrs. Joseph Beckler, Rose Arell and Mrs. J. J. Demchak.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A. M. for inspection and decision; hearing closed.

963-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Summer and James V. Cirillo, owners.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage, and the parking and storage of motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2407-2417 Linden Boulevard and 498-510 Montauk Avenue, northwest corner, Block 4478, Lots 24 and 29 Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti, R. S. Hardy and Louis L. Rosenberg.

For Opposition: Concetta La Barbera, Ann La Barbera, Mrs. Savateri, Mrs. Fileccia, Mrs. Musarra, Angelina Muzarro, Mrs. Poggi, Mrs. Domenica Capolla and Dominick Delucca.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to March 25, 1958, at 10 A. M. for inspection and decision; hearing closed.

964-57-BZ

APPLICANT—Samuel Rosenblum, for International Business Machines Corp., owner.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district the change of occupancy of the present three story building from garage on the first floor and two apartment on the upper floors to a photographic studio in the cellar and first floor with no change on the upper floors.

PREMISES AFFECTED—117 East 83rd Street, north side 185 feet, 6 and ¾ inches east of Park Avenue, Block 1512, Lot 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Arthur Emil, Paul Himmel and Mrs. Paul Himmel.

For Opposition: Harold R. Kaplan and Milton E. Frierberg.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for inspection and decision; hearing closed.

390-27-BZ—Vol. VI

APPLICANT—Samuel Miller, for Esso Standard Company, owner.

SUBJECT—Application reopened September 10, 1957 Vol. VI—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit partly in a residence use district and partly in a business use district, the additional uses of minor auto repair with hand tools only maintained solely within the access building and the parking of motor vehicles awaiting service at an existing gasoline service station, lubritorium and auto laundry previously granted by the board and extension in the term of variance, for an additional fifteen (15) years, for the existing as well as the proposed use.

PREMISES AFFECTED—73-38 to 73-42 Cooper Avenue, south side, 22.29 feet west of 74th Street, Block 38 Lot 58, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch, Carl H. Wallnau and Ernest Rosenkrantz.

For Opposition: None.

ACTION OF BOARD—Resolution amended and term variance extended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. VI on September 10, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 11, 1958 after due notice by publication in the Bulletin; laid over to March 11, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in business and residence use, C and D area, class 1 height districts; 74th Street is in business and residence use, D area, class 1 height districts; 73rd Place is in a business use, C area, class 1 height district; Cooper Avenue is in a business use, C and D area, class 1 height district; 78th Avenue is in residence and business use, C and D area, class 1 height districts; that on July 25, 1916 the plot in question was zoned as follows: Cooper Avenue 100 feet business, with the balance in residence use; that with the widening of Cooper Avenue for the Long Island Railroad grade separation, it appears that the plot is now located partly in a business district and partly in a residence zone; that the residence zone consists of a small gore occupied by the building which comprises about thirty square feet at the extreme southeast corner of the subject plot, where the accessory building is located; that on March 31, 1947 the Board of Estimate extended the business use portion of the plot to a depth of 100 feet parallel with the new lines of Cooper Avenue; that Cooper Avenue was widened from a width of 75 feet to its present variable width of 109 feet in connection with the Cooper Avenue underpass for the Long Island Railroad grade crossing elimination; that the underpass starts just east of 74th Street as shown on radius diagram; that also on July 25, 1916 the instant plot was located in class 1 height and a D area; that there has been no change in the height class; that however, on May 27, 1953 the area class was rezoned from D to C and D; and

WHEREAS, the decision of the Borough Superintendent, dated July 16, 1957 acting on Alt. Applic. 1341-57, reads:

"1. Proposed change in use from a gasoline service station, lubritorium and auto laundry to a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs with hand tools only maintained only within the accessory building and parking of cars awaiting to be serviced on a lot in a business use district and extending into a residence use district is contrary to Art 2, Sec. 3 and Art. 2, Sec. 4a, items 29 and 46 of the Z.R., and also contrary to the resolution of the Board under Cal. No. 390-27-BZ.

2. Proposed ground sign on the business portion of the lot is contrary to Art. 2, Sec. 4a, item 49 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 84.88 feet and 78.91 feet frontage by 109.96 feet and 135.44 feet in depth, occupied by a gasoline service station; that the present term expired on July 15, 1957 in accordance with amended resolution adopted July 15, 1947 and Certificate of Occupancy No. Q-65559 issued on August 3, 1950 by the Department of Buildings on approved N.B. Applic. 185-47; that it is proposed to include the additional uses of minor auto repairs with hand tools only, maintained solely within the accessory building and the parking of motor vehicles awaiting service; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 3, 1935 as thereafter amended by resolutions adopted through April 21, 1953 by adding thereto:

"that in the event the owner desires to make certain changes as now proposed and as indicated on revised

plans marked "Received July 23, 1957", 3 sheets, as further revised by plan marked "Received March 11, 1958", one sheet, such changes as thereon proposed may be permitted including a change in the fence as proposed, namely, the construction of a brick wall to a total height of six feet matching the existing brick wall; that there may be two additional approved 550 gallon gasoline storage tanks located where shown, making a total of twelve such tanks and one additional pump where shown on the existing island; that all pumps where previously required to be of the parkway type may be changed provided they are of a low approved type and erected not nearer than the distance shown on such revised plan marked "Received March 11, 1958"; that the three curb cuts as shown and of the width as shown on such revised plan marked "Received March 11, 1958" may be permitted in lieu of curb cuts as previously required; that under Section 7i there may be repairing with hand tools only for adjustments maintained solely within the accessory building; that under Section 7e for a similar term there may be parking and storage of cars provided such parking and storage is maintained on the plot so as not to interfere with the servicing of the station; and that the term of the variance is extended for a term of fifteen years from the date of this amended resolution.

156-36-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, of an existing gasoline service station, the inclusion of the additional uses of minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—1932-1938 Coney Island Avenue, northwest corner of Avenue P, Block 6617, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley.. 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 11, 1958, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Coney Island Avenue are in a business use, C area and Class 1¼ height districts; Avenue P is business and residence use, C and E area and Class 1¼ height districts, and East 10th Street is in residence use, C and E area and Class 1¼ height districts; and the plot is now zoned for business use; Coney Island Avenue is zoned for business use for a parallel depth of 100 feet with balance of block to East 10th Street zoned for residence use; that the entire block on which subject site is located is in a Class 1 height and the plot as well as entire block frontage on Coney Island Avenue to a depth of 100 feet and parallel to Coney Island Avenue is in C area with the balance of the block situated in E zone; that on July 25, 1916 the plot was zoned business use, Class 1 height and D area; that the change from D to C area was effective on May 27th, 1953; and

WHEREAS, the decision of the Borough Superintendent, dated July 9, 1957, acting on Alt. Applic. 4021/56 reads:

"1. The proposed addition of the uses of minor auto repairs with hand tools only and parking of motor vehicles awaiting service to an existing gasoline service station, lubritorium and auto laundry (non-automatic)

MINUTES

and rearrangement of curb cuts in a Business Zone is contrary to Art. II, Par. 4a, subsections 29 and 46 of the Zoning Resolution and contrary to the Bd. of Standards and Appeals variance under Cal. #156-36-BZ."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1936, as thereafter amended by resolution adopted through October 26, 1954, by adding thereto:

"that the additional uses may be permitted under Section 7i of automobile repairing with hand tools only of a minor nature and under Section 7c parking of motor vehicles; and to permit the location of the curb cuts as shown on plans filed with this application marked "Received July 23, 1957", six sheets, and to permit two additional approved gasoline storage tanks of 550 gallon capacity each, *on condition* that in all other respects the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

421-37-BZ—Vol. III

APPLICANT—Henry Nordheim, for Anthony Moccia, owner.

SUBJECT—Application reopened December 4, 1956 as Vol. III—re decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the extension of an existing parking lot by the addition of two adjoining lots.

PREMISES AFFECTED—1110 East 216th Street and 3585 Wilson Avenue, southwest corner, Block 4710, Lots 24 and 26, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on December 14, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 11, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 216th Street, Wilson Avenue, Hicks Streets and Laconia Avenue are in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 9, 1956 acting on Alt. Applic. No. 1105-56, reads:

"1. Proposed use of a plot located in a Residence Use District for parking and storage of motor vehicles (non accessory) is contrary to Art. II Sec. 3 of the Zoning Resolution and is therefore denied.

2. Proposed curb cut is contrary to Sec. 3 of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 187.21 feet frontage by 100 feet in depth, irregular; that it is proposed to enclose this site with a woven wire chain link fence on the building line of Wilson Avenue and the section on East 216th Street, but omitting such fence between this site and the existing parking lot on lots 22 and 23, which was granted by the Board on March 8, 1955.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 8, 1955, as thereafter amended by resolutions adopted through March 5, 1957, by adding thereto:

"that in the event the owner desires to enlarge the parking lot as now proposed and as shown on plans

marked "Received October 30, 1957", 2 sheets, such extension of use may be permitted *on condition* that the requirements of the resolution cited above, adopted March 8, 1955, shall be applied to this additional area as to surfacing and construction of fences, with an additional entrance to Wilson Avenue, as shown, not over 12 feet in width with curb cut opposite not over 14 feet in width; that the requirements of the resolution above cited as to the repairing of sidewalks and curbing shall be complied with; that fences shall be 5' 6" in height and the fence on the lot line of the present lot adjacent to the proposed extension may be removed so that the lots may be operated in conjunction and in accord with the requirements of the prior resolution adopted March 8, 1955; and that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

755-38-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Rosenstock Motors, Inc., owner.

SUBJECT—Application reopened May 21, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sale of accessories, car washing (non automatic), automobile repairs with hand tools, lubritorium, parking and storage of more than five motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—880-890 Dawson Street and 929-939 Intervale Avenue, southeast corner, Block 2702, Lot 41, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem, Victor E. Block and Ingram Carner.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 21, 1957 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on November 13, 1957 after due notice by publication in the Bulletin; laid over to November 19, 1957, at the request of a representative of the Board of Education; then to December 17, 1957, at the request of the Board of Education to permit a population study of the area, to January 28, 1958, at the request of the Board of Education; no further requests for adjournment entertained; then to March 4, 1958, at the request of the Board of Education then to March 11, 1958, for consideration and decision hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, B area class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent dated March 18, 1957 acting on N.B. Applic. 52-57, reads:

"1. In a business district the proposed change to: gasoline service station, office, sale of accessories, non automatic car wash, automobile repair with hand tools, lubritorium, parking and storage of more than 5 motor vehicles from existing used-car lot and parking of more than 5 motor vehicles, is contrary to Sect. 4 of Art I Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 243.69 feet frontage, irregular, by 100 feet in depth, irregular, presently occupied and used as a used car lot and parking lot for more than five motor vehicles, for

MINUTES

which certificate of occupancy No. 6499 has been issued; that it is proposed to erect a modern gasoline service station, office, sale of auto accessories, car washing (non-automatic), automobile repairs with hand tools only, lubricatorium, and parking and storage of more than five motor vehicles; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f and i of the zoning resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Ap. 52-57, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

870-47-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Frank Solicito and S. M. S. Parts and Service, Inc., owners; S. M. S. Parts and Service, Inc., lessee.

SUBJECT—Application reopened June 11, 1957 as Vol. III—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection of an extension of Class 3 construction to an existing motor vehicle repair shop to be used in conjunction with the present uses of private residence, motor vehicle repair shop and gasoline station.

PREMISES AFFECTED—1100-1108 East 222nd Street and 3866-3868 Laconia Avenue, southeast corner, Block 4716, Lots 6 and 9, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on June 11, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 7, 1958 after due notice by publication in the Bulletin; laid over from January 7, 1958 to January 28, 1958, for inspection and decision; hearing closed; then laid over for inspection and decision; date to be set; then set for March 11, 1958; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Laconia Avenue, East 221st Street and Eastchester Road are in retail and residence use, C area, class 1 height districts; East 222nd Street is in retail use, C area, class 1 height district; that the property originally was in a business zone for front 100 feet and residence zone for small portion in rear on 221st Street; that on October 18, 1949 the 100 foot deep portion on East 222nd Street was changed from business to retail use zone; that the C area and class 1 height district remain unchanged; and

WHEREAS, the decision of the Borough Superintendent, dated March 29, 1957 acting on Alt. Applic. 159-57, reads:

"1. In a retail use and residence use district the proposed 1 story extension to an existing M.V. repair shop is contrary to Art. II Sect. 4-A and Sect. 3 of the Zoning Resolution and Bd. of S. & A. Cal. 870-49-BZ, Vol. 2 and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 feet frontage by 33 feet and 152 feet in depth, on which is located a two story brick dwelling with a two car garage in rear basement and a one story metal and brick building approximately 30 feet wide, 40 feet

deep, used as a motor vehicle repair shop, and a small masonry office for the gasoline station on the corner; and

WHEREAS, the applicant states that the owner of the western portion, lot No. 6, and the lessee of lot No. 9, finding that he needs more space for auto repairing and motor vehicle inspection, as required by State law, now proposed to extend the 30 foot by 40 foot metal and brick building on lot No. 6—motor vehicle repair shop—by building a masonry rear extension solely on the retail zone portion of the lot, approximately 23 feet wide and 60 feet deep; that to build this extension he would remove a four car metal garage now situated in the rear partly on lot No. 6 and partly on lot No. 9; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1954, as thereafter amended by resolutions adopted through April 26, 1955, by adding thereto:

"that in the event the owner desires to extend the existing building as shown on plans filed with this application marked "Received January 14, 1958", 3 sheets, such one story extension of the building may be constructed for use as an extension of the motor vehicle repair shop under section 7i *on condition* that there shall be no vehicular openings in the rear where shown or side walls; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that there shall be no openings in the side lot line wall to adjoining premises; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

484-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for General Linen Supply and Laundry Co., Inc., owner.

SUBJECT—Application reopened February 11, 1958 for consideration of amended plans as to second story—decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district and C area district, the erection of an extension for business use, occupying more than the permitted area and providing less than the required distance from the rear lot line.

PREMISES AFFECTED—441-453 and 467-477 Prospect Avenue, north side, 148 feet, 6 inches east of 8th Avenue, Block 1113, Lot 61, 73 and 77, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Foley 3

Absent: Commissioner Kleinert and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, the applicant requested reopening of this application and correction of the Resolution to read; and as indicated on plans filed with this request for extension of the buildings marked "Received April 5, 1957", 8 sheets, and "Received December 23, 1957", one sheet, etc.; and

WHEREAS, this application was reopened on February 11, 1958 and set for hearing on March 11, 1958 at 10 A.M., subject to regular procedure, waiving all requirements and two publications in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 3, 1949, as thereafter amended by resolutions adopted through November 13, 1957 by adding thereto:

"that in the event the owner desires to increase the size of the second story office in the building facing Prospect Avenue as shown on revised plans marked "December 23, 1957", one sheet, such office may be of

MINUTES

the size as shown on revised plans referred to above *on condition* that in all other respects the building and occupancy shall comply with the resolution above cited and all other laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution.

122-57-BZ

APPLICANT—Larry Meltzer, for Charles Macaluso, owner.

SUBJECT—Application February 13, 1957—decision of the Borough Superintendent under sections 7a and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of an extension of the existing ornamental shop exceeding the permissible area in a C area district.

PREMISES AFFECTED—8509 Bay 16th Street, East side, 100 feet north of 86th Street, Block 6343, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley.. 4
Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 28, 1958 after due notice by publication in the Bulletin; laid over to February 11, 1958, at the request of an objector; then to March 11, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; 85th Street, 86th Street, Bay 16th Street and 18th Avenue are in residence and business use, C area, Class 1 height districts; that the present zoning has not been changed since July 25, 1916; and

WHEREAS, the decision of the Borough Superintendent, dated January 29, 1957 acting on Alt. Application 3838-56 reads:

"1. The proposed extension to an ornamental iron shop in a residence use district is contrary to the Zoning Res., Art. II, Sect. 3.

2. The proposed extension exceeds the area permitted in a "C" area district by the Zoning Res., Art. IV, Sect. 13."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 feet frontage by 100 feet in depth, improved with a two story frame, one family dwelling, currently vacant, approximately 21 feet wide by 40 feet in depth, located on the front portion of the lot that an existing one story building at the rear, 40 feet wide and 32 feet deep, of class 3 construction, which was reconstructed under Permit No. 1024-26 and for which Certificate of Occupancy No. 7178 was issued authorizing the use of this building as an iron shop; that it is proposed to completely demolish the old and dilapidated two story frame dwelling at the front of the plot, and to extend the existing rear building to the front of the lot with a new and simple business facade, making the building 40 feet wide and 96 feet 8 inches deep; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a, as to use and Section 21 as to area to permit the extension to the front of the existing ornamental iron shop in the rear of the plot, as indicated on plans filed with this application, marked "Received February 13, 1957", 5 sheets, *on condition* that the existing building on the front of the lot and all other structures not proposed to be retained shall be removed; that the building shall be of the dimensions indicated on plans above cited and shall comply in all respects with the Building Code; that the building shall not be erected of greater height than as proposed and shown on such plans; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

234-57-BZ

APPLICANT—Robert Gottlieb, for Sam Hirsch, owner.

SUBJECT—Application March 29, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail and residence use district, the maintenance of a parking lot for the parking and storage of motor vehicles.

PREMISES AFFECTED—1407-1411 Nelson Avenue, west side, 133.52 feet north of Edward L. Grant Highway, Block 2874, Lots 55, 56 and 57, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4
Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application October 29, 1957, after due notice by publication in the Bulletin; laid over to November 26, 1957, for inspection and decision; hearing closed; applicant to file a revised plan showing new arrangement of cars on the lot; then to December 10, 1957, for inspection and decision; then to December 17, 1957; then to January 7, 1958, for further inspection and decision; then laid over for decision; date to be set; then set for March 11, 1958 at 10 A. M.; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is restricted retail and residence use, D area and Class 1¼ height district; Nelson Avenue and Plimpton Avenue are in a restricted retail and residence use, D area and class 1¼ height district; Edward L. Grant Highway is in a restricted retail use, D & E area and class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent dated March 21, 1957, acting on Alt. Applic. 77/57, reads:

"1. The proposed parking and storage of motor vehicles on a lot partially in a restricted retail use district and partially in residence use district is contrary to Art. II, Sect. 3 of the Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 foot frontage by 83 feet in depth, on the south lot (#57) the owner has a one family residence without garage or parking facilities; that it is proposed to fill the lot to approximate street level after building proper retaining walls at rear and chain link fence and gate; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of five years from the adoption of this resolution, to permit the extension of the parking use within the business use district to the balance of the lot, as proposed and indicated on plans filed with this appeal, marked "Received March 29, 1957", 3 sheets, *on condition* that the plot where not occupied by the residence shall be graded to the level of Nelson Avenue, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled, and that on all lot lines there shall be erected a woven wire fence of the chain link type, not less than 5 feet 6 inches in height including a masonry base where walls of adjoining buildings do not occur on the lot line; that a similar fence shall be erected on the street building line of Nelson Avenue, with a 12 foot opening for entrance, which shall be equipped with a gate of similar width, which gate shall be kept closed when the parking lot is not in operation; that curb cut opposite such opening shall be not more than 15 feet in width; that the sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that in the event any adjoining yards in the rear are below grade, this owner shall at his expense construct concrete retaining walls with fences to a total height on this lot side of not less than 5 feet, 6 inches; that suitable pumps shall be maintained against the fences and retaining walls and walls of adjoining buildings on the lot lines for protection thereof; that signs shall be restricted to permanent sign attached to the fence at the entrance, advertising the parking and storage use, the rates charged and such other information as the Commissioner of Licenses may require; that such sign shall not exceed four square feet in area, shall not extend beyond the building line and shall not be illuminated; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 2A of the Zoning Resolution.

80-57-BZ

APPLICANT—Leonard F. Rothkrug, for Guy-John Realty Co., Inc., owner.

SUBJECT—Application reopened February 11, 1958 for consideration as to amendment—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting in a business and residence use, C area district, the erection and maintenance of a meat processing plant with an accessory retail store using more than the permitted area.

PREMISES AFFECTED—1109-1115 Burke Avenue, north side, 50 feet west of Yates Avenue, Block 4614, Lot 3, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the applicant requested reopening of this application and amendment of the resolution amending the floor area as stated and to the new objections 3 and 4 of the revised decision of the Borough Superintendent; and

WHEREAS, this application was reopened on February 11, 1958 and set for hearing on March 11, 1958 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application

on March 11, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 13, 1958 acting on N.B. Applic. No. 295-57, reads:

"2. Area of the proposed structure, which is located in a "C" area district, is contrary to Art. IV, Sec. 13, Subdiv. b of the Zoning Resolution.

Board of Standards and Appeals on Dec. 10, '57 granted an area of 4848 square feet for 1st floor coverage, plans and applications indicate 5100 square feet.

3. Loading berth depth is contrary to Art. IV, Sec. 19-A, Subdiv. h of Zoning Resolution. Depth of loading berth is 28'-6".

4. Signs in a residential district is contrary to Art. IV, Sec. 3, Subdiv. f."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 10, 1957, only insofar as it has reference to the depth of the loading area so that such depth may be permitted at 28 feet six inches; that the floor area of the building may be 5100 square feet; that any sign erected on the building shall be in conformance with the requirements of the local retail district; as shown on plans marked "Received March 7, 1958", four sheets, *on condition* that in all other respects the requirements of the resolution above cited shall be complied with.

376-57-BZ

APPLICANT—Leonard F. Rothkrug, for A. C. A. Auto Sales, Inc., owner; successor to Torlim Realty Corp.

SUBJECT—Application May 7, 1957—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a motor vehicle repair shop and to permit the sale and display of new and used cars and new and used auto parts on the unbuilt upon portion of the premises for a term of ten (10) years.

PREMISES AFFECTED—2735-2743 Cropsey Avenue, east side, 34 feet 7¾ inches north of Bay 47th Street, Block 6914, Lots 75, 76 and 78, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley.. 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 11, 1958 after due notice by publication in the Bulletin; laid over to March 11, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Cropsey Avenue, Bay 46th Street, Bay 47th Street and Harway Avenue are in a residence use, D area, class 1 height district; that on July 25, 1916 the property was in a business use district and was rezoned to a residence use district on July 29, 1940; and

WHEREAS, the decision of the Borough Superintendent, dated May 6, 1956 acting on N.B. Applic. 861-57, reads:

"1. The proposed construction of a building for the sale and display of new and used cars and motor vehicle repair shop, hand tools only, with the vacant portion of the plot used for the sale and display of new and used cars, located in a residence use district is contrary to the Zoning Res., Art. II, Sect. 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 87 feet 5⅞ inches frontage by 116 feet ¼ inch in depth, irregular, on which are located two one-story frame buildings, proposed to be demolished; that said premises were used for the storage and sale of new and used motor vehicles

MINUTES

and auto parts; that it is proposed to erect a one story building 16 feet in height, of class 3 construction, 50 feet front by 100 feet in depth, to be used for the display of new and used cars and as a motor vehicle repair shop, and to use the unbuilt upon area of the plot for the sale and display of new and used cars and new and used auto parts; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c for a term of twenty years to permit the erection of the proposed one story building as indicated on plans filed with this application marked "Received May 7, 1953", four sheets, and to include the use of the unbuilt upon space as proposed for the storage and sale of used cars *on condition* that there shall be erected on the rear lot line and on the side lot line to the east to the wall of the proposed building and along the side lot line to the west and along the front lot line to the wall of the proposed building a woven wire fence of the chain link type erected on a masonry base to a total height of not less than five feet six inches with suitable wood bumpers adjacent thereto for protection to such fences; that the opening to Cropsey Avenue shall be fitted with gates which shall normally be kept closed when the lot is not in operation; that such opening shall not exceed ten feet with a curb cut opposite of similar width; and a curb cut of similar width for entrance to the building, where shown; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that within such building there may be permitted motor vehicle repairing under Section 7i for a similar term, such repairs not to include collision work; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

464-57-BZ

APPLICANT—Andrew DiCamillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a E area district the erection of and extension on the front of the present two story building with less than the required setback and a rear extension encroaching on the required rear yard.

PREMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew DiCamillo.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 11, 1958 after due notice by publication in the Bulletin; laid over to March 11, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Quentin Road, East 23rd Street, East 24th Street and Avenue P are in a residence use, E area, class ½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated May 24, 1957 acting on Alt. Applic. 1235-44, reads:

"1. Extension at front encroaches upon required 10 ft. setback within an E area district and violates Art. 4 Sect. 15(d) of zone resolutions.

"2. Extension at rear encroaches upon required rear yard & violates Art. 4 Sect. 17a of zone resolutions.

"3. Width of court for ventilating rooms to comply with Art. 4 Sect. 15(b) of zone resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 100 feet in depth, occupied by a two story and attic building used as a two family dwelling and doctor's office; that it is proposed to secure a variance, to permit the excess coverage of the front and rear extensions; and

WHEREAS, the applicant states that the subject premises were altered in 1944 under Alt. Applic. 1235-44 and consisted of an extension to the first floor at front and rear; that in the actual construction of these two extensions, both exceeded their depths; that an amended plan showing actual conditions was denied by the Department of Buildings; that the originally approved plans showed a new rear extension depth of 11 feet 6 inches with a resultant 25 foot yard; that said extension was built larger, leaving a yard of 24 feet; that in addition to this extension, a rear brick platform 9 feet 1 inch wide and 7 feet 6 inches deep was built within the 24 foot yard; that this platform serves as a rear entrance to said first floor; that the aforementioned approved plans called for a 10 foot deep extension at front; that the extension was actually built 12 feet in depth and the result was an actual setback from the building line of only 7 feet 11¾ inches, instead of the required 10 foot setback in an E-1 district; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 to permit the extension of the building as proposed and as indicated on plans filed with this application marked "Received June 14, 1957", 11 sheets, and "January 10, 1958" one sheet, *on condition* that the building shall not be further extended beyond what is herein permitted; that the building shall be maintained for a private family and doctor's office on the first floor; that the building and occupancy shall comply in all other respects with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

465-57-A

APPLICANT—Andrew Di Camillo, for Bessie Kubrin, owner.

SUBJECT—Application June 14, 1957—Appeal from a decision of the Borough Superintendent, re frame walls and openings within 3 feet of lot line.

PREMISES AFFECTED—2305-2307 Quentin Road, north side, 30 feet east of East 23rd Street, Block 6786, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley..

Negative: 0

Absent: Commissioner Sleeper 0

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 24, 1957 on Alt. Applic. 1235/44 reads:

"4. Frame Walls within 3 feet of lot lines to be masonry filled Sect. 4.1.3.(b) of Code.

5. Opening within 3 feet of lot lines to be protected as in 4.1.3.(b) of code."

and

WHEREAS, the applicant states that the building is 2 stories and attic, 28 feet in height, 32 feet front by 68 feet $5\frac{1}{8}$ inches in depth, at first floor, 32 feet front by 33 feet 9 inches in depth, at 2nd floor, of class 4 construction, erected in 1911, located on a lot 50 feet front by 100 feet in depth, in a residence use E area, class 1 height district, and used and occupied since 1944 without a certificate of occupancy as follows: cellar—ordinary; 1st floor—dwelling 1 family and doctor's office; 2nd floor—dwelling 1 family, attic—household storage, and proposed to be used and occupied as follows: Cellar—ordinary use; 1st floor—1 family dwelling including the accessory practice of medicine; 2nd floor—dwelling 1 family; attic—household storage; that the building is provided with one 3 feet wide interior wood stairs enclosed in wood studs, wood lath and plaster both sides equipped with wood doors which are not self-closing; and

WHEREAS, Violation No. 3873/49 was issued October 5, 1949 for erecting a 2 car garage at the rear without a permit; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal should be granted.

Resolved, that the decision of the Borough Superintendent, dated May 24, 1957, acting on Alt. App. 1235/44, Objections 4 and 5 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that no wall shall be nearer than as shown to the lot line to the east; as to Objection No. 4 such opening in the lot lines need not be protected as long as the space between this building and the adjoining building as now exists shall be continued; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

93-57-BZ

APPLICANT—John F. Fitzsimons, for Peter Kalopodis, owner.

SUBJECT—Application August 12, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station with accessory use of lubritorium, non automatic auto laundry, minor auto repairs with hand tools only and the parking of cars awaiting service.

PREMISES AFFECTED—43-15 Ditmars Boulevard and 21-74 to 21-82 45th Street, northwest corner, Block 784, Lot 64, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating,

Commissioner Kleinert and Commissioner Foley..... 4

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 11, 1958 after due notice by publication in the Bulletin; laid over to March 11, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a local retail use, C area, class 1 height district; Ditmars Boulevard is in residence and local retail use, B and C area, class 1 height districts; 43rd Street is in residence and local retail use, B area, class 1 height districts; 43rd Street is in a residence use, C area, class 1 height district; that the south side of Ditmars Boule-

vard is in an unrestricted use district, the north side, within 100 feet of 45th Street being in local retail; and

WHEREAS, the decision of the Borough Superintendent, dated July 16, 1957 acting on N.B. Applic. 1850-57, reads:

"1. The use of the premises as a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs with hand tools only maintained solely within accessory building, parking of cars awaiting service in a Local Retail Use District is contrary to Art. II—4c of Zoning Resolution.

2. The erection of a ground sign in a Local Retail Use District is contrary to Art. II—4c of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 feet frontage by 100 feet in depth, vacant; that it is proposed to construct a one story accessory building, with three service bays, 57 feet in width by 30 feet deep, abutting the westerly lot line and 10 feet southerly of the northerly lot line; that it is also proposed to install twelve 550 gallon gasoline tanks to service three low type pumps on a single island set back 15 feet from the Ditmars Boulevard frontage, and to install two 28 foot curb cuts on Ditmars Boulevard and one 20 foot curb cut on 45th Street; that it is further proposed to maintain the northerly 10 feet of the property as a landscaped area surrounded by a 4 foot 6 inch high chain link fence; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 1850-57, Objection No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

617-57-BZ

APPLICANT—Robert Gottlieb, for Harvey Lowenhar, owner.

SUBJECT—Application September 9, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles for the stated term of five (5) years.

PREMISES AFFECTED—361 Ford Street, north side and 354 East 183rd Street, south side, 300 feet west of Webster Avenue, Block 3143, Lots 191, 193, 218, 219 and 220, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 4, 1958 after due notice by publication in the Bulletin; laid over to March 11, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Tiebout Avenue are in a residence use, B area, class $1\frac{1}{4}$ height district; East 183rd Street and Ford Street are in residence and business use, B area, class $1\frac{1}{4}$ height districts; Webster Avenue is in a business use, B area, class $1\frac{1}{4}$ height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 3, 1957 acting on Alt. Applic. No. 745-57, reads:

"1. In a residence district the proposed parking &

MINUTES

storage of motor vehicles is contrary to Art. II, Sect. 3 of the Zoning Resolution and is therefore denied." , and

WHEREAS, the applicant states that the premises consist of a plot, 70 feet frontage by 200 feet in depth, vacant, running from the end of one dead end street to the end of another dead end street; that to the west rises a sheer face of rock over 45 feet in height, with concrete steps from both streets (Ford Street and East 183rd Street) leading to high Tiebout Avenue, which is built up solid with apartment houses; that it is proposed to fill the entire lot to street level, grade and surface it, build a woven wire fence with gates at each street frontage, and use the lot for parking and storage of pleasure type automobiles; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 745-57, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

668-57-BZ

APPLICANT—John F. Fitzsimons, for Astoria Federal Savings and Loan Association, owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the storage and parking of motor vehicles.

PREMISES AFFECTED—30-20 38th Street, west side, 126-40 feet south of 30th Avenue, Block 659, Lots 54, 55 and 153, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 4, 1958 after due notice by publication in the Bulletin; and laid over to March 11, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1¼ height district; 37th Street and 38th Street are in residence and business use, B area, class 1¼ height districts; 30th Avenue is in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 16, 1957 acting on Alt. Applic. 1775-57, reads:

"1. Parking and storage of motor vehicles in a residence use district is contrary to the Zoning Resolution, Article II, Section 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 87.56 feet frontage by 129.57 feet in depth, presently occupied with a two story dwelling, accessory garage and parking lot; that it is proposed to demolish the existing dwelling and garage on the southerly portion of the plot in order to provide storage and parking facilities in connection with the operation of the business of the Astoria Federal Savings and Loan Association; and

WHEREAS, the applicant states that the existing curb cuts, the use of which it is proposed to continue, were constructed as an accessory to one family dwellings, now or

formerly on the premises; that the entire plot, where no abutting adjoining buildings, will be fenced in with suitable gates provided for ingress and egress; that evening parking will be limited to Fridays, the only day of the week the Association is open in the evenings; and

WHEREAS, the applicant further states that under Cal. No. 161-50-BZ the Board, on May 2, 1950 granted the Association permission to extend its building on Lot 47; that the proposed parking lot is adjacent to Lot 47; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals do hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7i for a term of five years, to permit the premises to be occupied as a parking lot for use of the patrons and employees of the Astoria Federal Savings and Loan Association, adjoining on lot 47, as indicated on plans filed with this application, marked "Received September 24, 1957," 3 sheets *on condition* that all buildings and uses shall be removed from the plot and the premises leveled substantially to the grade of 38th Avenue, surfaced with steam cinders or clean gravel, treated with a binder and properly rolled that on all lot lines there shall be constructed and maintained, where walls of adjoining buildings do not occur, woven wire chain link fence on a masonry base to a total height of not less than 5 feet 6 inches, including a similar fence on the street building line of 38th Street, with openings therein as shown not over 10 feet in width, with curb cuts opposite of similar width; that such opening shall be fitted with gates so that the parking lot shall be closed when not in operation, after banking hours; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall require; that signs shall be limited to one sign attached to the fence, near the entrance advertising the private parking and storage use, such sign shall not exceed four square feet in area, shall not be illuminated nor extend beyond the building line; that during the term of this variance, the premises shall be occupied for no other use and no building shall be erected thereon; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

702-57-BZ

APPLICANT—Frederick A. Ketcher, for Barbchester Estates, Inc., owner; Kesbec, Inc., lessee.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a business use district the extension of an existing legal gasoline station, and for the reconstruction and maintenance of the accessory building for the legal existing use of gasoline service station office and storage, and for the additional uses of car wash sale of used cars, motor vehicle repairs with hand tools only and for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—5701 Broadway, northwest corner of West 234th Street, Block 3405, Lot 175, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 4

Negative 0

Absent: Vice Chairman Keating and Commissioner Sleeper 0

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 4, 1958 after due notice by publication in the Bulletin; laid over to March 11, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Broadway are in a business use, B area, class 1 height district; West 234th Street is in residence and business use, B and DD area, class 1 height districts; Kingsbridge Avenue is in a residence use, DD area, class 1 height district; that there has been no change in use and area districts since 1916; that the height district was changed from 1¼ to 1 times height on January 4, 1954; and

WHEREAS, the decision of the Borough Superintendent, dated September 30, 1957 acting on N.B. Applic. 11-38-57, reads:

"1. In a business use district, a gasoline service station, lubritorium, car wash, storage room, office and sales, sale of used cars, and parking and storage of more than 5 motor vehicles; and motor vehicle repairs (hand tools) is contrary to Art. II Sec. 4 of the Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 146.32 feet frontage by 100 feet in depth; that it is proposed to demolish all buildings on the plot and to erect a new, modern masonry and porcelain enamel, one story accessory building on the present gasoline station; that this new building will provide modern rest rooms; that all lubrication, washing of cars and minor repairs will be done indoors; that the pumps will be set back 15 feet from the building line; that the entire plot will be leveled and covered with an asphalt binder; that a five foot six inch chain link fence will enclose the premises on the west and north lot lines; and

WHEREAS, the applicant states that Certificate of Occupancy No. 7731-22 was issued for a metal automobile oil office; that permits for 92 feet of curb cut were issued by the Borough President's office; that incomplete building department records disclose applications for 14 metal garages, two metal storage buildings and one metal office for gasoline station; that all applications were filed prior to November 1, 1923; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, i and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit the lawfully existing gasoline service station, erected in 1921, to be rearranged and reconstructed as indicated on plans filed with this application, marked "Received October 3, 1957", 4 sheets, *on condition* that all buildings and uses shall be removed from the premises and the site rearranged and constructed as indicated on such plans showing proposed conditions; that the accessory building shall have no cellar and shall comply in all other respects with the Building Code; that such building shall be faced on all sides with face brick; that the doors to toilet rooms shall be rearranged so as not to be contiguous; that pumps shall be of a low approved type, erected where shown, none nearer than 15 feet to the street building line of Broadway; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks, all to be new tanks and old tanks to be removed; that on the lot lines to the west and north, there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of 5 feet, 6 inches, with suitable terminating posts at the building lines; that curb cuts shall be restricted to two on West 234 Street, where shown, not over 30 feet in width each and three to Broadway, of similar width, where shown and with no portion of any curb cut nearer than 5 feet to a side lot line as prolonged; that at the intersection there shall be erected and maintained a

block of concrete not less than 12 inches in height, extending for 5 feet in each direction; that signs shall be restricted to permanent signs attached to the facade of accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs and advertising devices, but permitting the erection within the building line at the intersection of one post standard, for supporting a sign, advertising only the brand of gasoline on sale; that such sign may be illuminated and may extend nor more than 4 feet beyond the building line; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i for a similar term there may be minor repairs with hand tools only for adjustments maintained solely within the accessory building; and under section 7h for a similar term there may be parking and storage of motor vehicles on such portions of the plot as will not interfere with the servicing of the station; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

779-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Tira Holding Corp., owner.

SUBJECT—Application October 30, 1957—decision of the Borough Superintendent, under section 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—137-21 to 137-29 (137-25 official) Jamaica Avenue, north side, from 138th Street to Van Wyck Expressway; 88-46 to 88-56 138th Street and 88-47 to 88-53 Van Wyck Expressway, Block 9618, Lot 30, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

For Opposition: Edward F. Krummel.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 11, 1958 after due notice by publication in the Bulletin; laid over to March 11, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Van Wyck Expressway, 138th Street and Jamaica Avenue are in a business use, D area, class 1 height district; that as of July 25, 1916 the premises were in a class 1½ height district and class C area district; that the present height and area designations became effective June 30, 1947; and

WHEREAS, the decision of the Borough Superintendent, dated October 11, 1957 acting on N.B. Applic. 3283-57, reads:

"1. Proposed uses in a Business Use District as a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office & sales, parking of cars waiting to be serviced are contrary to Article II Section 4 of the Zoning Resolutions.

"2. Proposed ground signs in a Business District are contrary to Article II Section 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 109.45 feet frontage by 129.91 feet in depth, irregular, presently being used for parking, display and sales of more than five cars, said use having been established under Alt. Applic. 1261-51 and Certificate of Occupancy No. 77964 issued December 10, 1951; that it is proposed to

MINUTES

secure a variance for a temporary period of fifteen years in order to erect a modern gasoline service station; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f, for a term of fifteen years, to permit the plot to be occupied as a gasoline service station, substantially as proposed and indicated on plans filed with this application, marked "Received October 30, 1957", 4 sheets, and revised plan, marked "Received February 27, 1958", 1 sheet, *on condition* that all buildings and uses shall be removed from the premises and the plot leveled substantially to the grade of Jamaica Avenue and the service road of Van Wyck Expressway; that the accessory building shall be located substantially where proposed, except that it shall be moved southerly as indicated on revised plan, marked "Received February 27, 1958", 1 sheet, so as to leave a space of 10 feet between the rear wall of the accessory building and the building line; that on the rear property line there shall be constructed and maintained a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet 6 inches; that such fence shall be continued along the line of 138th Street for approximately 100 feet and shall have suitable terminating posts; that the accessory building shall have no cellar and shall be faced on all sides with face brick, and in all other respects comply with the Building Code; that the premises shall be paved with concrete or asphalt; that the easterly wall may be on the building line or off the building line one foot, as shown, but in any event the openings for windows indicated thereon shall be filled with glass block, as approved for exterior walls; that curb cuts shall be restricted to two on Jamaica Avenue and two on Van Wyck Expressway, each 30 feet in width and with no curb cut nearer than 5 feet to a side lot line as prolonged; that there may also be a curb not over 25 feet in width within 30 feet of the intersection of 138th Street and Jamaica Avenue but no other curb cut on 138th Street; that at the intersection there shall be erected a block of concrete 12 inches in height, extending for five feet in each direction from the intersection; that sidewalks and curbing abutting the plot shall be constructed or repaired to the satisfaction of the Borough President; that gasoline storage tanks shall not exceed twelve 550 gallon tanks; that pumps shall be of an approved low type erected not nearer than 15 feet to a street building line; that under section 7i there may be for a similar term minor repairs with hand tools only for adjustments maintained solely within the accessory building; that there may be parking of cars for a similar term, provided such parking is on open spaces where it will not interfere with the servicing of the station; that the use of the premises may include car washing in one berth as shown; that signs shall be restricted to a permanent sign attached to the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs and advertising devices but permitting the erection of one post standard within the intersection to support a sign advertising only the brand of gasoline on sale, which may have two leaves, which sign may be illuminated and may extend not more than 4 feet beyond the building line; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

796-57-BZ

APPLICANT—Charles M. Spindler, for Forald Realty Corp., owner.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district,

the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of auto accessories, minor auto repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station for a stated term of fifteen (15) years.

PREMISES AFFECTED—74-02 to 74-16 Yellowstone Boulevard (74-10 official), east side, 94.19 feet north of Nansen Street, Block 3178, Lot 70, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 11, 1958 after due notice by publication in the Bulletin; laid over to March 11, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Yellowstone Boulevard and Woodhaven Boulevard are in a business use, D area, class 1 height district; Alderton Street is in business and residence use, D area, class 1 height districts; that as of July 25, 1916 the property was zoned as an unrestricted district and on February 5, 1940 the property was rezoned to its present business use designation; and

WHEREAS, the decision of the Borough Superintendent, dated October 22, 1957 acting on N.B. Applic. 3286-57, reads:

"1. Proposed gasoline service station, lubrication, auto washing (non-automatic), office, sales of accessories, minor repairs with hand tools only, parking & storage of motor vehicles & auto safety inspection station located in a business use district is contrary to Art. II Sec. 4a, 29 & 46 of the Zoning Resolution.

"2. Proposed ground sign in a business use district is contrary to Art. II Sec. 4c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 187.86 feet frontage by 100.60 feet in depth, irregular, presently vacant; that it is proposed to erect a modern, two bay gasoline service station with face brick facade on the street front; that the pumps will be set back a minimum of 15 feet from the building line and there will be installed twelve approved 550 gallon gasoline tanks; that minor repairs with hand tools only will be conducted in the building and also a New York State Safety Inspection Station; that the triangular area in the rear of the accessory building will be a seeded area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and shown on plans filed with this application, marked "Received November 1, 1957", 3 sheets, *on condition* that all buildings and uses now on the premises shall be removed and the site leveled substantially to the grade of Yellowstone Boulevard and arranged as indicated on such plans and as hereinafter provided; that the accessory building shall be of the design and arrangement indicated thereon, faced with face brick on all sides, and shall have no cellar; that doors to toilet rooms shall be arranged so as not to be contiguous; that there shall be no open-

MINUTES

ings in the rear wall of accessory building; that the space between the accessory building and the building line shall be paved with concrete or asphalt; that the balance of the premises shall be paved with asphalt paving or concrete except where accessory building and pumps occur; that along the side lot line to the east there shall be a woven wire fence of the chain link type, not less than 5 feet 6 inches in height, including masonry base, continuously set off as may be necessary to clear the back walls of adjoining garages of houses facing on Alderton Street; that a similar fence shall be constructed and maintained along the lot line to the south where walls of adjoining buildings do not occur; that such fences shall have suitable terminating posts at the building line; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of Yellowstone Boulevard; that the number of gasoline storage tanks shall not exceed twelve 550 gallon tanks; that curb cuts shall be restricted to three on Yellowstone Boulevard, each 30 feet in width and none nearer than 5 feet to a side lot line as prolonged; that curb cuts and sidewalks abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that under Section 7i for a similar term there may be repairing with hands tools only for adjustments maintained solely within the accessory building; that there may be parking and storage of motor vehicles for a similar term, provided such parking is maintained on unbuilt upon spaces where the servicing of the station will not be interfered with; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs, temporary signs and other advertising devices, but permitting the erection within the building line of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and such sign may extend not more than 4 feet beyond the building line; that such sign shall be erected at the southwesterly corner of the premises; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that one of the uses permitted shall be the auto safety inspection under the State Law requirements; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

846-57-BZ

APPLICANT—Harry M. Prince, for Walter Cohen, owner; The Seven Arts Center, lessee.

SUBJECT—Application November 21, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail use district, change of use of an existing building from Club, Concert, Recital Halls, and dance studio to Club, Theatres and dance studio.

PREMISES AFFECTED—120 Madison Avenue, west side, 25 feet north of East 30th Street, Block 860, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry M. Prince and Timothy Healey.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley. 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1958 after due notice by publication in the Bulletin; laid over to March 11, 1958, for inspection and further hearing; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Fifth Avenue, Madison Avenue, East 30th Street and East 31st Street are in restricted retail use, B area, class 2 height district; that the

use area of this district was business in 1916 and in 1928 it was changed to retail; that on June 4, 1937 the use district of Madison Avenue from 26th Street to 59th Street was again changed to restricted retail; and

WHEREAS, the decision of the Borough Superintendent, dated November 6, 1957 acting on amendment to Alt. Applic. No. 397-57, reads:

"14. Proposed theatre in a restricted retail district is contrary to Sec. 4-B of Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 74 feet frontage by 95 feet in depth, occupied by a building of fireproof construction, six stories in height, with a frontage of 74 feet on Madison Avenue; that it is proposed to obtain a variance for a change of use from an existing public-occupancy building—concert and recital halls, etc.—to a public-occupancy building containing theatres; and

WHEREAS, the applicant states that this building was formerly known as The Colony Club and is considered an outstanding example of modern colonial architecture; that because of the great change in the surrounding neighborhood towards business and manufacturing, the original occupants of the building have moved elsewhere, but the exterior of the structure still remains an architectural gem; that the present owner purchased the property intending to use the building as a cultural and art center, taking full advantage of its unusual private club layout and facilities; that no change in the exterior is necessary; that application was made to the Building Department on September 12, 1957, Alt. No. 397-57, for a change in use and occupancy of the structure from a Club House to varying public building uses, including the use, in part, of the first, second and third floors as concert and recital halls; that this application has been approved; that all works in connection with the original application for converting the building to concert use has been completed; that this application is solely for permission to change the use; that no structural changes of any kind are involved; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit three rooms in the building known as Theatre Room No. 1, Theatre Room No. 2 and Theatre Room No. 3, including their mezzanines, to be used for theatrical productions, as shown on plans filed with this application, marked "Received November 21, 1957", 22 sheets, which productions may include the exhibition of motion pictures meeting the requirements therefor, *on condition* that none of the rooms shall have permanent trough footlights, orchestra pits, rigging lofts or gridirons, and shall have fixed seats which shall not exceed the following capacities:

Room No. 1 — 187 persons

Room No. 2 — 175 persons

Room No. 3 — 163 persons

which in all cases includes the main floor and the mezzanine; that all scenery and drapes shall be flameproof and properly treated in accordance with the requirements; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

876-57-BZ

APPLICANT—Robert J. Crinnion, for Elsa Vitaglione, owner.

SUBJECT—Application December 6, 1957—decision of the Borough Superintendent, under Section 21 of the Zoning

MINUTES

Resolution, to permit in a E-1 area district, the use of an existing two family dwelling as a three family multiple dwelling.

PREMISES AFFECTED—3217 Griswold Avenue, northwest corner of Stadium Avenue, Block 5412, Lot 172, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Crinnion, Elsa Vitaglione and John G. Ferry, Sr.

For Opposition: None.

The resolution affecting this application will be printed in a later Bulletin.

877-57-A

APPLICANT—Robert J. Crinnion, for Elsa Vitaglione, owner.

SUBJECT—Application December 6, 1957—filed pursuant to section 310 of The Multiple Dwelling Law for variation of section 56, subdivision 1 of the Multiple Dwelling Law re two-family frame dwelling illegally converted to three families.

PREMISES AFFECTED—3217 Griswold Avenue, northwest corner of Stadium Avenue, Block 5412, Lot 172, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion, Elsa Vitaglione and John G. Ferry, Sr.

The resolution affecting this appeal will be printed in a later Bulletin.

888-57-BZ

APPLICANT—Charles M. Spindler, for George A. Volpe, owner.

SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the use of a boat yard, dwelling and sales room to include sale, display and repair of boats and the sale of gasoline for marine use only.

PREMISES AFFECTED—248-02 to 248-10 Brookville Boulevard and 154-01 to 154-21 248th Street (Broad Street), southeast corner, Block 13913, Lot 273, Hook Creek, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley. 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application March 11, 1958, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Broad Street is in a retail and residence use E-1 area and class ½ height district, Brookville Boulevard is in a retail residence use E-1 area and class ½ height district; that as of July 25, 1916 the property was in an undetermined use district and on January 27, 1953 was placed in a residence use district; that the present retail designation for the portion of the site within 150 feet of Brookville Boulevard became effective on April 25, 1957; and

WHEREAS, the decision of the Borough Superintendent, dated November 12, 1957, acting on N.B. Applic. 3287-57 reads:

"1. Sale of gasoline in a retail zone extending into Residence zone is contrary to Art. II, Secs. 3 & 4a (46) of Zoning Res.

"2. Overhauling & minor repairs of boats in a retail zone extending into residence zone is contrary to Art. II Sect. 3 & 4a(29) of Zoning Res.

"3. Storage of boats in a retail zone extending into residence zone is contrary to Art. II, Secs. 3 & 4 of Zoning Res.

"4. Front yard setback in E-1 zone is contrary to Sec. 15A of Zoning Res.

"5. Only one structure permitted on plot per 1(v) of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 109.21 feet frontage by 208.27 feet in depth, irregular, and has been used as a boat yard with the usual repair and overhauling of boats for the past 60 years; that it is proposed to use the site for the sale of gasoline for marine use only and the erection of a show room for the sale of boats with minor repairing to the boats; and

WHEREAS, the applicant contends that Brookville Boulevard was the former Rockaway Boulevard until the establishment of Idlewild Airport at which time Rockaway Boulevard was relocated some 500 feet north; that this entire area of Hook Creek consists of boat yards, small summer bungalows and restaurants, etc., as was established in the early part of the century; that as to Objections #5 and #6, as the existing frame buildings used for dwelling and sale purposes have been in existence for a long time (as is indicated by the photographs) it is requested that they be permitted to remain; that in view of the establishment for probably 60 years of this boat yard and the need for gasoline to service the boats stored in this yard and others in the vicinity and the desire of the owner to erect a building for the sale of boats (which is a conforming use), however because of his desire to do minor boat repairing in the building, particularly in the winter season, it is respectfully requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since January 4, 1955; that the assessed valuation of the land is \$5,000.00 and of the building \$2000.00, making a total of \$7000.00; and that the building was erected in 1900; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit the sale of gasoline and the construction of a showroom building, as proposed and indicated on plans filed with this application, marked "Received December 11, 1957", 5 sheets, *on condition* as to Objections 1 and 2, that the gasoline selling equipment shall be restricted to two 550 gallon tanks and two pumps, as shown on plans filed showing proposed conditions for marine use only; that the store building, a one-story masonry building, may be permitted as a showroom for boats and for repairs; that as to objections 3, 4 and 5, such building may be permitted, located as shown on plans and shall comply with the requirements of the Building Code and existing conditions may continue; that no additional curb cut shall be installed other than those now existing; that the sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that such fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

922-57-BZ

APPLICANT—Charles M. Spindler, for Anthony D'Alesio, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a residence use district, the installation of an approved perchlorethylene dry cleaning unit in an existing tailoring and dry cleaning establishment.

MINUTES

PREMISES AFFECTED—35-10 154th Street, west side, 80 feet south of 35th Avenue, Block 5264, Lot 119, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley. 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 11, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, G-1 area, class ½ height district; 35th Avenue is in a residence use, C and G-1 area, class ½ height district; 153rd Street is in residence and business use, C area, class ½ height districts; 154th Street is in residence and business use, C and G-1 area, class ½ height districts; Northern Boulevard is in a business use, C area, class ½ height district; that the buildings were erected in 1925 at which time the premises was in a business zone; that the zoning was changed September 25, 1925 to a residential zone; and

WHEREAS, the decision of the Borough Superintendent, dated December 13, 1957 acting on Alt. Applic. No. 2590-57, reads:

"1. Proposed installation of an approved Perchloroethylene dry cleaning unit in an existing non-conforming store in a residence use district is contrary to Art. 2, Sec. 3 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 feet frontage by 50.01 feet in depth, on which there exists a two story brick building with a store on the first floor and an apartment on the second floor; that the entire building is occupied by the owner who operates the tailoring and dry cleaning establishment and resides in the apartment above it; that it is proposed to install an approved perchlorethylene dry cleaning equipment in the existing store; and

WHEREAS, the applicant states that the owner formerly occupied a similar store at Woodside Avenue on the corner of 79th Street; that he was forced to vacate his premises and he purchased this building January 7, 1955; that notwithstanding in zoning he was not aware that he was purchasing property in a residential zone; that a search disclosed that there were no violations on the building and the owner was informed by his attorney that it was permissible for him to use the premises as a tailoring store, with dry cleaning equipment; that the owner operates this store himself and at the present time has no employees; that his son occasionally helps him out tending store and making deliveries; and

WHEREAS, the applicant contends that shortly after the owner moved into the premises he purchased the existing Columbia Dry Cleaning unit; that this machine does not meet his needs and he made inquiries to dry cleaning equipment manufacturers for modern equipment and he was informed by the salesman that it was necessary for him to obtain a permit for the installation of dry cleaning equipment; that this was the first time he was aware of the fact that he bought a legal store in a residential zone, but that he could not legally install dry cleaning equipment; that the premises are very small, approximately 20 feet by 45 feet; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application

be and it hereby is granted under Section 7c, to permit as an addition to the main use as a tailor shop, the use and installation of a dry-cleaning unit of a type approved by the Board for use in a business district, with a maximum of 60 pounds and complying with the Dry Cleaning Rules, and located as shown on plans filed with this application, marked "Received December 17, 1957," 3 sheets, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

Adjourned: 6:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 11, 1958, 2 P.M.

(Recessed to Wednesday Morning, March 12, 1958 at 10 A. M.)

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley.

690-56-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional louvers, Gold Bond Aluminum Recessed Flange Type, Gold Bond Aluminum, Flush Flange Louver and Gold Bond Roof Ventilator, Gold Bond Midget Louvers—Gold Bond Aluminum Louvers and Ventilators; previously approved.

APPEARANCES—

For Applicant: John H. Waters.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley. 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 690-56-SM.

Subject: Amendment to resolution as to additional louvers. National Gypsum Company, Buffalo, New York, requested by letter dated November 6, 1957 that the resolution adopted October 8, 1957 under Calendar Number 690-56-SM be amended so as to include additional aluminum louvers. The application was reopened by the Board January 7, 1958.

Purpose

The materials are weather protective units for ventilation purposes.

Description

The requested louvers are known as the Gold Bond Aluminum Recessed Flange Type constructed of .025 inches aluminum for which no trim or casing is necessary. Gold Bond Aluminum, Flush Flange Louvre constructed of .025 inches aluminum, rectangular in shape and are for use in frame, brick or veneered walls. Gold Bond Roof Ventilator, constructed of .25 inches aluminum, 8 inches diameter capped with flat pan having turned down edges.

Gold Bond Midget Louvers, constructed of .020 inches aluminum in sizes from 1 inch to 6 inches diameter.

Recommendation

The Committee on Test recommends that the resolution adopted October 8, 1957 under Calendar Number 690-56-SM be amended so as to include the additional aluminum louvers

MINUTES

as herein described on condition that the requirements of the resolution adopted October 8, 1957 under Calendar Number 690-56-SM are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 8, 1957 in accordance with the above report.

394-56-SM

APPLICANT—Acme Steel Door Corporation, owner.
SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional interlocking channel—C.L.A. Hollow Metal 1½ Hour Fire Door; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley. 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 394-56-SM.

Subject: Amendment to resolution as to additional interlocking channel.

Acme Steel Door Corp., Brooklyn, New York, requested by letter dated November 18, 1957 that the resolution adopted November 13, 1957 under Calendar Number 394-56-SM be amended so as to include additional interlocking channel. The application was reopened by a vote of the Board January 7, 1958.

Purpose

The material is to be used as a 1½ Hour Opening Protective Assembly.

Description

The requested door is basically the same as the door approved by the Board November 13, 1957 under Calendar Number 394-56-SM, the face metal, the insulation and the stiffness being the same, the only difference being in the attachment of the face plate; the approved door having a slot bend, without welds and the requested door having the face sheets fused by welding at mid point of hinge and lock stile edge thickness; in all other respects the construction is similar.

Recommendation

The Committee on Test recommends that the resolution adopted November 13, 1957 under Calendar Number 394-56-SM be amended so as to include the alternate method of construction as herein described and in conformity with drawings 2A of 5 marked Received November 19, 1957 on condition that the requirements of the resolution adopted November 13, 1957 under Calendar Number 394-56-SM are complied with.

The Committee further recommends that the name of Owner-Manufacturer be changed to Acme Steel Door Corporation.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 13, 1957 in accordance with the above report.

304-56-SM

APPLICANT—Sylvania Electric Products, Inc., owner.
SUBJECT—Application reopened January 7, 1958 for amendment to resolution as to additional type of construction of plastic ceiling—Sylvania Sylvan-Aire Corrugated Plastic Light Diffuser; previously approved.

APPEARANCES—

For Applicant: W. A. Hayman.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley. 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 304-56-SM.

Subject: Amendment to resolution as to additional type of construction of plastic ceiling.

Sylvania Electric Products Inc., New York, requested by letter dated November 13, 1957 that the resolution adopted September 25, 1956 under Calendar Number 304-56-SM be amended so as to include the Sylvania Sylva Lume Panel Light Diffuser System. The application was reopened by a vote of the Board January 7, 1958.

Purpose

The ceiling is to be used as a light diffuser and also to provide acoustical treatment.

Description

The requested system is basically the same as the approved system except that an extruded aluminum support channel is inserted as an intermediate transverse support so as to form a grid system to support the panels which are approximately nine square feet. The main carrying numbers, suspension system and plastic are the same as those used in the system approved by the Board September 25, 1956 under Calendar Number 304-56-SM.

Recommendation

The Committee on Test recommends that the resolution adopted September 25, 1956 under Calendar Number 304-56-SM be amended so as to include the diffusing system known as the Sylvania Sylva Lume Panel Light Diffuser System as herein described for use in New York City under the provision of C26-461.1, C26-1351 and C26-1354.0 Administrative Building Code on condition that the requirements of the resolution adopted September 25, 1956 under Calendar Number 304-56-SM are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 25, 1956 in accordance with the above report.

1000-57-SA

APPLICANT—Tokheim Corporation, owner.
SUBJECT—Application December 23, 1957—Tokheim Electric Power Gasoline Dispensing Pump, Model 48, approval of.

APPEARANCES—

For Applicant: John F. Dixon and Al Lapansky.

MINUTES

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 1000-57-SA.

Subject: Tokheim Electric Power Gasoline Dispensing Pump, Model 48.

Tokheim Corporation, Fort Wayne, Indiana, filed December 23, 1957 an application with the Board of Standards and Appeals for approval of the Tokheim Electric Power Gasoline Dispensing Pump, Model 48, for use in New York City under the provisions of Section C19-69.c Administrative Code.

Purpose

An electrically driven pump for dispensing gasoline to motor vehicles.

Description

The Model 48 dispenser consists of a self-priming rotary gear pump with a by-pass valve, a line check valve with integral expansion relief valve, a $\frac{1}{4}$ H.P. motor for 110 volt a.c. 60 cycle, split phase current directly connected to the pump and a horizontal straight-reading register with meter all assembled within a steel frame housing covered with 18 gauge sheet steel panels finished in baked enamel.

The pump delivers approximately 10 gallons per minute on an 8 foot vertical lift. A 10 foot length of hose equipped with a manually operated $\frac{3}{4}$ inch aluminum hose nozzle is provided.

Inspection and Test

All details of construction were examined by Asst. Engr. G. F. Sklenarik, Committee on Test.

The Model 48 dispensing pump was tested and approved by the Underwriters' Laboratories under File MH1895.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Tokheim Electric Power Gasoline Dispensing Pump, Model 48, for use in New York City in accordance with his report and the requirements of Section C19-69.0 Administrative Code and of the Electrical Code of the City of New York and provided that each appliance shall bear a label, permanently affixed, reading "Approval by the Board of Standards and Appeals for use in New York City under Calendar Number 1000-57-SA".

(Sgd.) SAMUEL L. BECKER,
Director

JOHN A. DARTS,
Asst. Engr.

GEORGE F. SKLENARIK,
Asst. Engr.

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

101-48-SA—Vol. II

APPLICANT—Pure Carbonic Corp., Div. of Air Reduction Company, owner.

SUBJECT—Application reopened October 3, 1952 for amendment of resolution as to additional use and increased capacity—re Carboflex Low Pressure CO₂ Converter-Receiver; previously approved.

APPEARANCES—

For Applicant: W. Wesley Kuntz, Jr.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 1101-48-SA—Vol. II.

Subject: Amendment to resolution as to additional use and increased capacity.

Pure Carbonic Corp., Division of Air Reduction Co., filed October 3, 1952 an application with the Board of Standards and Appeals for consideration as to reopening as Volume II for another method of filling the Carboflex Low Pressure CO₂ Converter-Receiver and increased storage capacity.

Purpose

The appliance is to be used in the soft drink industry and for the filling of cylinders with carbon dioxide which is received in solid or liquid form.

Description

The main part of the Carboflex Low Pressure CO₂ Converter-Receiver consists of a welded steel tank manufactured in accordance with the American Society of Mechanical Engineers Code for unfired pressure vessels and bears the stamp of a certified inspector.

In order not to exceed the design working pressure, the CO₂ must be held at sub-zero temperatures. This is accomplished by insulating the pressure vessel and providing mechanical refrigeration with automatic controls.

In the event of refrigeration failure, an excessive increase in pressure is prevented by the automatic operation of a safety valve set to discharge to the outer air at a pressure not exceeding the design working pressure or 350 p.s.i. whichever is less. The appliance is further protected by a frangible disc designed to rupture at a pressure not over 500 p.s.i. and discharge to the outer air. The safety valve and frangible disc are designed and sized to meet A.S.M.E. code requirements. Tanks are equipped with pressure gauges and liquid level indicators and a visible and audible alarm system to indicate abnormal operating conditions.

As the withdrawal of carbon dioxide will reduce the pressure and temperature of the liquid carbon dioxide in the converter-receiver, it is necessary to supply heat to the system in order to maintain the pressure. This is done automatically by applying steam to a heating dome which is an integral part of the receiver or by using electric heaters or by means of an external heat exchanger using either steam or electric heaters. The heat supplied is automatically controlled to maintain a selected pressure between 150 and 280 p.s.i.

The receiver is loaded either with blocks of solid carbon dioxide in the form of 10 inch cubes weighing approximately 50 pounds each or with liquefied carbon dioxide in amounts up to 24,000 pounds maximum depending on the size of the receiver. When the solid is used, delivery is generally from a truck or insulated box car; and when liquid is used, delivery will be by I.C.C. specification tank truck or tank car.

When solid carbon dioxide is used, it is transferred from the truck or box car by hand to a manhole in the receiver. When the receiver is filled, the manhole cover is securely sealed with a gasket and screw clamp. If heat is by steam, a steam valve is then opened and steam at approximately 10 p.s.i. is admitted to the steam dome at the bottom of the receiver or to the external heat exchanger and the condensate from the steam is drained to the sewer. When the receiver reaches a pressure of not over 280 p.s.i., a pressure switch operates to cut off the supply of heat and the liquefying and vaporizing part of the cycle is completed.

As an alternative to the steam heating described above, electrical resistance heaters may be used and automatically controlled through a pressure switch as in steam heating.

When being filled with liquid carbon dioxide, the liquid

MINUTES

is pumped into the receiver through a high pressure hose connected to the liquid fill line at a pressure not over 300 p.s.i. Vapor in the receiver displaced by the liquid is returned to the tank car or truck through a second hose line.

As carbon dioxide is withdrawn, the pressure in the receiver gradually drops and when it reaches approximately 150 p.s.i., a pressure actuated switch closes and heat is applied until the pressure is again built up to approximately 280 p.s.i. This procedure is repeated until the pressure drops off in spite of applying heat. The unit must then be recharged.

When no carbon dioxide—liquid or vapor—is withdrawn for some time, the pressure will gradually increase as heat is transferred from the surrounding air through the six (6) inch cork insulation on the receiver. When the vapor pressure reaches approximately 300 p.s.i., a second pressure switch operates to cut in a small Freon air cooled condensing unit with the cooling coils located in the upper part of the receiver. After several hours of operation, the tank pressure will be reduced and when it drops to 280 p.s.i., the pressure switch opens and the refrigeration stops. The refrigeration cycle continues on and off automatically to limit the pressure in the system.

Beside the pressure relief valve and frangible disc described above, provision is also made to release the vapor contents of the tank to atmosphere by means of a manually operated dump valve.

Recommendation

The Committee on Test recommends that the resolution adopted February 7, 1950 under Calendar Number 1101-48-SA—Vol. I be amended so as to permit the modifications in design and use of the Carboflex Low Pressure CO₂ Converter-Receiver in accordance with this report and on condition that the requirements of the resolution adopted February 7, 1950 under Calendar Number 1101-48-SA—Vol. I be complied with.

(Sgd.) SAMUEL L. BECKER,
Director
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 7, 1950 in accordance with the above report.

892-57-SM

APPLICANT—OPW Corporation, owner.
SUBJECT—Application September 21, 1957—OPW Fil-O-Matic Nozzle, Model 1811-H, for fueling gasoline to automobiles, approval of.

APPEARANCES—

For Applicant: Ned H. Heinzerling.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating Commissioner Kleinert and Commissioner Foley 4
Negative: 0
Absent: 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 892-57-SM.

Subject: OPW FIL-O-MATIC NOZZLE, Model 1811-H, for fueling motor vehicles, approval of.

N. H. Heinzerling for OPW Corporation, owner-manufacturer, filed September 21, 1957 an application with the Board of Standards and Appeals for approval of the OPW Fil-O-Matic Nozzle, Model 1811-H for use in New York City under the provisions of Section C19-70.0 Administrative Code.

Purpose

An automatic nozzle to control delivery of gasoline from dispensing pump to tank of motor vehicle.

Description

The body of the OPW 1811-H is sand cast of Opalumin, an aluminum alloy as strong as bronze but with only one-third the weight of bronze.

The 1811-H nozzle is similar in design to the OPW 1811 nozzle approved by the Board July 17, 1951 under Calendar Number 338-51-SM except for these modifications.

A latch open device consisting of a cadmium plated steel clip with notches and a double torsion spring has been added. The vacuum tube is now formed in two pieces joined with a nylon coupling and the spout is provided with a break-away groove machined in all but a 60° arc of its circumference. The spring loading of the diaphragm has been changed to increase the sensitivity of the automatic mechanism and material changes have been made to obtain more positive operation without need for periodic lubrication. A plastic scuff guard has been added to eliminate metal-to-metal contact. A loose fitting anchor spring has been added to hold the nozzle in the automobile tank fill opening.

The valve is initially opened by manually squeezing the lever which may then be latched in one of the three notches formed in the hold-open clip.

The fulcrum end of the lever is pivoted in a yoke attached to the bottom of the spring loaded latch plunger. The upper end of the plunger is provided with horizontal passageways for three stainless steel balls and is internally machined for movement of the tapered latch pin. In the normal operating or, "cocked" position, the enlarged section of the latch pin spreads the balls to engage the tapered shoulder of the stationary latch ring, which also guides the upper end of the plunger.

The diaphragm is of fabric reinforced synthetic rubber. It divides a cavity formed in the valve body below the underside of the vacuum chamber cap. The diaphragm is clamped between this cap and the valve body and the tapered latch pin is attached to the underside of the diaphragm.

The outlet port of the valve, on the openside of the pocket assembly, is shaped to form a "Venturi" from which a drilled passageway leads to the cavity above the diaphragm. Another passageway on the opposite side of this cavity connects with a vacuum tube assembly that terminates near the outer end of the valve spout and serves to vent the cavity.

When gasoline is discharged through the valve, the flow tends to evacuate the cavity above the diaphragm. Because this cavity is vented to atmosphere through the vacuum tube assembly, no partial vacuum is produced and the diaphragm is not moved. When the tank is filled, gasoline covers the exit of the vacuum tube. Therefore, venting is restricted, thus, creating a partial vacuum in the upper diaphragm cavity. Consequently, the diaphragm and the tapered latch pin are drawn upward. The stainless steel ball move inward due to the action of the heavy main spring on the stem and follow the reduced section of the latch pin until they no longer bear on the latch ring. The latch plunger is then permitted to move downward. This movement causes the fulcrum end of the valve lever to move downward, causing the valve to close even though the free end of the lever is latched or held open manually.

When the valve is thus closed and the lever is released the latch is moved upward into normal position by the latch spring. The diaphragm and latch pin are then moved downward by the diaphragm spring. As a result of these movements, the balls are forced outward and again engage the tapered shoulder of the latch ring. This puts the valve in condition to be opened by raising the free end of the operating lever manually.

When the valve is opened, it can be closed at any time by releasing the free end of the lever or disengaging the lever from the notches in the lever hold-open clip. The free end of the lever is independent of the action of the automatic closing mechanism.

MINUTES

The loose fitting anchor spring assists in holding the nozzle in the automobile tank fill opening. The nylon vacuum tube coupling and break-away groove in the spout are provided to assist in releasing the valve from the automobile tank fill opening in case the nozzle is not pulled out, should the automobile be driven away while the valve is still in the tank opening.

Inspection and Test

All details of construction were examined by Asst. Engr. G. F. Sklenarik, Committee on Test.

The 1811-H nozzle has been tested and approved by the Underwriters' Laboratories under application number 6K1825B, dated September 23, 1957.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the OPW Fil-O-Matic Nozzle, Model 1811-H, for use in New York City with approved dispensing pumps having a flow rate of not less than five (5) gallons per minute and a delivery pressure of not less than ten (10) pounds per square inch and provided that each nozzle shall be stamped or labelled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 892-57-SM".

(Sgd.) SAMUEL L. BECKER,
Director
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

83-57-SA

APPLICANT—Tokheim Corporation, owner.
SUBJECT—Application December 23, 1957—Tokheim High Capacity Submerged Pump Assembly for pumping motor fuel, gasoline by remote control, Model 60-E and 60-ES, approval of.

APPEARANCES—

For Applicant: John F. Dixon and Al Lapansky.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleiuret and Commissioner Foley 4
Negative: 0
Absent: Commissioner Sleeper 1

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Calendar Number 983-57-SA.

Subject: Tokheim High Capacity Submerged Pump Assembly, for pumping motor fuels by remote control, Models 60-E and 60-ES.

Tokheim Corporation, Fort Wayne, Indiana, filed December 23, 1957 an application with the Board of Standards and Appeals for approval of the Tokheim High Capacity Submerged Pump Assembly Models 60-E and 60-ES under the provisions of C26-191.0 and C19.69.c Administrative Code.

Purpose

Submerged type pumps to pump motor fuels—gasoline—remote control.

Description

The 60-E and 60-ES pumps are used in bulk storage terminals or oil selling stations.

The 60-E pump assembly is equipped with a special design, continuous duty, electric motor rated at 3½ H.P. built integrally with the pump and has a capacity of 200 gallons per minute at 10 pounds per square inch pressure.

The 60-ES Model is the same as the 60-E but is furnished with a siphon valve arrangement for manifolding together two or more underground tanks.

The pumping unit is Tokheim designed, centrifugal type, two stage and capable of developing 40 pounds per square inch pressure. Electric motors are furnished for use with single phase, 60 cycle, 230 volt-208 volt or three phase, 60 cycle, 230 volt-208 volt and are provided with thermal overload protection. Motors develop 3450 R.P.M. and are product lubricated. Carbon bearings are used.

Submerged Pump Assemblies with Three-Phase, 208-230 volt, 60 Cycle A. C. Motors are furnished with Model No. 61 Three Phase Electrical Control Panel with built-in current type overload protectors including heater coils installed and ready for operation.

Submerged Pump Assemblies with Single Phase Motors are furnished with Model No. 62 Single Phase Electrical Control Panel, designed for use with either 208 Volt or 230 Volt, Single Phase. Control Panel contains line relay, start relay, start capacitor, run capacitor, and manual reset current overload protector.

Pumping units are furnished with a Screen and Baffle Plate. Built-in strainer prevents entrance of foreign material, and is self-flushing design. A galvanized pipe, 3" size, connects motor and pumping unit to manifold. Extra heavy wall aluminum electrical conduit—one continuous length—contains motor leads from pumping unit to electrical plug-type connector in extractable pump manifold, sealed to prevent entrance of product or water.

Pumping Units will fit in a minimum tank opening of six inches (6") size. For six inches tank opening, a 6" diameter x 8" long Special tank nipple is furnished, which is connected to a 8" diameter x 6" diameter x 5¼" long Reducer, and 8" diameter nipple of proper length to fit the installation, with companion flange, on which Submerged Pump Assembly is mounted. Combination cork and rubber gasket furnished with companion flange.

The Discharge Manifold is fully extractable through an 18 inch manhole over the tank. Pumping Unit easily removed without disturbing piping or splicing wires, and is of cast-iron design, coated inside and out for rust prevention. Contains built-in Air Eliminator, pressure relief valve, check valve, electrical plug-type connector, 3 inches flanged discharge outlet and 1 inch outlet for electrical conduit connection.

When the Submerged Pump Motor is turned "on", the liquid pumped by the impellers flows through and around the integral, explosion-proof motor, cooling and lubricating same. All air or vapor present in the 3 inches discharge Pipe, between the pumping unit and the pump manifold, is eliminated through a ¾" steel (galvanized) tube running from the pump manifold downward into the liquid in the storage tank, and the outlet of this tube is at the top of the pump motor.

The ¾ inch air eliminator tube is strapped to the 3 inches discharge pipe of the submerged pump. This tube bypasses a small amount of liquid whenever the pump motor is operating, which serves to continually remove and replace liquid within the area around the electric motor and within the 3" discharge pipe and pump manifold, even when product is not being dispensed, and has a cooling effect on the motor. The Pressure Relief Valve in the Pump Manifold relieves excess pressure in the supply pipe and dispensing system equipment. A built-in Check Valve maintains pressure and keeps the system full of product in the supply line and dispensing system equipment on the discharge side of the Check Valve in the Pump Manifold.

Inspection and Test

All details of construction were examined by Asst. Engr. G. F. Sklenarik, Committee on Test.

The Models 60-E and 60-ES were tested and approved by the Underwriters' Laboratories under files MH 281 and MH 4948, issued January 9, 1957.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval

MINUTES

of the Tokheim High Capacity Submerged Pump Assembly for use in New York City when installed in accordance with this report and provided that all electrical work will conform to the Electrical Code of the City of New York and that each pump shall bear a label permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 983-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

357-57-SM

APPLICANT—Vincent T. Manas, for Josam Manufacturing Co., owner.

SUBJECT—Application April 18, 1957—Universal Closet Carrier and Wall Fittings, approval of.

APPEARANCES—

For Applicant: Vincent T. Manas.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 357-57-SM.

Subject: Universal Closet Carrier and Wall Fitting.

V. T. Manas for Josam Manufacturing Co., Michigan City, Indiana, filed April 18, 1957 an application with the Board of Standards and Appeals for approval of the material known as Universal Closet Carrier and Wall Fitting under the provisions of C26-1240.0 Administrative Building Code.

Purpose

The closet is designed to support wall hung closets and make connection with the soil lines.

Description

The carrier is of extra heavy cast iron construction for use in permanent type construction where it is essential to support the fixture independently of the wall to prevent damage to the wall. The basic fitting has an integral vent hub and has drainage connections. The complete details of the fitting are on Drawings A-8002-K, A-8003-K, A-8000-K, A-8001-K, A-8010-K, A-8014-K, A-8012-K, A-8018-K and A-8005-K.

Inspection and Test

A carrier in blow-out position and a fitting for wall hung water closets were tested by R. W. Hunt Laboratory to determine the suitability of the gasket material and to determine the deflection of the carrier.

A steel loading frame, simulating a water closet fixture was located 3 feet 0 inches from the face of the carrier. Water was injected into the assembly and a pressure of 8.5 p.s.i. equivalent to a 20 foot 0 inch head was maintained during the test. The load on the frame was 500 pounds and at 2-hour intervals the entire assembly was vibrated by applying 100 pound pressure repetitiously and the rate of vibration was 68 vibrations per minute for 10 minutes.

The results showed; no leakage at either the sealing gasket, face plate gasket or at any of the threaded joints, nor was there any apparent damage due to load vibrations or

water pressure. The permanent set of the carrier at the completion of the test was .083 inches.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the Universal Closet Carrier and Wall Fitting as manufactured by the Josam Manufacturing Co. for use in New York City under the provisions of C26-1240.0 Administrative Building Code on condition that each face plate shall have a foot bearing on and directly secured to the floor to give positive restraint against further movement vertically downward after final adjustment for height and further the appliance shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 357-57-SM."

(Sgd.) SAMUEL L. BECKER,

Director

GEORGE F. SKLENARIK,

Asst. Engr.

JOHN A. DARTS,

Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

153-56-SA

APPLICANT—Pennsylvania Furnace and Iron Co., owner (Fullerton Equipment Corp., Agent).

SUBJECT—Application February 16, 1956—Pennco Cast Iron Gas-fired Boilers, Series 2, 3 and 6, approval of.

APPEARANCES—

For Applicant: Lester G. Lepach.

ACTION OF BOARD—Appliance approved in accordance with report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 153-56-SA.

Subject: Pennco Cast Iron Gas Fired Boilers Series 2, 3 and 6.

Fullerton Equipment Corp. for Pennsylvania Furnace and Iron Co., Warren, Pennsylvania, filed February 16, 1956 an application with the Board of Standards and Appeals for approval of the appliance known as Pennco Cast Iron Gas Fired Boilers Series 2, 3 and 6 under the provisions of Article 12 Chapter 26 Administrative Building Code.

Purpose

The appliances are cast iron gas fired boilers.

Description

Series 2. This series range in BTU input from 35,200 BTU per hour to 87,625 BTU per hour and are constructed of cast iron sections and is of the wet base construction. Safety pilot, limit controls and all operating mechanism are standard equipment. The boiler is finished with a steel insulating jacket.

Series 3. Consists of cast iron sections, and the BTU input ranges from 87,500 BTU per hour to 400,000 BTU per hour. The heating is effected by use of cast iron raise drill port burners with special inlet tubes, elbows and venturi tubes. The boiler is equipped with flue hood draft diverter, automatic thermostatic pilot, shut off valve and gas pressure regulator.

Series 6. Consists of cast iron sections, dry base type and the BTU input ranges from 400,000 BTU to 4,000,000 BTU

MINUTES

The base is equipped with venturi tubes which receive the burners. Secondary air is supplied to the burners through regular holes in front and rear. If the boiler is to be used on a steam or vapor system the following automatic equipment is furnished; Thermocouple Type Safety Pilot; Snap Action Diaphragm Control Valve, Solenoid Valve and Transformer, Gas Pressure Regulator, Shut-Off Cock, Combination Steam Pressure and Low Water Control, Water Gauge and Try Cock, Compound Pressure and Vacuum Gauge with internal syphon; Pop Safety Valve, Drain Cock, and Draft Hoods.

The controls for water boilers are as follows: Automatic Thermostatic Pilots, Snap Action Diaphragm Control Valve, Solenoid Valve and Transformer, Gas Pressure Regulator, Shut-Off Cock, Water Temperature Thermostat Combination Altitude Gauge and Thermometer, Drain Cock and Draft Hoods.

Inspection and Test

Details of construction were examined by Asst. Engr. A. Darts, Committee on Test. The appliance has been approved by the American Gas Association under Certificates 4-(1372.0 & -1.0 & 1376.0 & -1.0).001, 4-(1372-2.0 & 0 & 1376-2.0 & -3.0).001, 4-(1372-4.0 & -5.0 & 1376-4.0 & 0).001, 4-1351-0, .1, .2 & .3.0).001, 4-(1351-1.0, -1.1, -1.2 & 0), 4-(1351-2.0, -2.1, -2.2 & 3.0), 4-(1371.0 & -3.0).001, 4-1371-1.0 & -3.0).001, 4-(1371-2.0 & -3.0).001.

Recommendation

On the basis of the examination and the data filed by the application, the Committee on Test recommends the approval of the Pennco Cast Iron Gas Fired Boilers Series 2, 3 and 4 for use in New York City when constructed as herein described and installed in accordance with the requirements of Article 12 Chapter 26 Administrative Building Code on condition that the appliance bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 153-56-A".

(Sgd.) SAMUEL L. BECKER,
Director

JOHN A. DARTS,
Asst. Engr.

GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

783-54-SM

APPLICANT—The Peelle Co., owner.
SUBJECT—Application October 4, 1954—Peelle Hollow Metal 1½ Hour Insulated Single or Double Swing Access Doors (plain or stainless steel), approval of.

APPEARANCES—

For Applicant: R. E. Rath.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Calendar Number 784-54-SM.

Subject: Peelle Hollow Metal 1½ Hour Insulated Swing or Double Swing Access Door.

The Peelle Company, Brooklyn, New York, filed October 4, 1954, an application with the Board of Standards and Appeals for approval of the Peelle Hollow Metal 1½ Hour Insulated Swing or Double Swing Access Door under the provisions of C26-663.0 Administrative Building Code.

Purpose

The doors are to be used for the protection of dumb waiter and/or conveyor shafts.

Description

The panels of the door are made of 16 gauge steel either plain or stainless, and the sheets are bent along the edges and assembled with overlapping edges, tack welded and ground smooth. The door is reinforced with "Z" bar stiffeners, spaced 0'-8" on centers. The doors are insulated with asbestos insulation. The sill, jam and head construction are 16 gauge construction with necessary reinforcement. Angle stops are used for the door panel.

A combination of the basic panel construction is used in the double swing unit when two panels are used.

Inspection and Test

The door was tested at the Underwriters Laboratory in the presence of Asst. Engr. J. A. Darts, Committee on Test, and successfully met the requirements of C26-610.0 Administrative Building Code. The complete report of the Underwriters Laboratory is on file with and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the Peelle Hollow Metal 1½ Hour Insulated Swing or Double Swing Access Door when constructed as herein described for use in New York City under the provisions of C26-663.0 Administrative Building Code on condition that the requirements of the Rules for Inspection of Opening Protective Assembly are complied with.

(Sgd.) SAMUEL L. BECKER,
Director

JOHN A. DARTS,
Asst. Engr.

GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

783-54-SM

APPLICANT—The Peelle Co., owner.

SUBJECT—Application October 4, 1954—Peelle Hollow Metal Slide-up or Slide-down Door Assemblies 1½ hr. rating, single or multiple units, approval of.

APPEARANCES—

For Applicant: R. E. Rath.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 783-54-SM.

Subject: Peelle Hollow Metal Slide Up or Slide Down Door Assembly.

The Peelle Company, Brooklyn, New York filed October 4, 1954 an application with the Board of Standards and Appeals for approval of the material known as Peelle Hollow Metal Slide Up or Slide Down Door Assembly under the provisions of C26-663.0 Administrative Building Code.

Purpose

The doors are to be used for protection of dumb waiter and/or conveyor shafts.

MINUTES

Description

The door is of panel construction and is constructed of 18 gauge sheet steel on the room side and 22 gauge on the shaft side and all panels are asbestos filled. The panels are reinforced with "Z" bars spaced on 1 foot 0 inch centers. The shaft side sheet is formed along top and bottom edge with a 90° bend and along each vertical side with two reverse 90° bends. A reinforcing angle is fastened with rivets along the vertical side of the panel joining the front and back sheets. A standard structural channel provides the track in which the panels run. A pulley and counter weight box are fastened to each rail. The sill, jam and head are constructed of 16 gauge material with reinforcing. The size of the door is 2'-2½" x 4'-8½" x 0'-7/8".

Inspection and Test

The door was tested at the Underwriters Laboratory in the presence of Asst. Engr. J. A. Darts, Committee on Test and successfully met the requirements of C26-610.0 Administrative Building Code. The complete report of the Underwriters Laboratory is on file with and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the Peelle Hollow Metal Slide Up or Slide Down Door when constructed as herein described for use in New York City under the provisions of C26-663.0 Administrative Building Code on condition that the requirements of the Rules for Inspection of Opening Protective Assembly are complied with.

(Sgd.) SAMUEL L. BECKER,
Director
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

965-48-SA—Vol. II

APPLICANT—Franklin Manufacturing Company, Laundry Division, new owner.

SUBJECT—Application for consideration—reopening for report as to change of ownership from Beam Manufacturing Company, Division of Solar Corp. to Franklin Manufacturing Company, Laundry Division—re Additional trade names as follows: Aincee Wholesale Corp. under the trade name A.M.C. Automatic Washers, Models A56W, A56Y, A56B, A356W, A156W, A156Y, and A156B; Firestone Tire and Rubber Co. under the trade name Firestone Automatic Washer, Models 5B101, 5B102, 5B103, 5B104, 5B98 and 5B79; Western Auto Supply Co. under the trade name Wizard Automatic Washer, Models 2J2630, 2J2631, 2J2633 and 2J2634—re AMC Clothes Washing Machine, Models A153AP and A454AP; Firestone Clothes Washing Machine, Model F454-AP; Wizard Clothes Washing Machine, Model W454-AP; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to change of ownership.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4
Negative: 0
Absent: Commissioner Sleeper 1

261-54-SM

APPLICANT—Dur-O-Wal Products, Inc., owner, Tomkins Bros., Agent.

SUBJECT—Application for consideration—reopening for

report as to extension of use—re Dur-O-Wal, Types S and EH, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to proposed extension of use of the material.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4
Negative: 0
Absent: Commissioner Sleeper 1

563-51-A

APPLICANT—Samuel Cohen, for Borden Company, owner, The National Bank of New York, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—106-110 Hudson Street and 166 Franklin Street, northeast corner, 2nd floor, Block 189, Lot 14, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Cohen.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 7, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 7, 1951 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted for the term of the lease expiring April 30, 1968.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (B.N. App. 1298/51)

134-57-A—Vol. II

APPLICANT—Joseph Saravis, for Jonan Holding Corporation, owner.

SUBJECT—Application reopened January 14, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent—re construction and egress.

PREMISES AFFECTED—88-01 Parsons Boulevard, southeast corner of 88th Avenue, Block 9764, Lot 15, Jamaica Borough of Queens.

APPEARANCES—

For Applicant: Joseph Saravis.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated November 18, 1957, on amendment to Alt. Applic 238/57, reads:

"1. Amendment to alter plans by installing outside fire escape as second means of egress, is contrary to 6.4.1.8.1 Building Code and contrary to Board of Standards and

MINUTES

Appeals Resolution 134-57-A and is referred back to the Board for reconsideration."

WHEREAS, the applicant states that the building is 3 stories, 32 feet in height, 54 feet by 34 feet in area, class 4 construction, erected 1903, located in a retail use, C area, class 1½ height district, and used and occupied; cellar—boiler room and storage; 1st floor—offices and laboratory; 2nd floor—offices and laboratory; 3rd floor—offices; that the building is equipped with a one source sprinkler system throughout, and 3 feet 6 inches wide interior wood stairs; and

WHEREAS, the Board on May 28, 1957 under Calendar Number 134-57-A, Volume I, modified the decision of the Borough Superintendent, dated February 18, 1957 on Alt. App. 238/57 to permit the alteration of the building for use and occupancy as follows: Cellar—boiler room and storage; 1st floor—four offices and laboratory, 10 persons; 2nd floor—eight offices and two laboratories, 8 persons; 3rd floor—apartment and conference room and recreation room, 8 persons; that under certain conditions one of which was that there be erected in the rear yard an exterior iron stair leading from all upper floors both from the north and the south; that the windows in the offices be changed to doors where balconies of such stairs occur; and

WHEREAS, the applicant now contends that it is impossible to erect such exterior iron stairway at the rear of the building, due to the pitch of the roof and the size of the windows from which such a proposed stairway would be accessible;

WHEREAS, the applicant therefore requests that the Board amend its resolution adopted May 28, 1957, to permit the erection of a fire escape on each side of the building with platforms on 2nd and 3rd floor levels and a drop ladder from the 2nd floor balcony to the ground; and

WHEREAS, the applicant contends that the distance from the side of the building to the lot line is 3.9 feet and therefore the only type of construction feasible is a 20 inch wide degree stairway as proposed in connection with the fire escape shown on plans filed with this request for amendment, marked received December 16, 1957, 6 sheets.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 28, 1957, by adding thereto:

"that the exterior iron stairs leading from the upper stories as previously required to be erected on the rear of the building, may be erected at each end of the building, as indicated on revised plans marked 'received December 16, 1957,' 6 sheets, on condition that in all other respects the resolution above cited shall be complied with."

134-57-A

APPLICANT—Andrew DiCamillo, for Josephine Alessi, owner.

SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re use of frame building as Nursing Home, etc.

PREMISES AFFECTED—8807 21st Avenue, east side, 120 feet north of Cropsey Avenue, Block 6445, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew DiCamillo.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating,

Commissioner Kleinert and Commissioner Foley 4

Absent: Commissioner Sleeper 1

RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 3, 1957 on amendment to Alt. App. 2217/52 is:

"1. The use of a frame bldg. as a nursing home—a hospital occupancy—is contrary to Sect. 4.1.3. and Sect. 2.1.3.5. of the Bldg. Code.

All shafts in the building including stair shafts should be enclosed as required by Sect. 10.5.1. of the Bldg. Code."

and

WHEREAS, the applicant states that the building is 3 stories and basement, 32 feet in height, 28 feet 1 inch front by 60 feet 6 inches in depth, class 4 construction, erected 1898, located on a lot 40 feet front by 96 feet 8 inches in depth, in a residence use D area, class 1 height district, and used and occupied since 1952 without a certificate of occupancy as 2 family dwelling; and now proposed to be used and occupied as follows: basement—nurses station, morgue and 1 family dwelling; 1st floor—nursing home, 11 persons; 2nd and attic combined—1 family; that the building is provided with one 3 foot wide interior wood stairs enclosed in partitions of wood studs, wood lath and plaster, equipped with wood doors which are not self-closing, stairhall does not lead to street nor to roof bulkhead; that there is a fire escape on the rear extending to side yard by ladder with egress to street through yard; and

WHEREAS, applicant states that it is proposed to increase the 1st story to 73 feet in depth, by the erection of a 1 story masonry extension at the rear, 12 feet 6 inches by 31 feet in area, and to change the use of the 1st floor from residence to nursing home with a maximum occupancy of 11 beds; that it is also proposed to use part of the basement as a nurses station and morgue; that the 2nd and 3rd floors which will be occupied as the owner's apartment; that the balance of the basement will be occupied as a caretaker's apartment; and

WHEREAS, the applicant contends that the 1st floor which will be occupied as a nursing home is provided with ample exit facilities; that the entire basement and 1st floor will be provided with a sprinkler system throughout as well as the halls on the upper floors; that the 2nd and 3rd floors will be occupied by the owner; that the nursing home will be operated by the owner; that there is a definite need for this type of nursing home; that the nursing home will be under the supervision of the Department of Hospitals; that the owner will comply with the rules and regulations of said department and any conditions that may be set forth by the Board as a condition of granting the variance herein sought; that the 2nd floor and attic will be used by the owner's family and present stairhall partitions are covered with wood lath and plaster and will be further protected within an approved type sprinkler system; that in addition a fire escape is provided for egress for the upper floors; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the report of the Department of Hospitals states that it is their opinion that the private nursing home in a multiple dwelling frame structure should not be approved and the committee is also of that opinion.

Resolved, that the decision of the Borough Superintendent, acting on Amendment to Alt. App. 2217/52, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

567-57-A

APPLICANT—Jacob Steinfeld for Ruby Philite Corp.; lessee Beland Realty Corp., owner.

SUBJECT—Application July 17, 1957—Appeal from a decision of the Fire Commissioner—re use of Ransburg Electrocoating No. 2 Paint Spray System, not approved.

PREMISES AFFECTED—32-02 Queens Boulevard, south side, from Van Dam Street to 32nd Place, Block 249, Lot 16, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Merwin Lewis.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, and Commissioner Foley 3

Negative: Commissioner Kleinert 1

Absent: Commissioner Sleeper 1

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated June 7, 1957 (Folder #U 482629) reads:

"1. In reply to your letter of May 6, 1957, requesting permission to install a Ransburg Electrocoating #2 paint spray system, please be advised that use of this equipment has not been approved for use within the City of New York under the Spray Rules of the Board of Standards and Appeals.

"Permission to install this unit must therefore be denied. Plan not examined."

and

WHEREAS, such decision of the Fire Commissioner was repeated in a decision of the Fire Commissioner, dated July 16, 1957; and

WHEREAS, the applicant states that the building is 8 stories, 133 feet in height, 180 feet by 320.05 feet in area at street level, 180 feet by 92.6 feet and 227.6 feet in area at typical floor area, of fireproof construction, erected in 1932, located in an unrestricted use, B area, class 1½ height district, and used and occupied since 1932 with the exception of the paint drying oven, which was installed subsequent to 1948; that the building is used and occupied as follows: cellar—boiler room; basement—manufacturing fluorescent light fixtures, 20 persons; 1st floor—manufacturing fluorescent light fixtures, 90 persons; 2nd floor—warehouse and manufacturing of clothing, 30 persons; 3rd floor—warehouse and manufacturing of clothing, 36 persons; 4th floor—manufacturing of customer jewelry, 195 persons; 5th floor—manufacturing moving picture projectors, 115 persons; 6th floor—manufacturing electric motors, 85 persons; 7th floor—New York Telephone Company, maintenance, 150 persons; 8th floor—manufacturing shoes, 80 persons; that the building is equipped with a one source sprinkler system with central office connection, and an approved standpipe system; that there is an approved fire alarm system and regular monthly fire drills are maintained; and

WHEREAS, Certificate of Occupancy #Q54194 issued against Alt. Applic. 3275/30, permits the following use and occupancy; cellar—boiler room; 1st floor—factory, 110 persons; 2nd floor—warehouse and factory, 30 persons; 3rd floor—warehouse, 36 persons; 4th floor to 8th floors—factory, 195 persons on the 4th, 115 on the 5th, 85 on the 6th, 150 persons on the 7th and the number of occupants permitted on the 8th floor were not stated; and

WHEREAS, the applicant states that the existing oven and heater were installed under B.N. Misc. Applic. #5520/48; and

WHEREAS, the applicant requests the Board to permit the maintenance of the existing Ransburg Process and Spray Booths as they are all of the type which were permitted to be installed in a specific instance by resolution adopted by the Board under Calendar Number 486-49-A, affecting premises occupied by the Detecto Scale Company.

Resolved, that the decision of the Fire Commissioner dated June 7, 1957, acting on Folder U 482629, Item One, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the use of the spraying equipment as proposed, *on condition* that it shall be maintained in accordance with the requirements and to the satisfaction of the Fire Commissioner.

4-58-A

APPLICANT—Albert H. Morgan, for Globe International Inc., owner; Globe Lighting Products, Inc., lessee.

SUBJECT—Application January 7, 1958—Appeal from a decision of the Borough Superintendent, re use of Spraying Equipment not of approved type.

PREMISES AFFECTED—1710 Flushing Avenue, southeast corner of Cypress Avenue, Block 3412, Lot 47, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Albert H. Morgan.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Foley

Negative: Commissioner Kleinert

Absent: Commissioner Sleeper

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated December 10, 1957, on B. N. Applic. 1938-57 reads:

"1. The proposed method for spraying with the equipment indicated on plan is contrary to the provisions of the rules of the Board of Standards and Appeals, Cal 353-30-S.R."

and

WHEREAS, the applicant states that the building is 4 stories, 65 feet in height, 606.45 feet front by 240.58 feet in depth, of class 1 construction, erected in 1950, located in an unrestricted manufacturing and business use A area, class 1 and class 1½ height districts, and used and occupied since 1950 as follows: Basement—locker room, storage, boiler room and offices, 40 persons; 1st floor—factory, warehouse and non-storage garage, 500 persons; 2nd floor—factory warehouse and non-storage garage, 700 persons; 3rd floor—factory, warehouse and offices, 200 persons; 4th floor—factory, warehouse and offices, 200 persons; that the building is equipped with two-source sprinkler system throughout and approved standpipe system; that there are 5 interior fireproof stairs, 44 inches and 66 inches in width, enclosed in fireproof block equipped with metal self-closing doors and

WHEREAS, Certificate of Occupancy # Q 118763 was issued October 10, 1957, upon completion of work under Alt. Applic. 2494-56 permitting the present use and occupancy and

WHEREAS, the applicant contends that the proposed method of paint spraying (Ransburg Number 2 Electrostatic Spraying Process) was developed subsequent to the adoption of the Rules by the Board of Standards and Appeals under Calendar Number 350-30-S.R.; and

WHEREAS, the applicant contends that the equipment similar to that proposed has been installed and successfully used in various cities throughout the country; that at the present time there are in operation in the United States approximately 490 units similar to those proposed herein that the process has been approved by the Board of Standards and Appeals of the State of New York; that the voltage supply and control panel used to produce the high voltage required has received the approval of the Underwriters Laboratories, Incorporated; that the units in question have been installed in plants which are insured by the Factor Mutual Insurance Association without any rate increase.

Resolved, that the decision of the Borough Superintendent dated December 10, 1957, acting on B.N. Applic. 1938-57, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the use of the spraying equipment as proposed, *on condition* that it shall be maintained in accordance with the requirements and to the satisfaction of the Fire Commissioner.

628-57-A

APPLICANT—Continental Can Co., Inc., owner.

SUBJECT—Application August 1, 1957—Appeal from a decision of the Fire Commissioner and a decision of the Borough Superintendent—re use of Gas-fire oven—not of approved type.

PREMISES AFFECTED—50-02 55th Avenue, south side, 50 feet east of 50th Street, Block 2573, Lot 25, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Robert R. Reed.

MINUTES

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley. 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated May 22, 1957, (Folder #638951) reads:

"1. In reference to your letter of May 16, 1957, requesting permission to use three lines of lacquer spray coating machines for coating of interior of cans to be manufactured at the above premises, please be advised that this department must deny such permission unless the equipment used is approved by the Board of Standards and Appeals, as required by Rule 6.1.7 of the Spray Rules of the Board of Standards and Appeals.

You may use this letter of denial as a basis for your appeal."

WHEREAS, the decision of the Borough Superintendent, dated June 28, 1957 on Misc. Applic. 427-57 reads:

"2. All gas fired ovens should be of a type as approved by the Board. Rule 4.3.1. Cal. 353-30 S.R. All spray coating machines shall be of a type as approved by the Board. Rule 6.1.7. Cal. 353-30 S.R."

WHEREAS, the applicant states that the proposed building will be 2 stories and mezzanine, 20 feet in height, 760 feet front by 540 feet in depth, of class 1 construction, located on a lot 1591 feet front by 552 feet irregular in depth, in an unrestricted use A area, class 1½ height district, and used and occupied: 1st floor—offices and manufacturing of metal containers, 250 persons; mezzanine—manufacturing of metal containers, 20 persons; 2nd floor—offices, 30 persons; at the building will be provided with 5 interior fireproof stairs, four of which will lead direct to street; and

WHEREAS, the applicant states that it is purposed to install Wagner Litho Machinery Co. Gas Fired Ovens of the type approved by the Board under Cal. No. 1042-47-SA and to provide for 6 future identical ovens, and it is also proposed to install 3 Ross Engineering Co. Gas Fired Ovens of a type which approval filed with the Board under Cal. No. 555-57-SA, and to provided for the future installation of 7 of such ovens; and

WHEREAS, the applicant states that the Wagner ovens will be used for baking roll coated sheets of metal prior to their being slit and formed into metal containers; that the Ross ovens will be used to dry the enamel inside of the container after it has been sprayed with enamel and before their end is seamed on to the can; and

WHEREAS, the applicant states that it is purposed to install 3 lines of 7 machines in each line of the owners own design and manufacture of spraying machines and to make provisions of the installation in the future of 7 additional lines of 7 machines, making a total of 70 such machines indicated on plans of mezzanine drawing number GMA-77 filed with this appeal; and

WHEREAS, the applicant contends to objection 1 issued by the Borough Superintendent, that the ovens purposed are the type designed oven for the owners particular operations, and the owner has identical installations throughout the country; that these ovens along with all safety controls have been approved by the Associated Factory Mutual Insurance Company; that the Ross ovens will be installed as shown on Mezzanine Floor Plans and the Wagner ovens will be installed as shown on the Main Floor Plans filed with this appeal; and

WHEREAS, the applicant contends as to objection 2 issued by the Borough Superintendent; that the machines purposed are fully automatic and used for spraying the inside of metal containers with enamel before either end of the can is seamed on to the can body; that the can bodies are painted during the spraying operation, which is done by a

Devilbiss Spray Gun going through the can in a reciprocating motion; that a spiral screw timing device feeds the cans automatically into the spray chamber which is constructed of cast iron and lined with expendable aluminum foil for easy clean-up of the machines; and

WHEREAS, the applicant states that the enamel and thinner used in these machines will be stored in underground tanks in the south yard as indicated on plans filed with this appeal; and will be pumped from the underground tanks through pumps located in the pump room adjacent to the main building structure and discharged into lines which run vertically along the north wall of the pump room, and through this wall at an elevation of 14 feet above floor level and then rise vertically to hangers attached to the underside of the bar joists, from which point the lines will run horizontally at a point which will protect them from damage by plant personnel, lines will be dropped vertically to the end of each line and then run horizontally under each machine, enclosed in a framework of the machine stands; that these machines will be exhausted by a 22 inch exhauster giving 110 air changes per minute, the spray machine exhaust will run from each machine to a common exhauster which will provide 87.5 air changes per minute per machine; that all piping used will be black seamless steel and all fittings will be cast iron screwed; that the enamel to be used in this operation will have a flash point of 54 degrees and the thinner will have a flash point 40 degrees open cup; that each machine will use a maximum of .7 gallons of enamel per hour and will be under pressure as indicated on the plans filed with this appeal; and

WHEREAS, the applicant contends that every endeavor will be made to provide an efficient and safe operations for all employees and when the plant is actually in operation, constant care will be maintained to guard against unsafe acts and careless operation; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated May 22, 1957, acting on Objections 1 and 2 be and it hereby is modified and that the appeal be and it hereby is granted, to permit the use of the spraying ovens as approved by the Board under Cal. No. 555-57-A and granted temporary for a term of six months to permit the Board to inspect the paint spraying machines in actual operation, and upon further action by the Board, to permit owner to obtain a new certificate of occupancy.

755-57-A

APPLICANT—Lama, Proskauer and Prober, for Michael Tenenbaum, owner.

SUBJECT—Application October 22, 1957—Appeal from a decision of the Borough Superintendent, re Class 4 construction to be used as Doctor's offices.

PREMISES AFFECTED—1995 Rockaway Parkway, east side, 124 feet north of Sea View Avenue, Block 8300, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 3, 1957, on Alt. Applic. 3088/57, reads:

"1. Proposed conditions contrary to Sec. 4.2.1. of the Administrative Building Code."

and

WHEREAS, the applicant states that the building is 1 story, 14 feet in height, 18 feet 2 inches front by 55 feet 10½ inches in depth, of class 4 construction, erected prior to

MINUTES

1923, located on a lot 26 feet front by 120 feet in depth, in residence use, F-1 area, class ½ height district, and used and occupied since 1955 as a dwelling and doctor's office, and proposed to be used and occupied; cellar—ordinary use; 1st floor—doctors offices, 10 persons; and

WHEREAS, Certificate of Occupancy No. 4359 issued November 2, 1923 against Alt. Permit 11174/23 permits the use of the building as 1 family dwelling; and

WHEREAS, the applicant states that it is now proposed to occupy the building by two doctors, each at a separate time; and

WHEREAS, the applicant contends that the conversion of the building from doctor's office and dwelling to doctor's offices only, cannot have an adverse effect on the adjoining property, inasmuch as only one doctor at a time will use the building; that the general welfare, safety and public health will not be impaired, it is requested that a variance be granted.

Resolved, that the decision of the Borough Superintendent, dated October 3, 1957, acting on Alt. App. 3088-57, Objection No. One be and it hereby is *modified* and that the appeal be and hereby is *granted* to permit the occupancy of the building by a doctor and installing a doctor's office as proposed and as indicated on plans filed with this appeal marked "Received October 22, 1957," 3 sheets, on condition that two doctors shall occupy the office at separate times as proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

24-58-A

APPLICANT—Leonard F. Rothkrug, for Samuel Klein, owner.

SUBJECT—Application December 23, 1957—Appeal from a decision of the Borough Superintendent, re removal of walls between 2 Class 4 Buildings.

PREMISES AFFECTED—1673-1675 Broadway, east side, 80 feet, 9 inches north of Decatur Street, Block 3426, Lots 5 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 17, 1958, on Alt. Applic. 2760 and 2761 of 1957, reads:

"1. Proposed removal of the walls between two class 4 buildings is contrary to 4.2.1 of the Administrative Code."

and

WHEREAS, the applicant states that the premises consist of 2 buildings, 1 story, 10 feet 8 inches in height, class 4 construction, 20 feet and 18 feet 9 inches front respectively, 75 feet and 100 feet in depth respectively, located in a business use, C area, class 1 height district, erected prior to 1900, and used and occupied; cellar—none; basement—none; 1st floor—2 retail stores; that it is proposed to be combined into one building and used and occupied as a retail store, 5 persons; and

WHEREAS, the applicant states that it is proposed to combine the two existing buildings by removing the separating party wall, so as to use the building as a single retail store; that it is not proposed to extend either building in height or area; and

WHEREAS, the applicant states that it is proposed to maintain the existing exits of each building; and

WHEREAS, the applicant contends that compliance with the Administrative Code would require the demolition of the two buildings and their reconstruction in class 3 construction; that in view of the proposed conjunctive use of the buildings, better exit conditions will be provided than now exists; that the new store area will be served by two exits leading to Broadway; that the larger store area will permit better maintenance and supervision of the floor area; that it will result in less over-crowding of storage area or obstruction of egress facilities; and

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, the applicant advises that the one-story building in question is constructed of sidewalls brick filled and sidewalls are frame construction four inches in thickness, that the rear extension of the building, as to Lot 6, is of Class 3 construction.

Resolved, that the decision of the Borough Superintendent, dated January 17, 1958, acting on Alt. App. 2760 and 2761 of 1957, Objection Number One, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the removal of the walls as proposed between the buildings as indicated on plans filed with this appeal marked "Received February 25, 1958," one sheet; and the substitution of girders and columns provided such work is approved by the Borough Superintendent; that the frame portion of the Building shall not be increased in height or area; that the building shall not be used for the storage of hazardous material without installing such fire-fighting appliances as may be required by the Fire Commissioner; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations as are applicable thereto.

810-48-A

APPLICANT—Joseph F. Kern, for Emmy Hegemann, owner.

SUBJECT—Application for consideration—to dismiss reopening of May 8, 1951 as there was no further action—re Appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—185-06 Merrick Boulevard, south side, 161.77 feet west of Nellis Street, Block 13007, Lot 17, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Reopening adopted by the Board on May 8, 1951 rescinded, in view of companion case, Cal. No. 809-48-BZ having been disposed of by amendment dated May 29, 1951.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley.... 4
Negative: 0
Absent: Commissioner Sleeper 1

115-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyce Green, owners.

SUBJECT—Application December 22, 1955—Appeal from a decision of the Borough Superintendent—re review of Borough Superintendent's decision re zoning matter.

PREMISES AFFECTED—100-104, Central Park South and 1431-1439 Avenue of the Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: David S. Meyer.

ACTION OF BOARD—Laid over to April 15, 1958, at 2 P.M. for applicant to file new decision of the Borough Superintendent and affidavit as to occupancy of apartments

MINUTES

5-57-A

APPLICANT—Standard Fruit and Steamship Co., lessee for Department of Marine and Aviation, owner.

SUBJECT—Application January 31, 1957—Appeal from an order of the Fire Commissioner, re use of kerosene as fuel, etc.

PREMISES AFFECTED—Pier 13, East River, East side, 600 ft. east of South and Wall Streets, Block 36, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph F. Mukey.

ACTION OF BOARD—Laid over for inspection by a committee of the Board; date for decision to be set.

58-A

APPLICANT—Larry Meltzer, for Ariston Quality Exporters, owner.

SUBJECT—Application January 14, 1958—Appeal from a decision of the Borough Superintendent, re 2nd means of egress.

PREMISES AFFECTED—20 Bond Street, north side, 6 feet, 7½ inches east of Lafayette Street, Block 530, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: Lillian Green and Michael Green.

ACTION OF BOARD—Laid over to April 8, 1958, at 2 P.M. for inspection and decision; hearing closed.

-58-A

APPLICANT—Lama, Proskauer and Prober, for Hunts Point Homes, Inc., owner.

SUBJECT—Application January 10, 1958—Appeal from a decision of the Borough Superintendent, re increase in number of beds—Nursing Home.

PREMISES AFFECTED—1295-1297 Lafayette Avenue, northwest corner of Faile Street, Block 2762, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Laid over to March 18, 1958, at 2 P.M. at request of the applicant, to file revised plans.

9-26-BZ—Vol. II

APPLICANT—The Texas Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 14, 1957—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7i, 7A and 7h of the Zoning Resolution, permitting in a business use district, the erection of a new building and the reconstruction and rehabilitation of existing gasoline service station, with accessory uses of lubricatorium, auto laundry, motor vehicle repairs and office and the parking of 10 motor vehicles waiting to be serviced with a curb cut and driveway more than the permitted distance from the intersection.

PREMISES AFFECTED—201 City Island Avenue, northwest corner of Winters Street, Block 5626, Lot 363, Borough of The Bronx.

APPEARANCES—

For Applicant: Jos. B. Lynch.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on June 24, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 15, 1954; and

WHEREAS, the term of variance was extended on April 24, 1957; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 24, 1952, as thereafter amended by resolutions adopted through April 24, 1957, by adding thereto:

“that this variance may be extended as hereinbefore permitted, even though the zoning has been changed from business to restricted retail.” (N.B. 625-51)

316-29-BZ—Vol. II

APPLICANT—Beerman, Felner, Gaspari & Beerman, for Patrick Hangley, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 20, 1958—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a residence use district, the reestablishment and maintenance of a gasoline service station, open lubricatorium and office for a term of 5 years.

PREMISES AFFECTED—854 Soundview Avenue, southeast corner of Story Avenue, Block 3636, Lot 70, Borough of The Bronx.

APPEARANCES—

For Applicant: Isidore Beerman.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley. 4

Negative: None 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 13, 1948, on certain conditions; and

WHEREAS, the term of variance was extended on January 20, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 13, 1948, as thereafter *amended* by resolution adopted on January 20, 1953, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, subdivision f for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution.” (N.B. App. 692/47.)

MINUTES

1203-39-BZ—Vol. II

APPLICANT—Burke, Green & Groh, for Simbar Grand Avenue Corp., owner. H. C. Bohack, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 22, 1954—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7h and 7e of the Zoning Resolution, permitting in the residence use district portion of a plot located in a residence and business use district, the parking of customers cars (no fee to be charged) and the rearrangement of existing service yard to existing business building, and permitting an entrance and an exit to proposed parking area.

PREMISES AFFECTED—69-80 Grand Avenue, south side, 253.51 feet east of 69th Lane, Block 2796, Lot 13 and Block 2797, Lot 1, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: John J. Howley.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, and Commissioner Foley.... 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on December 22, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of the term variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 22, 1953, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

“... *granted* under Section 7, subdivision h for a term of 15 years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained. (Alt. App. 900/53)

342-47-BZ

APPLICANT—Henry Nordheim, for Frank Pfeiffer, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 10, 1958—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7i and 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a motor vehicle repair shop, store and office.

PREMISES AFFECTED—1085 Intervale Avenue, 864 East 167th Street, southwest corner and 1088 Hall Place, Block 2700, Lot 39, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, and Commissioner Foley.... 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1948, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

“...*granted* under Section 7, subdivision i for a term of ten years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution.” (N. B. App. 159/47)

596-47-BZ

APPLICANT—Clinton Leggett, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7e and 21 of the Zoning Resolution, permitting in a residence use district, the change in occupancy from dwelling to dwelling and store.

PREMISES AFFECTED—219-41 91st Road, north side, 125 feet east of Springfield Boulevard, Block 10719, Lot 34, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, and Commissioner Foley.... 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 6, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 6, 1948, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

“... *granted* under Section 7, subdivision e for a term of ten years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution.” (Alt. 294-47)

644-52-BZ

APPLICANT—Herman Kron, for Onofrio and Michael Civitano, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 10, 1958—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of an amusement center, office and shelter and permitting the parking and storage of patron's motor vehicles.

PREMISES AFFECTED—904 Bolton Avenue, east side block bounded by Houghton Avenue, Story Avenue, Bolton Avenue and White Plains Road, Block 3671, Lot 1, Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, and Commissioner Foley 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1953, on certain conditions; and

WHEREAS, the resolution was amended on June 15, 1954;

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on March 1956; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 10, 1953, in so far as it refers to the term of the variance, so that amended this portion of the resolution shall read:

"... granted under Section 7, subdivisions e and h for a term of five years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this amended resolution." (N.B. App. 943-52)

56-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Chain Store Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to changes—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a retail use district, to erect and maintain a gasoline service station, car wash, lubricatorium, motor vehicle repairs, sale of accessories, parking for more than 5 motor vehicles and sale of fuel oil.

PREMISES AFFECTED—1970 Victory Boulevard and 5 Perry Avenue, southeast corner, Block 722, Lot 1, Castle Corners, Borough of Richmond.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley. 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 15, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 15, 1957, adding thereto:

"that in the event the owner decides to make changes in the arrangement of the building, as permitted by the

above cited resolution, the following changes may be permitted:

1. that the accessory building may be moved 65 feet east of Perry Avenue instead of 40 feet, as indicated on plans referred to in above resolution;

2. that there may be three 30 foot curb cuts installed on Victory Boulevard instead of two 30 foot curb cuts as previously permitted;

3. that there may be installed a masonry trash container at the southeast corner of the paved yard area;

4. that the seeded and landscaped terrace at the rear and sides of the property may be maintained instead of concrete retaining walls, provided the base of such concrete there shall be a curbing not less than 8 inches in height and 6 inches in width;

5. that the facade of the accessory building may be changed as to size, all as shown on revised plans marked 'Received February 14, 1958', 2 sheets, and as passed on by the Borough Superintendent under N.B. 69/56, amendment denied."

38-55-BZ

APPLICANT—Paul Friedman, for Stellar Fuel Sales Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 10, 1958—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7f, 7c, 7i and 7A of the Zoning Resolution, permitting in the business use district portion of a lot located in a residence and business use district, for a term of 15 years, the erection and maintenance of a gasoline service station, lubricatorium, auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office with show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—534-544 Coney Island Avenue southwest corner of Hickley Place, Block 5343, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, and Commissioner Foley.... 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 12, 1955, on certain conditions; and

WHEREAS, the resolution was amended on September 10, 1957; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 12, 1955, as thereafter amended by resolution adopted through September 10, 1957 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this amended resolution." (Alt. App. 1814/57)

MINUTES

45-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Besmer Realty Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7A, 7c, 7e, and 7i of the Zoning Resolution, permitting in a business and residence use district, the proposed reconstruction of an existing auto laundry, gas station, grease pits and sale of used cars (five cars only) to gasoline service station, lubritorium, auto repairs, office and sales, to storage and boiler room, parking and storage of motor vehicles, high speed auto laundry, with proposed signs, entrance, show window and curb cut within 75 feet of the residence district.

PREMISES AFFECTED—5202-5218 18th Avenue and 1776-1780 52nd Street, southwestern corner and 1769-1781 53rd Street, Block 5473, Lots 32, 34, 36 and 52, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, and Commissioner Foley.... 4
Negative: 0
Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 24, 1956, on certain conditions; and

WHEREAS, the resolution was amended on June 11, 1957; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1956, as thereafter *amended* by resolution adopted on June 11, 1957 by adding thereto:

“that in the event the owner desires to rearrange the pumps and tanks such pumps and tanks may be rearranged as indicated on revised plans marked ‘Received February 3, 1958,’ one sheet, as passed on by the Borough Superintendent under N.B. App. Amendment 2813/55, as disapproved January 27, 1958, to permit the installation of two islands with three pumps and the installation of two additional 550 gallon approved gasoline storage tanks making a total of twelve; that in all other respects the resolution above cited shall be complied with; and that the time to complete may be extended for one year under the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution.”

576-56-BZ

APPLICANT—Ingram S. Carner, for Joseph Franzone, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to changes—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7f, 7e, 7h and 7i of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto laundry, minor auto repairs, shop with hand tools only and the parking of motor vehicles awaiting service for a term of 15 years.

PREMISES AFFECTED—49-05 Astoria Boulevard North, northeast corner of 49th Street, Block 1000, Lot 35, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, and Commissioner Foley

Negative:

Absent: Commissioner Sleeper

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 19, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 19, 1957 by adding thereto:

“that in the event the owner desires to make certain changes in the arrangement as against what was permitted in the resolution above cited, such changes may be made as follows, except as may be necessary for adjustment as to fences and planting, to carry out the revised plan:

1. that there may be two pump islands provided with two pumps each instead of one pump island with four pumps;

2. that the position of underground tanks may be changed as shown;

3. that there may be a paved area to the left of the accessory building as shown;

4. that the location of curb cuts may be changed that the work above cited shall be in accordance with revised plan, marked ‘Received January 28, 1958, 1 sheet as passed on by the Borough Superintendent under N.B. 325-56, disapproved January 27, 1958; and that in all other respects the resolution above cited shall be complied with and no changes made than as herein permitted.”

114-57-BZ

APPLICANT—Samuel Rosenblum, for Midland Service Station, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7a and 7c of the Zoning Resolution, permitting in a business use district, the reconstruction and maintenance of a gasoline service station, office, lubritorium, car washing, minor repairs and the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—175-30 Hillside Avenue, south side, 244.89 feet east of 175th Street, Block 9834, Lots 1 and 24, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum and Harry Auster.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley.

Negative:

Absent: Commissioner Sleeper

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 24, 1957, on certain conditions; and

MINUTES

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 24, 1957, by adding thereto:

"that in the event the owner desires to make certain changes in the arrangement as against the plans previously approved under the resolution above cited, such changes may be made to include the relocation of the accessory building and the change of the east-west dimension of the accessory building, as shown on revised plans, marked 'Received February 25, 1958, 2 sheets, on condition that in all other respects the requirements of the resolution above cited shall be complied with.' (N.B. 204/57.)

85-30-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Henry Schmerzler, owner; B. & Z Waste Company, lessee.

SUBJECT—Application for consideration—reopening for rehearing in view of changed surrounding conditions and withdrawal of Certiorari—re Application, decision of the Borough Superintendent, previously denied, under section 7e of the Zoning Resolution, to permit in a business use district the change in occupancy from public auto repair shop (previously granted by the Board) to bailing of new waste material, cotton, wool and nylon acetate.

PREMISES AFFECTED—622 Herkimer Street, south side, 25 feet east of Schenectady Avenue, Block 1707, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jos. B. Lynch.

ACTION OF BOARD—Application reopened, subject to the regular procedure, in view of substantial new facts being stated by the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman, Keating, Commissioner Kleinert and Commissioner Foley. 4
Negative 0
Absent: Commissioner Sleeper..... 1

86-46-BZ

APPLICANT—Lama, Proskauer and Prober, for Betty Markowitz, owner.

SUBJECT—Application for consideration—reopening to withdraw previous request to reopen—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business use district, for a term of two years, the sale and display of used cars.

PREMISES AFFECTED—1504-1526 Coney Island Avenue, west side, 100 feet north of Avenue L. Block 6536, Lots 30 and 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Request to reopen, as adopted by the Board on October 30, 1951, rescinded.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley. 4
Negative 0
Absent: Commissioner Sleeper..... 1

861-48-BZ—Vol. I

APPLICANT—Charles A. Buckley, Jr., for Oncrest Realities, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance for parking—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, for a term of 2 years, permitting in a residence use district, the parking of more than five motor vehicles for customers and patrons of Alexander's Department Store (no fee to be charged).

PREMISES AFFECTED—2519-2525 Creston Avenue and 62 East 191st Street, southwest corner, Block 3175, Lots 26 and 36, Borough of The Bronx.

APPEARANCES—

For Applicant: Maurice J. Schulkind.

ACTION OF BOARD—Application reopened and set for hearing on April 15, 1958, at 10 a.m. in view of the term of the variance having expired on November 25, 1952, subject to the regular procedure, waiving all requirements except new decision of the Borough Superintendent and two publications in the Bulletin for notice.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley. 4
Negative 0
Absent: Commissioner Sleeper..... 1

219-56-BZ

APPLICANT—Sidney H. Kitzler, for Pittborn Realty Corp., owner, Madewell Appliance Company, lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution as to rear yard—re Application, decision of the Borough Superintendent, previously granted on condition, under section 21 of the Zoning Resolution, permitting in a "C" area district, the extension of the existing warehouse structure occupying more than the permitted area.

PREMISES AFFECTED—553-571 Thatford Avenue, east side, 41 feet 6½ inches south of Hegeman Avenue, Block 3637, Lot 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and set for hearing April 15, 1958, at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the Borough President, which has been filed and two publications in the Bulletin as notice.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley. 4
Negative 0
Absent: Commissioner Sleeper..... 1

Adjourned: Wednesday, March 12, 1958, 11:30 A.M.

JOSEPH J. DOYLE, Chief Clerk.

RULES

Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

DEFINITION OF "FIRE DRILL"

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenants shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION

Premises
Name of concern.....
Building No. Story.....

FOREMAN OR PERSON IN CHARGE

Regular Substitute

WATCHMAN

.....
.....

MALE SEARCHER

.....

FEMALE SEARCHER

.....

STREET ALARM BOX RUNNER

.....

FIRE BRIGADE

.....
.....
.....

EXIT GUARDS

Exit.....
".....
".....
".....
".....
".....

Squad Monitors

.....Squad No. 1.....
..... " " 2.....
..... " " 3.....
..... " " 4.....
..... " " 5.....
..... " " 6.....

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders and if his services are not required he shall promptly leave out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

RULES

Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the Fire Department, any fire that may occur. When it is necessary for the fire brigade to respond to different alarms in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all the occupants of the building have passed their station. When they close their doors and pass out of the building. Upon the signal for the occupants to return, EXIT GUARDS shall return to their designated stations and remain there until all persons have returned to their respective floors.

Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all fire escapes and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interfere with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory,

and drills shall be conducted at least twice, each year in which all of the persons on the premises shall participate simultaneously.

Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

Rule 11. Duties of Engineer.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc. are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

NOTICE

Applicants, under the zoning resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

3

University of Illinois Library
Serials Dept.
Urbana, Ill.

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the power conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(c) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable materials are deposited in fireproof receptacles.

APR 18 1958

UNIVERSITY OF ILLINOIS

BULLETIN

OF THE

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CITY OF NEW YORK

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DIRECTORY

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Address all communications to the Chairman

CONTENTS

Court Decision.

ocket.

Notice of Hearing Calendar.

Resolutions Affecting Calendar Numbers 876-57-BZ and
777-57-A.

Minutes of Regular Meeting, Tuesday Morning, March
8, 1958, Affecting Calendar Numbers 303-26-BZ—Vol.
V, 52-48-A—Vol. III, 728-29-BZ—Vol. II, 193-37-BZ
—Vol. II, 910-55-BZ—Vol. II, 123-57-BZ, 222-57-BZ,
19-57-BZ, 530-57-BZ, 565-57-BZ, 590-57-BZ, 597-57-
BZ, 669-57-BZ, 670-57-A, 715-57-BZ, 788-57-BZ, 912-
7-BZ, 933-57-BZ, 961-57-BZ, 962-57-A, 969-57-BZ, 551-
7-BZ, 587-57-BZ, 881-24-BZ—Vol. II, 598-28-BZ—
Vol. II, 581-42-BZ—Vol. II, 209-46-BZ—Vol. V, 422-
9-BZ, 689-50-BZ—Vol. II, 559-53-BZ—Vol. II, 887-
4-BZ—Vol. II, 624-55-BZ—Vol. II, 517-56-BZ, 621-
5-BZ, 820-56-BZ—Vol. II, 199-57-BZ, 289-57-BZ, 290-
7-BZ, 339-57-BZ, 340-57-A, 642-57-BZ, 643-57-BZ,
54-57-BZ, 680-57-BZ, 754-57-BZ, 785-57-BZ, 861-57-
Z and 428-57-A.

Minutes of Regular Meeting, Tuesday Afternoon, March
3, 1958, Affecting Calendar Numbers 342-39-SM—Vol.
I, 197-40-SM, 894-41-SM, 501-47-SM, 900-50-SM—
Vol. II, 984-54-SM, 940-55-SM, 485-56-SA, 271-57-SA,
58-57-SA, 576-57-SM, 582-57-SA, 583-57-SA, 1031-57-
M, 40-57-SM, 556-57-SA, 536-44-A—Vol. II, 629-56-A,
15-57-A, 814-57-A, 13-58-A, 3-58-A, 492-27-BZ—Vol.
I, 20-36-BZ—Vol. III, 173-44-BZ, 979-47-BZ, 200-
8-BZ, 709-55-BZ—Vol. II, 256-56-BZ, 571-56-BZ, 851-
6-BZ, 60-57-BZ, 470-57-BZ, 863-57-BZ, 665-53-BZ,
2-56-BZ, 426-57-BZ, 291-55-BZ and 293-57-BZ.

Resolution Affecting Calendar Numbers 91-27-BZ—Vol.
I, 32-57-BZ and 137-57-BZ.

COURT DECISION

Matter of People, &c. vs. Nicholas Scandore:—In 1953 the Park Department instituted action in the City Magistrates' Court against above-named defendant for violations. The Corporation Counsel's office attempted to obtain a trial in the City Magistrates' Court but the cases were adjourned over the opposition of that office; finally, a trial was held before Magistrate Milton Solomon and the defendant was found guilty on all charges, on May 12, 1955.

On September 13, 1955, Cal. No. 344-33-BZ, affecting Premises 1048-1072 Ocean Parkway, west side, 380 ft. south of Avenue J, and 1151-1167 East 5th Street, Borough of Brooklyn, was reopened as Volume V, to consider alterations.

On February 1, 1956, an application was filed with the Board by Lama, Proskauer & Prober in behalf of Nicholas Scandore, owner of the above mentioned premises, from a decision of the Borough Superintendent, for a variance to permit in a residence use district the proposed change of use of cellar to pastry baking, dishwashing, boiler room, storage of tables and chairs, employees' lockers and dressing room; maintenance room, oven and refrigeration, also the change of the 2nd floor to banquet hall, kitchen and office; also the removal of limitation as to size of orchestra.

The hearing before the Board on this matter was closed on October 30, 1956, and the matter was laid over to November 27, 1956, to await decision of the court as to violations, also for further inspection of premises; thereafter, the matter was laid over several times to await the decision of the court.

On May 29, 1957, the Court of Special Sessions, Appellate Part, Second Judicial Department, made the following decision: (N.Y.L.J. May 29, 1957)

COURT OF SPECIAL SESSIONS—APPELLATE PART
SECOND JUDICIAL DEPARTMENT.

By Kozycke, Byrne and Cannella, JJ.

People, &c., v. Nicholas Scandore—Judgments reversed on the law and facts, complaints dismissed and defendant discharged. Judgment of conviction of defendant, Nicholas Scandore, on each offense charged is reversed on the law and the facts. The defendant is charged in five complaints numbered 7725, 7726, 7727, 7728, 7729, with violations of park department rules and regulations and the Administrative Code of the City of New York. All the offenses are alleged in the complaints to have been committed on September 3, 1953, at 10 A.M. By agreement of the parties all were tried together. The trial herein was a protracted one and the record thereof is lengthy. There is nothing in the record to establish that the violations were committed on the date and time alleged in the complaints. There also exists doubt whether the named defendant was the record owner of the said premises on the date the violations were allegedly committed. To establish ownership of the premises in the defendant, the People offered in evidence a photostatic copy of a deed executed by the Parkville Amusement Corporation to Nicholas Scandore recorded on June 30, 1944. There is no evidence whatsoever that this deed is the last deed of record and that title was still in the said named grantee on the date and time in question. There is no explanation of the intervening period, nor is there any statement by anyone that there were no intervening conveyances. The evidence presented by the People was predicated upon two different theories of action and they were so intertwined during the trial that confusion resulted. While the complaints do not allege continuing offenses, there is no question in the court's opinion that the evidence indicates that some violations of that nature exist. The pleadings, however, do not raise this issue; the only issue raised by the pleadings are limited to September 3, 1953, at 10 A.M. The People are not precluded from pursuing remedial action in regard to these violations since they are of a continuing nature. We are of the opinion that, for the reasons stated, a reasonable doubt existed as to the guilt of this defendant.

The Park Department then made an appeal to the Court of Appeals, which handed down the following decision:

"The People appeal here by leave from a reversal by the Appellate Part of the Court of Special Sessions, New York City, of a conviction of defendant, in a Magistrate's Court, of five alleged violations of Section 532-11.0 of the New York City Administrative Code and Section 60 of the Rules and Regulations of the New York City Department of Parks. The alleged violations, which were amply established by the proof, consisted of the unlawful construction, within a restricted area and without a permit, of parts of a building. The complaints in the Magistrate's Court charged that defendant had done these unlawful acts. The grounds for the reversal were two: first, that the record did not establish that the violations were committed on the precise date alleged in the pleadings, and, second, that there was

(Continued on Back Page)

CALENDAR

DOCKET

New Cases filed up to March 18, 1958

- | <i>Cal. No.</i> | <i>Dept.</i> | <i>Premises Affected</i> |
|-----------------|--------------|--|
| 121-58-BZ | B.M. | 51-61 East 87th Street, north side, 113 feet, 4 inches east of Madison Avenue, Block 1499, Lots 25, 26, 27 and 127, Borough of Manhattan, Alt. 104-58—re parking lot for more than 5 motor vehicles—residence use district. |
| 122-58-BZ | B.M. | 434-444 West 25th Street, south side, 230 feet east of 10th Avenue, Block 722, Lots 59-64 inclusive, Borough of Manhattan, Alt. 105-58—re parking lot for more than five motor vehicles—residence use district. |
| 123-58-A | B.M. | 821-823 Broadway and 51 East 12th Street, northwest corner, Block 564, Lot 22, Borough of Manhattan, Alt. 939-57—re egress; lawful stair enclosure. |
| 124-58-BZ | B.Q. | 271-21 Union Turnpike, north side, 73.31 feet west of Hewlett Street, Block 8555, Lot 71, Floral Park, Borough of Queens, B.N. 70-58—re ground sign—local retail use district. |
| 125-58-SA | | Diversey Divomatic Master, Series 1000 Solution Controller Model D1002, manufactured by The Diversey Corp., Appliance. |
| 126-58-BZ | B.M. | 38 East 63rd Street, south side, 182 feet east of Madison Avenue, Block 1377, Lot 45, Borough of Manhattan, Alt. 1546-57—re dressmaker use and photo studio and beauty salon—residence use district. |
| 127-58-BZ | B.R. | 1300 Hylan Boulevard, northeast corner of Old Town Road, Block 3224, Lot 14, Grasmere, Borough of Richmond, Alt. 546-54—re erection of Kiddie Rides—residence and retail use district. |
| 128-58-BZ | B.B. | 285-303 Oakland Avenue, west side, from Java to India Streets, Block 2541, Lot 30, Borough of Brooklyn, N.B. 216-58—re gasoline service station, lubritorium, sales of accessories, minor repairs, etc.—business use district. |
| 129-58-BZ | B.Bx. | 3510 Putnam Place and 288 East 211th Street, southeast corner, Block 3356, Lot 10, Borough of The Bronx, Alt. 719-57—re parking and storage of motor vehicles, etc.—residence use district. |
| 130-58-SA | | Little Bos'n Silent Glow Oil Burner, Model 650, manufactured by The Silent Glow Oil Burner Corp., Appliance. |
| 131-58-SA | | Enterprise Combination Gas-Oil Burners, Type AA3, A3, C3, E3, F3, G3, H3(1), H3(1½), J3, K3, L3, M3, AY, AY-1 and AY-2, manufactured by Enterprise Engine and Machinery Co., Appliance. |
| 132-58-BZ | B.Q. | 17-39 to 17-61 (16-55 official) Francis Lewis Boulevard, 157-63 to 157-71 18th Avenue, northeast |

corner, 157-52 to 157-64 17th Road and 17-38 to 17-48 160th Street, Block 4747, Lot 31, Whitestone, Borough of Queens, N.B. 376-58—re gasoline service station, lubritorium, car wash, minor repairs, parking and storage of motor vehicles in open area; wall signs and ground signs—residence use district.

133-58-BZ—B.Bx.—4441-4449 White Plains Road, west side, 137.56 feet south of East 239th Street, Block 5069, Lots 45, 47, 49, 51 and part of Lot 44, Borough of The Bronx, Amendment to Alt. 542-57—re parking of more than 5 motor vehicles—business and residence use district.

134-58-BZ—B.Bx.—3910 Bailey Avenue, east side, 195.4 feet southwest of Van Courtlandt Avenue, Block 3263, Lot 41, Borough of The Bronx, Alt. 1194-57—re parking lot—residence use district.

135-58-BZ—B.R.—3880 Richmond Avenue and 4575 Amboy Road, northeast corner, Block 5585, Lot 62, Eltingville, Borough of Richmond, N.B. 126-58—re gasoline service station, motor vehicle repairs, lubritorium, parking of cars to be serviced, etc.—retail use district.

Restored to Docket

40-57-SM—Glazed Block Corp., Spectra-Glaze Tile Face Concrete Masonry Units (reopened for test and report for block made with other aggregate), manufactured by Glazed Block Corp. Material.

426-57-BZ—B.Bx.—2509-2519 Eastchester Road, west side, 100 feet north of Mace Avenue, Block 4480, Lot 78, Borough of The Bronx, N.B. 575-57—re stores and storage—residence use district.

792-56-BZ—B.Bx.—1565-1569 Silver Street and 1501-1505 Williamsbridge Road, northwest corner, Block 1079, Lots 35, 36 and 37, Borough of The Bronx, N.B. 1870-56—re gasoline service station, car wash, lubritorium, sale of accessories parking and storage of more than five (5) motor vehicles—business use district.

863-47-BZ—B.B.—429-433 Watkins Street, east side, 150 feet north of Riverdale Avenue, Block 3593, Lots 7 and 8, Borough of Brooklyn, N.B. 751-47—reopened for consideration as to extension of term of variance—re soda water manufacturing and bottling plant, using more than the permitted area—business use district.

665-53-BZ—B.B.—9108-9110 5th Avenue, west side, 50 feet south of 91st Street, Block 6087, Lot 21, Borough of Brooklyn, Alt. 3154-57—reopened for consideration as to extension to complete—re use of more than the permitted percentage of structure for manufacturing use.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department and M. and A.—Dept. of Marine and Aviation.

CALENDAR

RULES

Last Publication

and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules ..	Mar. 18, 1947—Vol. 32, No. 11
ements, Air Entraining Portland, Rules for Approval and Use of ..	April 12, 1955.
ements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
ificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
crete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
crete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Cleaning Establishments, Rules covering	Sept. 15, 1955.
crete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31
apor Rules	Mar. 3, 1936—Vol. 21, No. 9
ction, Alteration, Repair, Excavation for and Demolition of buildings	Feb. 1, 1956.
Rules (Revolving Doors) ..	June 15, 1937—Vol. 22, No. 24
erior Veneering Materials, Rules ..	Mar. 11, 1952—Vol. 37, No. 11A
ory Exit Rules	Feb. 22, 1955.
Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Resistive, Flameproof Materials, etc., Rules for Testing of ..	Jan. 8, 1957.
Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
proof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
hway Protection	June 5, 1928—Vol. 13, No. 23
lating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
hyl Chloride Rules for Class B and C Refrigerating Systems ..	Feb. 11, 1947—Vol. 32, No. 6
Burner Rules	Nov. 20, 1956.
ning Protective Assemblies, Rules for Inspection of	May 27, 1954.
ing and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
mbing Rules	Aug. 3, 1937—Vol. 22, No. 31
mbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) ..	Nov. 13, 1956.
edure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
king in Factories, Rules for ..	Mar. 4, 1952—Vol. 37, No. 10A
ying and Drying of Paints, Varnishes, Lacquers, etc.	Jan. 8, 1957.
nkler, Rules	June 29, 1937—Vol. 22, No. 26
dpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
ctural Alterations, Reporting ..	June 7, 1932—Vol. 17, No. 23
Glass Rules (Amendment to Article 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through June 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By the Dozen \$15.00.

Further Sections will be published, containing other approved materials and appliances.

MARCH 25, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing on Monday morning, March 25, 1958 at 10 o'clock in Room 1014, Municipal Building, Manhattan, on the following matters:

135-56-BZ

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—decision of the Borough Superintendent, under sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the extension of the garage use of the present three story building to include the parking and storage of more than five (5) motor vehicles of the passenger type on the roof. PREMISES AFFECTED—113-115 East 84th Street, north

side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

Laid over from February 18, 1958, to March 25, 1958, at the request of an objector, applicant concurring.

135-56-A

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—Appeal from a decision of the Borough Superintendent re non-fireproof construction—garage use.

PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

208-46-BZ—Vol. V

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. V—decision of the Borough Superintendent, under sections 7f and 7e of the Zoning Resolution, to permit in a business use district, the extending of the existing gasoline service station by the addition of two twin hose gasoline pumps and six 550 gallon approved type gasoline tanks and changing the use of that portion of the premises now used for yarn manufacturing to importing, shipping and storage of porcelain ceramics.

PREMISES AFFECTED—1500-1546 McDonald Avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

263-43-BZ—Vol. II

APPLICANT—Louis Lieberman, for Harry Goldsen, owner; Standard Equipment Co., lessee.

SUBJECT—Application reopened April 24, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from a garage to a warehouse.

PREMISES AFFECTED—233-235 Norwood Avenue, east side, 193 feet 11 inches north of Atlantic Avenue, Block 4137, Lot 1, Borough of Brooklyn.

717-57-BZ

APPLICANT—Albert Melniker, for Beatrice and Clara Migliori, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution to permit in an unrestricted and business use district, a variance to erect and maintain a gasoline service station, lubricatorium, car washing (non automatic), minor motor vehicle repairs with hand tools only, sale of accessories and parking for more than five (5) motor vehicles.

PREMISES AFFECTED—373-385 Tompkins Avenue and 174-182 Lynhurst Avenue, northeast corner, Block 2843, Lot 1, Rosebank, Borough of Richmond.

987-57-BZ

APPLICANT—Paul Friedman, for Carrie Lessner, Meyer Lessner and Anna Lessner, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h, 7i and 7A of the Zoning Resolution, to permit on a plot located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles with entrances within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1888-1898 Jerome Avenue, southeast corner of East 177th Street, Block 2852, Lot 9, Borough of The Bronx.

CALENDAR

638-50-BZ—Vol. II

APPLICANT—Haus and Bresin, for Estate of Edward F. Glacken, owner, Irving Trust Company and William F. Glacken, executors.

SUBJECT—Application reopened January 14, 1958 and restored to calendar—re decision of the Borough Superintendent, previously withdrawn, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles for the stated term of fifteen (15) years.

PREMISES AFFECTED—9001-9015 Church Avenue and 551-561 Remsen Avenue, northeast corner, Block 4687, Lots 4, 7, 8 and 9, Borough of Brooklyn.

864-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

420-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owner.

SUBJECT—Application June 4, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicles belonging to patrons, customers and employees of such market.

PREMISES AFFECTED—256-262 Clinton Street and 172-196 Congress Street, southwest corner, Block 301, Lots 61, 63, 66 and 71. Borough of Brooklyn.

478-57-BZ

APPLICANT—William A. Giesen, for Frank Cerasoli, owner; Allison Motors, Inc., lessee.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the premises for an outdoor motor vehicle sales lot and office.

PREMISES AFFECTED—1965 Bruckner Boulevard, north side, 164.52 feet west of Pugsley Avenue, Block 3787, Lots 43, 44 and 45, Borough of The Bronx.

890-57-BZ

APPLICANT—Ludwig P. Bono, for Alfred Servida, owner.

SUBJECT—Application December 11, 1957—decision of the

Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five pleasure type motor vehicles.

PREMISES AFFECTED—105 Rockwood Street and 1536 Walton Avenue, northeast corner, Block 2836, Lots 1, 2, 35, 37 and 38, Borough of The Bronx.

68-56-BZ—Vol. II

APPLICANT—Paul Friedman, for Randolph J. Kruger and Bertha Surdut as trustee for Joan Carol Friedman and Judith Lynn Friedman, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the rearrangement and extension of area of use of the proposed gasoline service station, lubritorium, minor repairs with hand tools only, car washing (non automatic), office, storage and sales of auto accessories, parking of more than five (5) cars, with sign and light standard, all for a stated term of fifteen (15) years.

PREMISES AFFECTED—142-16 to 142-26 (142-18 Official) Rockaway Boulevard, southeast corner of 142nd Street, Block 12059, Lot 7 (7, 9, 12, 14), South Ozone Park, Borough of Queens.

69-56-A—Vol. II

APPLICANT—Paul Friedman, for Randolph J. Kruger and Bertha Surdut as trustee for Joan Carol Friedman and Judith Lynn Friedman, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—filed pursuant to Section 35, General City Law premises in bed of mapped street—142nd Street.

PREMISES AFFECTED—142-16 to 142-26 (142-18 Official) Rockaway Boulevard, southeast corner of 142nd Street, Block 12059, Lot 7 (7, 9, 12, 14), South Ozone Park, Borough of Queens.

591-57-BZ

APPLICANT—John F. Fitzsimons, for August Steindler, owner.

SUBJECT—Application August 7, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the extension of a building used for the manufacturing of cast stone products.

PREMISES AFFECTED—76-01 Rockaway Boulevard and 91-07 76th Street, northeast corner, Block 8950, Lot 4. Ozone Park, Borough of Queens.

831-57-BZ

APPLICANT—Herbert Gretsche, for New York City Housing Authority, owner; Frostone Corporation, lessee.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five (5) pleasure type motor vehicles on a plot located within a public housing development for the personnel of an electronic research company located on the lot abutting the site for a term of two (2) years.

PREMISES AFFECTED—212 Tillary Street, south side, 170 feet and 1 7/8 inches east of Prince Street, Block 205 part of Lot 1, Borough of Brooklyn.

175-57-BZ

APPLICANT—Benjamin Gollay, for Rolashire Real Estate Corp., owner; Park Yorkshire Garage Corp., lessee.

SUBJECT—Application February 25, 1957—decision of the Borough Superintendent, under sections 7i and 21 of the Zoning Resolution, to permit in a residence use district the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—151-159 West 108th Street, north side, 100 feet east of Amsterdam Avenue, Block 1863, Lot 5, Borough of Manhattan.

CALENDAR

14-41-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Sarah and Mahel Cohen, owners.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—143-155 Beach 71st Street, west side, 475 feet south of Rockaway Beach Boulevard, Block 607, Lot 83, Rockaway Beach, Borough of Queens.

18-57-A

APPLICANT—Gabriel Nathan, for Sarah and Mahel Cohen, owners.

SUBJECT—Application October 30, 1957—filed pursuant to section 35, General City Law re part of premises located in bed of a mapped street—proposed widening of Beach 71st Street.

PREMISES AFFECTED—143-155 Beach 71st Street, west side, 475 feet south of Rockaway Beach Boulevard, Block 607, Lot 83, Rockaway Beach, Borough of Queens.

2-45-BZ—Vol. V

APPLICANT—Louis Lieberman, for Jackson Motor Corp., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. V—decision of the Borough Superintendent, under sections 21 and 7c of the Zoning Resolution, to permit in a business and retail use district, the change in occupancy of an existing auto showroom by using the cellar for the storage of parts and dead storage of cars and the first floor as an auto showroom, office, parts department, gasoline station, motor vehicle repair shop, sale of used cars and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—94-15 to 94-23 Northern Boulevard, 32-45 to 32-61 Junction Boulevard, northeast corner and 32-44 to 32-60 95th Street, Block 1424, Lot 33, Corona, Borough of Queens.

10-57-BZ

APPLICANT—Ingram S. Carner, for Sanrod Realty Corp., owner.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and unrestricted use district, a two-bay extension to the existing accessory building and to eliminate thereby the outside lifts of the existing gasoline service station.

PREMISES AFFECTED—136-12 Farmers Boulevard, southwest corner of Garrett Street, Block 12527, Lot 1, Springfield, Borough of Queens.

18-57-BZ

APPLICANT—Charles M. Spindler, for William Saloy and Fred A. Widulski, owners.

SUBJECT—Application November 20, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a modern gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—87-13 to 87-25 Rockaway Boulevard (87-19 official) and 97-48 to 97-58 88th Street, northwest corner, Block 9060, Lot 25, Woodhaven, Borough of Queens.

18-57-BZ

APPLICANT—Albert Melniker, for Jo Mar Di Realty Corp., owner.

SUBJECT—Application July 9, 1957—(decision of the Borough Superintendent) under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station,

lubrication, sale of accessories, minor motor vehicle repairs with hand tools, parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2071 Victory Boulevard and 8 Bradley Avenue, northwest corner, Block 462, Lot 35, Fairview Heights, Borough of Richmond.

Laid over from February 25, 1958, to March 25, 1958, for further consideration after applicant has filed an administrative appeal under Section 35 of the General City Law.

102-58-A

APPLICANT—Albert Melniker, for Jo Mar Di Realty Corp., owner.

SUBJECT—Application March 5, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of a mapped Street—proposed widening of Victory Boulevard.

PREMISES AFFECTED—2071 Victory Boulevard, and 8 Bradley Avenue, northwest corner, Block 462, Lot 34, Fairview Heights, Borough of Richmond.

822-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max Blatman, owner.

SUBJECT—Application reopened February 18, 1958 for consideration as to extension of term of variance, expired January 22, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business use district, the change in occupancy from public market to laundry (curtain cleaning business).

PREMISES AFFECTED—1573-1575 McDonald Avenue, east side, 140 feet north of Avenue N, Block 6564, Lot 58, Borough of Brooklyn.

468-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Ralph Isolano, lessee).

SUBJECT—Application July 3, 1956—decision of the borough superintendent) under sections 7e and 7c of the zoning resolution, to permit in manufacturing and residence use district, the maintenance and extension of auto wrecking yard.

PREMISES AFFECTED—34-36 Fairfield avenue (formerly 12024-12050 Flatlands avenue), 401-461 Falta street, southeast corner and 1028-1084 Alabama avenue, Block 4431, part of Lots 1 and 20, Borough of Brooklyn.

Laid over from January 8, 1957, date to be set; for consideration and decision on April 24, 1957; then to June 25, 1957, at request of the applicant, awaiting recommendation by Air Pollution Control as to incinerator; applicant to submit a complete record as to Fire Department permits issued for premises and certificates of occupancy issued by the Department of Buildings; then laid over from June 25, 1957, at request of the applicant; date to be set; then set for March 25, 1958.

471-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Mario Polese, lessee).

SUBJECT—Application July 6, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of an auto wrecking yard.

PREMISES AFFECTED—12074-12096 Flatlands avenue (Fairfield avenue) 1042-1098 Sheffield avenue southwest corner and 1037-1091 Georgia avenue, Block 4433, part of Lot 1, Borough of Brooklyn.

Laid over from January 8, 1957, date to be set; for consideration and decision; hearing closed; then set for decision on April 24, 1957; then to June 25, 1957, at request of applicant, awaiting recommendation by Air Pollution Control as to incinerator; applicant to submit a complete record of Fire Department permits and certificates of occupancy issued for subject premises; then laid over from June 25, 1957, at request of the applicant; date to be set; then set for March 25, 1958.

CALENDAR

472-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Robert Miscione, lessee).

SUBJECT—Application July 6, 1956—decision of the borough superintendent) under sections 7e and 7c of the zoning resolution, to permit in manufacturing and residence use district, the maintenance and extension of auto wrecking yard and storage of used auto parts.

PREMISES AFFECTED—50-58 Fairfield avenue (formerly 12050-12060 Flatlands avenue), 1027-1053 Alabama avenue, southeast corner and 1038-1060 Georgia avenue, Block 4432, part of Lot 1, Borough of Brooklyn.

Laid over from January 8, 1957, date to be set; for consideration and decision; hearing closed; then set for decision on April 24, 1957; then to June 25, 1957, at request of the applicant, awaiting recommendation by Air Pollution Control as to incinerator; applicant to submit a complete record of Fire Department permits and certificates of occupancy issued for the premises; then laid over from June 25, 1957, at request of the applicant; date to be set; then set for March 25, 1958.

1366-17-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Hauer Knitting Mills, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change in use in an existing legal factory building from the manufacture of paper boxes on the first floor to the manufacture of clothing.

PREMISES AFFECTED—1920 Harmon Street, south side, 164.59 feet west of Fairview Avenue, Block 3388, Lot 22, Ridgewood, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

611-56-A

APPLICANT—Betty Foernsler, adjoining owner.

OWNER OF PREMISES—John M. Bauer and Frances Haver.

SUBJECT—Application August 29, 1956—Appeal from a decision of the Borough Superintendent re review of Borough Superintendent's decision—re commercial use in residence district.

PREMISES AFFECTED—1920 Harman Street, south side, 165 feet west of Fairview Avenue, Block 3388, Lot 21, Ridgewood, Borough of Queens.

552-57-BZ

APPLICANT—Albert Melniker, for Isle Fuel Oil Service Co., owner.

SUBJECT—Application July 25, 1957—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and operation of a gasoline service station, lubricatorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—1310 Forest Avenue and 66 Hamlin Place, southwest corner, Block 386, Lot 20, Port Richmond, Borough of Richmond.

Laid over from February 4, 1958, to March 25, 1958, for inspection; hearing kept open to permit full ten days' notice to affected owners.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway,

north side, 3.59 feet west of Utopia Parkway, Block 4619 Lot 42, Beechhurst, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for consultation with engineer as to revision of plans and for inspection and decision; hearing closed.

747-57-BZ

APPLICANT—Simeon Heller and George J. Meltzer, for 172nd Street Corp., owner, Eutectic Welding Alloys Corp. lessee.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in the residence portion of the plot the parking for more than five (5) motor vehicles for employees and patrons.

PREMISES AFFECTED—40-40 172nd Street west side and 171-20 Station Road, entire block bounded by 172nd Street, Station Road, Auburndale Lane and 42nd Avenue Block 5351, Lot 1, Auburndale, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

602-57-BZ

APPLICANT—Robert Gottlieb, for Rose Gscheidle, owner

SUBJECT—Application August 27, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 4, Borough of The Bronx.

Laid over from February 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

600-57-BZ

APPLICANT—Reginald S. Hardy, for John and Tessi Dugach, Steve and Natalie Washilchuk and Daniel Karkotka, owners.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station lubricatorium, car washing—non-automatic, minor repair with hand tools only, office, sales and storage of auto accessories, and parking of cars waiting for service, with curb cuts and ground sign in a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—76-26 to 76-46 (76-36 official) 164th Street, west side, from 76th Road to 77th Avenue 162-27 to 162-37 77th Avenue and 162-28 to 162-38 76th Road, Block 6848, Lots 1, 6 and 8(1), Flushing, Borough of Queens.

Laid over from January 14, 1958, to February 18, 1958, for inspection and decision; hearing closed; then to March 25, 1958, at the request of the applicant.

614-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, office and sales, minor auto repairs, auto show room, office, parking of cars in open area with show windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 620 6223 11th Avenue, northeast corner, Block 5731, Lot 1, Borough of Brooklyn.

Laid over from July 2, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to September 10, 1957, for further inspection and decision; then to September 2, 1957, for further inspection and decision; then to October

CALENDAR

1957, at request of the applicant and for decision; then to November 6, 1957, at request of the applicant as to possible sale of the premises; then to December 3, 1957, at request of the applicant, as to possible sale of the property; then to January 21, 1958 at the request of the applicant; then laid over to February 4, 1958, for inspection and decision; hearing closed; then to February 18, 1958, for vote by the full complement of the Board; then to March 25, 1958, at the request of the applicant.

15-57-BZ

APPLICANT—Henry Kohler, for Harry Sweedler, owner.
SUBJECT—Application March 21, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, a change in use of an existing masonry structure from an office and storage of composition shingle, to permit storage of not more than five (5) motor vehicles, body and fender repair work, use of acetylene torch, and spraying of finished motor vehicle repairs.

PREMISES AFFECTED—1603 Coney Island Avenue, east side, 103 feet 9¼ inches north of Locust Avenue, Block 6731, Lot 70, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

14-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Henry Nurick, for Pasquale Ciervo, owner.

SUBJECT—Application reopened June 18, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e, 7i and 7h of the Zoning Resolution, to permit in a residence use district, the change in use from parking and storage of motor vehicles to the erection and maintenance of a gasoline service station, lubritorium, minor motor vehicle repairs with hand tools only, office and the parking of cars awaiting service, for a stated term of fifteen (15) years.

PREMISES AFFECTED—602-614 Elderts Lane and 685-695 Conduit Boulevard, northwest corner, Block 4240, Lot 11, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

14-57-BZ

APPLICANT—Milton F. Kirchman, for Glenwood Jewish Center, owner.

SUBJECT—Application July 12, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a D area district, the erection of an extension to the existing one story synagogue and school occupying more than the permitted area.

PREMISES AFFECTED—888 East 56th Street, west side, 455 north of Avenue H, Block 7739, Lots 55, 58, 60 and 62, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

15-57-BZ

APPLICANT—Larry Meltzer, for John Clancy, owner.

SUBJECT—Application May 15, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—50-58 East 94th Street, west side, 350 feet 3 3/8 inches north of Rutland Road and 0-62 Tapscott Avenue, Block 4596, Lots 27 and 30, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

15-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Abe Superstein, owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the

Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, office, sales, storage, lubritorium, car washing, minor auto repairs and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1446-1456 Remsen Avenue and 8913-8923 Avenue L, northwest corner, Block 8055, Lot 1, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

344-38-BZ—Vol. IV

APPLICANT—Joseph M. Lonergan, for Max Salz, owner.

SUBJECT—Application reopened February 13, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e, 7h, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, a gasoline service station, auto washing (non automatic), lubrication, office, sale of auto accessories, repairs with hand tools only, parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—942-958 DeKalb Avenue and 122-134 Lewis Avenue, southwest corner and 419-425 Kosciusko Street, Block 1601, Lot 24, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

498-57-BZ

APPLICANT—Ferdinand Savignano, for S. and L. Lumber Co., owner.

SUBJECT—Application July 2, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a business and residence use district, the use of an existing building as a lumber yard, cabinet making shop and for the storage of material used in conjunction with the cabinet shop.

PREMISES AFFECTED—2356 Coney Island Avenue, west side, 329 feet 11 inches south of Avenue T, Block 7112, Lot 25, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

722-57-BZ

APPLICANT—Leonard F. Rothkrug, for Richmond Snyder, owner (Court Auction Merchandise Co., lessee).

SUBJECT—Application October 8, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the maintenance of an auction room on part of the first story for a term of five (5) years.

PREMISES AFFECTED—84 Court Street, west side, 71 feet 9 inches north of Schermerhorn Street, Block 268, Lot 50, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed.

477-57-BZ

APPLICANT—Gerard M. Bloomfield, for Thirbrook Corp., and Safeway Stores, Inc., owners.

SUBJECT—Application June 25, 1957—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in an unrestricted use and business use districts, the erection and maintenance of a gasoline service station, car washing, lubritorium, minor auto repairs, storage rooms and storage for more than five (5) motor vehicles on the vacant portion of the lot, and extending from the unrestricted portion into the business portion of the plot.

PREMISES AFFECTED—851-865 St. Anns avenue and 3150-3172 3rd avenue, southwest corner, Block 2360, Lots 92 and 97, Borough of The Bronx.

Laid over from November 26, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further examination of plans and decision; then to January 14, 1958, for revised plans and decision; then to January 21, 1958, for applicant to consult examiner;

CALENDAR

then to January 28, 1958, at request of the applicant; then to February 18, 1958, for consideration of exits and decision; hearing closed; then to February 25, 1958, for applicant to obtain objection from the Building Department; then to March 4, 1958, at request of the applicant; then to March 25, 1958, at request of applicant's representative; applicant to file additional information previously required by the Board as to the entrance to the adjoining school.

564-41-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Helen Knopke, owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of the existing legal gasoline service station to be used as a lubritorium, car washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, parking of more than five (5) cars waiting to be served with show windows within seventy-five (75) feet of the residence use district.

PREMISES AFFECTED—521-531 Coney Island Avenue and 39-49 Hinckley Place, northeast corner, Block 5113, Lot 24, Borough of Brooklyn.

Laid over from February 25, 1958, to March 11, 1958, for further hearing; then to March 25, 1958, for inspection and decision; hearing closed.

730-57-BZ

APPLICANT—James E. Vassalotti, for Bartholdi Turcamo, owner.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2375-2385 Cropsey Avenue and 8846-8858 24th Avenue, northwest corner, Block 6890, Lot 1, Borough of Brooklyn.

Laid over from February 4, 1958 to March 4, 1958, for hearing after applicant has sent out notices to affected property owners; then to March 11, 1958, at the request of an objector, applicant concurring; no further request for adjournment considered; then to March 25, 1958, for inspection if necessary, and decision; hearing closed.

925-57-BZ

APPLICANT—James E. Vassalotti, for Harry Augen, owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles and a ground sign on the retail portion of the plot, for a stated term of fifteen (15) years.

PREMISES AFFECTED—133-10 to 133-16 (133-12 official), Liberty Avenue and 104-01 to 104-11 133rd Street, southeast corner, Block 9587, Lots 1 and 2, Richmond Hill, Borough of Queens.

Laid over from March 4, 1958, to March 11, 1958, at the request of an objector; no further request for adjournment to be considered; then to March 25, 1958, for inspection and decision; hearing closed.

36-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under

section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a heretofore granted warehouse of one story in height, to be increased to the west by a three story and cellar addition and this addition will connect to the heretofore granted factory and warehouse under Calendar 820-48-BZ.

PREMISES AFFECTED—72-15 to 72-23 Metropolitan Avenue, north side, 69.74 feet east of Pleasantview Street, Block 3057, Lot 34, Middle Village, Borough of Queens.

Laid over from March 4, 1958, to March 11, 1958, at the request of an objector, the applicant concurring; no further requests for adjournment considered; then to March 25, 1958, for inspection and decision; hearing closed.

718-57-BZ

APPLICANT—D. George Levine, for Vine Building Corp., owner.

SUBJECT—Application October 4, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance thereon of a gasoline service station, lubritorium, non-automatic auto laundry, sale of auto accessories, motor vehicle repair shop for minor repairs with hand tools only and parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—6113-6123 Avenue U and 2074 2084 Mill Avenue, northwest corner, Block 8404, part of Lot 2, Borough of Brooklyn.

Laid over from March 11, 1958, to March 25, 1958, for inspection and decision; hearing closed.

919-57-BZ

APPLICANT—Gabriel Nathan, for Jo-Max Realty Corp., owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence use district, the erection of a two story building to be occupied by a retail store on the first floor and a two family dwelling on the second floor.

PREMISES AFFECTED—4912 Avenue K, south side, 10 feet, 3½ inches east of Flatlands Avenue, Block 7829, Lot 44, Borough of Brooklyn.

Laid over from March 11, 1958, to March 25, 1958, for inspection and decision; hearing closed.

798-57-BZ

APPLICANT—Paul Friedman, for 36-20 168th Street, Inc. and William Sparago, owners.

SUBJECT—Application November 4, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h and 7i of the zoning resolution, to permit for a stated term of 15 years on a plot located partly in a business use district, partly in a residence use district, the erection and maintenance in the business portion of the premises of a gasoline service station, auto washing (non-automatic) lubritorium, minor repairs with hand tools only, office storage and sale of auto accessories, and parking of more than five (5) cars awaiting service with proposed cuts and business entrances within 75 feet of a residence use district, and the maintenance on the portion of the premises within the residence use district, of parking and storage of motor vehicles of the pleasure type only.

PREMISES AFFECTED—1414-1424 Gravesend Neck Road, southwest corner of East 15th Street, Block 730, Lot 89, Borough of Brooklyn.

Laid over from March 11, 1958, to March 25, 1958, for inspection and decision; hearing closed.

868-57-BZ

APPLICANT—Leonard F. Rothkrug, for Charles and E. Vardakis, owners.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under sections 7f, 7i and

CALENDAR

of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop with hand tools only, lubritorium, car washing (non-automatic), office and sales, and parking of cars awaiting service all for a term of fifteen (15) years with show windows, business entrance and curb cuts within 75 feet of the residence use district. REMISES AFFECTED—5001-5007 Avenue I and 1701-1713 Utica Avenue, northeast corner of Avenue I, Block 7754, Lot 6, Borough of Brooklyn.

Laid over from March 11, 1958, to March 25, 1958, for inspection and decision; hearing closed.

3-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Summer and James V. Cirillo, owners.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage, and the parking and storage of motor vehicles for a temporary term of fifteen (15) years.

REMISES AFFECTED—2407-2417 Linden Boulevard and 498-510 Montauk Avenue, northwest corner, Block 4478, Lots 24 and 29, Borough of Brooklyn.

Laid over from March 11, 1958, to March 25, 1958, for inspection and decision; hearing closed.

3-55-BZ—Vol. II

APPLICANT—Henry J. Nurick, for 92 Car Wash Corp., owner.

SUBJECT—Application reopened December 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a business use district, the extension of a gasoline service station westerly, into the bed of East 58th Street, until such time as the street will be legally open to the public.

REMISES AFFECTED—5802-5824 Church Avenue and 19-129 East 58th Street, southeast corner, Block 4706, Lot 36, Borough of Brooklyn.

Laid over from March 11, 1958, to March 25, 1958, for inspection and decision; hearing closed.

3-57-A

APPLICANT—Henry J. Nurick, for 92 Car Wash Corp., owner.

SUBJECT—Application November 14, 1957—filed pursuant to section 35, General City Law re construction in bed of appraised street—East 58th Street.

REMISES AFFECTED—5802-5824 Church Avenue, and 19-129 East 58th Street, southeast corner, Block 4706, Lot 36, Borough of Brooklyn.

3-57-BZ

APPLICANT—Paul Friedman, for Harry Augen and Anna Palenychka, owners (Esso Standard Oil Co., Conditional vendee).

SUBJECT—Application October 11, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories and parking and storage of cars awaiting service, with ground sign in a residence use district, for a term of fifteen (15) years.

REMISES AFFECTED—111-02 to 111-18 (111-10 office) Springfield Boulevard and 216-40 to 216-48 111th Avenue, southwest corner, Block 11144, Lot 26 (26, 31, 33, 34 and 35), Queens Village, Borough of Queens.

Laid over from March 11, 1958, to March 25, 1958, for inspection and decision; hearing closed.

833-57-BZ

APPLICANT—Leonard F. Rothkrug, for Lawrence Marino, doing business as L. Marino, Inc., owner.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a D area district, a two story extension of an existing shop for the manufacture of canvas covers occupying more than the permitted area.

REMISES AFFECTED—8802-8810 Foster Avenue, southeast corner of East 88th Street, Block 7967, Lot 35, Borough of Brooklyn.

Laid over from March 11, 1958, to March 25, 1958, for inspection and decision; hearing closed.

201-57-BZ

APPLICANT—Joseph Levy Jr., for Marie Kramer, owner.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sales of accessories for the stated term of fifteen (15) years.

REMISES AFFECTED—1141-1145 Bedford Avenue and 127-129 Madison Street, northeast corner, Block 1817, Lot 1, Borough of Brooklyn.

Laid over from March 11, 1958, to March 25, 1958, for inspection and decision; hearing closed.

145-47-BZ—Vol. III

APPLICANT—Abraham Grossman, for Zampieri Brothers, Inc., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. III—re decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the extension of the present bakery use to an adjoining building as a retail and wholesale bakery.

REMISES AFFECTED—17-19 Cornelia Street, north side, 191 feet, 1 inch west of West 4th Street, Block 590, Lots 39 and 40, Borough of Manhattan.

Laid over from March 4, 1958, to March 11, 1958, for inspection and decision; hearing closed; then to March 25, 1958, for further inspection and decision; hearing previously closed.

532-57-A

APPLICANT—Abraham Grossman, for Zampieri Brothers, Inc. owner.

SUBJECT—Application May 28, 1957—Appeal from a decision of the Borough Superintendent, re live load, egress etc.

REMISES AFFECTED—17-19 Cornelia Street, north side, 191 feet 1 inch west of West 4th Street, Block 590, Lots 39 and 40, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 25, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 25, 1958, at 2 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

605-57-A

APPLICANT—Henry George Greene, for Henry Strauss Realty Corp., owner.

SUBJECT—Application August 29, 1957—Appeal from a decision of the Borough Superintendent—re stair enclosure—Class III structure, commercial use.

REMISES—31 West 53rd Street, north side, 339 ft. 6 in. east of Avenue of The Americas, Block 1269, Lot 15, Borough of Manhattan.

CALENDAR

13-58-A

APPLICANT—Lama, Proskauer and Prober, for Hunts Point Homes, Inc., owner.

SUBJECT—Application January 10, 1958—Appeal from a decision of the Borough Superintendent, re increase in number of beds—Nursing Home.

PREMISES AFFECTED—1295-1297 Lafayette Avenue, northwest corner of Faile Street, Block 2762, Lot 27, Borough of The Bronx.

714-57-A

APPLICANT—Lama, Proskauer and Prober, for 18th Avenue-64th Street Corp., owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re factory use in Theatre building.

PREMISES AFFECTED—6401-6411 18th Avenue, southeast corner of 64th Street, 2nd floor; Block 5547, Lot 6, Borough of Brooklyn.

152-49-A—Vol. III

APPLICANT—Norman Lederer and Leonard Joseph, for Hugh Doonan, owner.

SUBJECT—Application reopened December 3, 1957 as Vol. III—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—304 Beach 90th Street, east side, 301.96 feet north of Rockaway Beach Boulevard, Block 574, Lot 11, Rockaway Beach, Borough of Queens.

901-57-A

APPLICANT—Howard M. Dowling, for Board of Education, City of New York, owner.

SUBJECT—Application December 9, 1957—Appeal from an order of the Fire Commissioner, re Standpipe system.

PREMISES AFFECTED—121-127 Amsterdam Avenue and 147-165 West 65th Street, northeast corner, and 142-148 West 66th Street, Block 1137, Lot 1, High School of Commerce, Borough of Manhattan.

913-57-A

APPLICANT—Morris Brody, for Nationwide Investors Inc., owner.

SUBJECT—Application December 13, 1957—Appeal from a decision of the Borough Superintendent, re non-fire-proof building, commercial use, re stair enclosures, etc.

PREMISES AFFECTED—12-14 East 37th Street, south side, 143 feet west of Madison Avenue, Block 866, Lots 67 and 68, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

APRIL 8, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 8, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

864-56-BZ

APPLICANT—Robert S. Hansen, for The Cord-Meyer Co., owner (owner under contract: Irving Sussman).

SUBJECT—Application December 18, 1956—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen (15) years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—59-65 Fresh Pond Road, southeast corner of 59th Drive, (Mount Olivet Avenue); Block 2756, Lot 18, Maspeth, Borough of Queens.

Laid over from March 11, 1958, to April 8, 1958, for hearing after applicant has sent out required notice to property owners and filed proof of service with the Board.

961-57-BZ

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a one story building from minor motor vehicle repair shop to receiving, storage and shipping of United States serviceman's belongings.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet 11¼ inches east of 18th Avenue, Block 5480, Lot 14, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, at the request of an objector.

962-57-A

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—Appeal from a decision of the Borough Superintendent; re area of Class III construction excessive.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet, 11¼ inches east of 18th Avenue, 1st floor, Block 5480, Lot 14, Borough of Brooklyn.

624-57-BZ

APPLICANT—Robert J. Crinnion, for Robert Ahder owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the change in use of two existing buildings from stores to garages and the use of the unbuilt up portion for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1210-1212 Ogden Avenue, east side, 128 feet south of West 168th Street, Block 251, Lots 17 and 18, Borough of The Bronx.

802-57-BZ

APPLICANT—Paul Trapani, for Josephine Recucci, and Angela Spada, owners.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of two (2) two-family homes.

PREMISES AFFECTED—3434-3440 Country Club Road, northwest corner of Agar Place, Block 5409, Lots 37 and 380, Borough of The Bronx.

988-57-BZ

APPLICANT—Wechsler and Schimenti, for Vince Alessi and D. Schimmenti, owners; Michael Sforza lessee.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a retail use district, the change in use of an existing building from a garage to motor vehicle repair shop.

PREMISES AFFECTED—145-10 Liberty Avenue, south side, 75.04 feet east of Inwood Street, Block 10046, Lot 1, Richmond Hill, Borough of Queens.

68-40-BZ—Vol. III

APPLICANT—James E. Vassalotti, for 81 East 116 Street Realty Corp., owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit a retail and residence use district, the extension of the present accessory building of an existing gasoline station and extend the present uses of lubritorium, car wash, minor auto repairs and parking and storage of motor vehicles to include the parking and storage of motor vehicles on the residence portion of the premises.

PREMISES AFFECTED—75-85 East 116th Street, north

CALENDAR

side, 110 feet east of Madison Avenue and 60-62 East 117th Street, Block 1622, Lots 25, 44 and 45, Borough of Manhattan.

880-57-BZ

APPLICANT—Fred C. Dahlem, and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application December 10, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.

PREMISES AFFECTED—1454-1458 Morris Avenue, east side, 41 feet north of East 171st Street, Block 2787, Lots 2 and 3, Borough of The Bronx.

671-57-BZ

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner (Temple Garage, lessee).

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, roof parking for passenger type motor vehicles on an existing garage building.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

572-57-A

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner.

SUBJECT—Application September 17, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, increase in tabular height.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

048-57-BZ

APPLICANT—F. C. Dahlem and V. E. Block, for Sid-jack Realty Corp., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1691-1711 Bryant Avenue, west side, 100 feet south of East 174th Street, Block 2997, Lot 30, Borough of The Bronx.

37-57-BZ

APPLICANT—Leonard F. Rothkrug, and Karl E. Blomberg, for Alan E. Murray and Lucille Marsh Murray, doing business as Murray Space Shoe, owners.

SUBJECT—Application November 14, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the maintenance of the basement and first stories of an existing three (3) story and basement building for a custom shoe store for a term of ten (10) years.

PREMISES AFFECTED—130 West 10th Street, south side, 60 feet, 4 inches west of Greenwich Avenue, Block 610, Lot 52, Borough of Manhattan.

24-57-BZ

APPLICANT—Robert Gottlieb, for Peter H. Galasso, owner.

SUBJECT—Application October 9, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles for a term of five (5) years.

PREMISES AFFECTED—921 Mace Avenue, northwest corner of Radcliff Avenue, Block 4445, Lots 1 and 66, Borough of The Bronx.

821-48-BZ—Vol. II

APPLICANT—William A. Giesen, for Silver Crest Farms, Inc., owner.

SUBJECT—Application reopened November 27, 1957 as Vol. II—re decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, for a term of ten years, the operation of a private parking lot for more than five motor vehicles.

PREMISES AFFECTED—81-17 Caldwell Avenue and 60-30 82nd Street, northwest corner, Block 2919, Lots 38, 42 and 47, Elmhurst, Borough of Queens.

917-57-BZ

APPLICANT—A. H. Salkowitz, for Famtan, Inc., owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence and retail use district, the erection of a supermarket and accessory free parking area with curb cuts and retail exits on the residence portion of the plot.

PREMISES AFFECTED—43-20 Bell Boulevard, west side, 90 feet south of 43rd Avenue, Block 6287, Lot 1, Bayside, Borough of Queens.

725-57-BZ

APPLICANT—Burke, Green and Groh, for Anthony Maniaci, owner.

SUBJECT—Application October 8, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of an extension to a one family dwelling that encroaches on the required setbacks in the front and side yards.

PREMISES AFFECTED—261-19 83rd Avenue, northwest corner of 262nd Street, Block 8755, Lot 1, Floral Park, Borough of Queens.

480-57-BZ

APPLICANT—Michael Alfano, for Ralph Circelli, owner.

SUBJECT—Application June 27, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, A area district, the extension of an existing one story iron works shop by enlarging the first floor and the erection of a second floor to be used as offices, the extension to occupy more than the permitted area coverage.

PREMISES AFFECTED—2253 Light Street, north side, 50 feet west of Merritt Street, Block 4951, Lot 18, Borough of The Bronx.

674-57-BZ

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business-1 use district, roof parking for passenger-type motor vehicles on an existing garage building.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

675-57-A

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction exceeding tabular limits.

PREMISES AFFECTED—153-155 West 54th Street, north side 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

989-57-BZ

APPLICANT—Paul Friedman, for Harold Morse, owner.

SUBJECT—Application December 30, 1957—decision of

CALENDAR

the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the parking and storage of more than five (5) motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—598-600 Parkside Avenue, south side, 81 feet, 5½ inches west of Rogers Avenue, Block 5056, Lots 45 and 46, Borough of Brooklyn.

801-57-BZ

APPLICANT—Leonard F. Rothkrug, for William Mintz, owner.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution to permit in an E-1 area district, the construction and maintenance of two six-story, Class A multiple dwellings, each having 63 apartments and accessory garage facilities for 30 cars.

PREMISES AFFECTED—8502 Narrows Avenue, west side, 120 feet north of 86th Street and 8365 Shore Road, east side, 151 feet, 7½ inches north of 86th Street, Block 6013, Lots 50, 53 and 57, Borough of Brooklyn.

417-57-BZ

APPLICANT—Harry S. Swain, owner.

SUBJECT—Application May 29, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, the continuance of two accessory garages for the storage of four (4) passenger motor vehicles.

PREMISES AFFECTED—394 Warwick Street, west side, 225 feet north of Pitkin Avenue, Block 3998, Lot 23, Borough of Brooklyn.

234-41-BZ—Vol. II

APPLICANT—Louis Provenzano, lessee, for Trustees of Columbia University in New York, owner.

SUBJECT—Application reopened October 16, 1956 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business use district, the maintenance of a motor vehicle repair shop, in an existing building, for a term of fifteen (15) years.

PREMISES AFFECTED—153 West 68th Street, north side, 122.99 feet west of Broadway, Block 1140, Lot 6, Borough of Manhattan.

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent, under sections 7c and 7A of the zoning resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubritorium, car washing, parking and storage of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

Laid over from March 11, 1958, to April 8, 1958, for further hearing after applicant has corrected his plans.

887-56-BZ

APPLICANT—David Berg, substituted for Charles C. Weinstein, for Alfred Simon, owner.

SUBJECT—Application December 28, 1956—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, utility room,

office and sale of accessories, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1412-1420 Edward L. Grant Highway, east side, 34 feet south of Plimpton Avenue, Block 2874, Lots 3, 5, 6, 8 and 9, Borough of The Bronx.

Laid over from November 19, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957; then to January 7, 1958, for further inspection and decision; then laid over for decision; date to be set, then set for March 11, 1958; then to April 8, 1958, for further hearing, subject to the regular procedure, waiving all requirements except notice by regular mail to affected property owners and applicant to certify to the Board such notices have been mailed.

174-55-BZ

APPLICANT—Burke, Green and Groh, for Calesto D. Simplicis, owner.

SUBJECT—Application reopened May 21, 1957 for consideration as to extension of time to complete—expired December 6, 1956—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking of patron's and employee's cars, no fee to be charged.

PREMISES AFFECTED—227-15 147th Avenue, north-west corner of 228th Street, Block 13461, Lot 25, Springfield Gardens, Borough of Queens.

367-51-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Patrick Flood, Laura Grieco and John Banzer, owners.

SUBJECT—Application reopened October 29, 1957 as Vol. III—re (decision of the Borough Superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension of an existing gasoline service station to be as a lubritorium, car washing (not automatic), minor repairs with hand tools only, office storage and sale of auto accessories and parking of more than five (5) cars awaiting service.

PREMISES AFFECTED—50-72 Jamaica Avenue and 2-16 Pennsylvania Avenue, southwest corner and 1-7 Sheffield Avenue, Block 3659, Lots 1, 14 and 15, Borough of Brooklyn.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

910-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Gregma Realty Corp., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, utility room, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2309-2319 8th Avenue and 301 315 West 124th Street, northwest corner, Block 1951, Lot 29, Borough of Manhattan.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

1253-25-BZ—Vol. III

APPLICANT—Wechsler and Schimenti, for Solomon N. Petchers, owner.

SUBJECT—Application reopened May 28, 1957 as Vol. I—re (decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage facilities for more than five (5) motor vehicles.

PREMISES AFFECTED—2150 Bolton Street, east side 122.12 ft. north of Lydig Avenue, Block 4317, Lot 83, Borough of The Bronx.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

CALENDAR

541-57-BZ

APPLICANT—Henry George Greene, for Wally and Lillian Nelson, Philip and Gilda Nelson and Hilda M. Folkman, owners.

SUBJECT—Application July 18, 1957—(decision of the Borough Superintendent) under section 7e of the zoning resolution, to permit in a residence use district, extending the present uses of existing structure from garage in cellar and first floor, office, loading and unloading and two apartments by eliminating the garage on the first floor and use the area for packing and storage of linen.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

642-57-A

APPLICANT—Henry George Greene, for Wally and Lillian Nelson; Philip and Gilda Nelson and Hilda M. Folkman, owners and co-partners.

SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re garages in excess of 5000 sq. ft. Class 3 residence structures.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

26-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sondra Vecchio and Anna Cara, owners.

SUBJECT—Application July 16, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence and manufacturing use district, the maintenance of a parking lot for a term of five (5) years.

PREMISES AFFECTED—22-28 North Portland Avenue, west side, 197 ft. south of Flushing Avenue, Block 2027, Lots 35, 36, 37 and 38, Borough of Brooklyn.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

24-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Lou Halpern Stations, Inc., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—32-09 38th Street, east side, 100 feet south of Broadway, Block 656, Lot 33, Long Island City, Borough of Queens.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

9-57-BZ

APPLICANT—Burke, Green and Groh, for C.B.S. Trading Corp., owner.

SUBJECT—Application July 16, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district, the erection of a sales office and use the lot for the display and sale of used cars.

PREMISES AFFECTED—234-04 Northern Boulevard, southeast corner of 234th Street, Block 8167, Lots 286 and 293, Douglaston, Borough of Queens.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

2-57-BZ

APPLICANT—Richard B. Rutledge, for St. John Baptist Church, owner.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the

Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles of the pleasure type only.

PREMISES AFFECTED—455 West 152nd Street, north side, 151 feet west of St. Nicholas Avenue, Block 2067, Lot 16, Borough of Manhattan.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

740-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. C. P. Equipment Co., owner.

SUBJECT—Application reopened, restored to docket—order of the Court, April 12, 1955 re (decision of the borough superintendent) under Section 7c of the Zoning Resolution, to permit in a residence use district, the proposed extension of existing structure for storage of machinery and office.

PREMISES AFFECTED—175-02 to 175-14 147th Avenue and 147-01 to 147-23 175th Street, southeast corner, Block 13376, Lots 1, 5 and 54, South Ozone Park, Borough of Queens.

Laid over from November 14, 1956, to December 11, 1956, for inspection and decision; hearing closed; then to January 22, 1957, for applicant to furnish complete information as to the basis for the use of the vacant portion of the premises; and or further consideration and decision by the Board; then to February 19, 1957 for further consideration and decision; then to March 19, 1957, for applicant to file a revised proposal for Board's consideration; then laid over from March 19, 1957, date to be set for further consideration and decision; then set for February 25, 1958; then to April 8, 1958, for further inspection and decision; applicant to advise Board about proposed planting.

352-57-BZ

APPLICANT—Patrick D. Concagh, for 27 East 37th Street Corp., owner.

SUBJECT—Application May 2, 1957—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of the basement and first floor of an existing four-story dwelling to business use.

PREMISES AFFECTED—27 East 37th Street, north side, 200 feet east of Madison Avenue, Block 867, Lot 28, Borough of Manhattan.

Laid over from March 11, 1958, to April 8, 1958, for inspection and decision; hearing closed.

964-57-BZ

APPLICANT—Samuel Rosenblum, for International Business Machines Corp., owner.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7c and 21 of the zoning resolution, to permit in a residence use district, the change of occupancy of the present three story building from garage on the first floor and two apartments on the upper floors to a photographic studio in the cellar and first floor with no change on the upper floors.

PREMISES AFFECTED—117 East 83rd Street, north side, 185 feet, 6 2/3 inches east of Park Avenue, Block 1512, Lot 9, Borough of Manhattan.

Laid over from March 11, 1958, to April 8, 1958, for inspection and decision; hearing closed.

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), minor repairs

CALENDAR

with hand tool only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed; then to April 8, 1958, for inspection and decision; hearing closed.

933-57-BZ

APPLICANT—Paul Friedman, for Woodsam Associates, Inc., owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—2177-2185 Starling Avenue, northwest corner of Castle Hill Avenue, Block 3948, Lot 47, Borough of The Bronx.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed.

530-57-BZ

APPLICANT—Patrick D. Concagh, for Isidore Maizes, owner.

SUBJECT—Application July 16, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), office for sale and storage of accessories, minor auto repairs with hand tools only and accessory parking of cars awaiting service.

PREMISES AFFECTED—985-989 Burke Avenue and 3201-3209 Paulding Avenue, northwest corner, Block 4610, Lots 1 and 2, Borough of The Bronx.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed.

597-57-BZ

APPLICANT—Milton S. Zeiberg, for Open Stair Dwellings Co., Inc., owner; James Joyner, lessee.

SUBJECT—Application August 21, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles. The term of the variance requested therein is for a period of five (5) years.

PREMISES AFFECTED—219 West 146th Street, north side, 333.4 feet west of 7th Avenue, Block 2032, Lots 17 and 47, Borough of Manhattan.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed.

969-57-BZ

APPLICANT—Morris Hannes, for Henry Payson, owner.

SUBJECT—Application December 26, 1957—decision of the Borough Superintendent, under sections 7b and 7c of the Zoning Resolution, to permit in a retail and residence use district, the change of occupancy of the present combined building from residence to restaurant in the cellar and first floor and two family residence above.

PREMISES AFFECTED—134-136 East 40th Street, south side, 87 feet east of Lexington Avenue, Block 895, Lots 67 and 68, Borough of Manhattan.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed.

193-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L.B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—decision of the Borough Superintendent, under sections

7e, 7f, and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, non automatic auto laundry, minor auto repairs with hand tool only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1016-1030 Broadway and 874-876 Willoughby Avenue, southwest corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed.

222-57-BZ

APPLICANT—J. G. L. Molloy, for Embers Realty Corp., owner.

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a F area district, the erection of a six-story and cellar Class A Multiple Dwelling.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

Laid over from January 14, 1958, to March 18, 1958, for consideration and decision; with permission to applicant to file further statement; hearing closed; then to April 8, 1958, at the request of the applicant to obtain a new decision from the Building Department.

HARRIS H. MURDOCK, *Chairman.*

APRIL 8, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, *Tuesday afternoon, April 8, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

8-58-A

APPLICANT—Larry Meltzer, for Ariston Quality Exporters, owner.

SUBJECT—Application January 14, 1958—Appeal from decision of the Borough Superintendent, re 2nd means of egress.

PREMISES AFFECTED—20 Bond Street, north side, 58 feet, 7½ inches east of Lafayette Street, Block 530, Lot 58, Borough of Manhattan.

3-58-A

APPLICANT—H. M. Karson, for Congregation Gates of Zion, owner.

SUBJECT—Application January 7, 1958—Appeal from decision of the Borough Superintendent, re Class 4 construction—use of basement as Synagogue.

PREMISES AFFECTED—834 Gerard Avenue, east side, 52 feet north of East 158th Street, Block 2474, Lot 30, Borough of The Bronx.

56-58-A

APPLICANT—Samuel Rosenblum, for Henry Baker, et al., owners.

SUBJECT—Application February 14, 1958—Appeal from decision of the Borough Superintendent, re Class III construction, commercial occupancy—re stairs, etc.

PREMISES AFFECTED—519 Madison Avenue, east side, 80 feet, 5 inches north of Madison Avenue, Block 1280, Lot 23, Borough of Manhattan.

604-57-A

APPLICANT—Patrick D. Concagh, for James V. Spader, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—Appeal from decision of the Borough Superintendent, re Class 3 construction—commercial use.

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 ft. west of Lexington Avenue, Block 893, Lot 7, Borough of Manhattan.

CALENDAR

773-57-A

APPLICANT—H. E. Horwood for Dwight C. Harris, Rex Perpall and Lita Harris, owners.

SUBJECT—Application October 30, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, factory, egress, etc.

PREMISES AFFECTED—196-198 Chambers Street, south side, 96 feet, 6 inches east of West Street, Block 138, Lot 34, Borough of Manhattan.

2-58-A

APPLICANT—Robert Gottlieb, for Rose Rosen, owner.

SUBJECT—Application January 7, 1958—Appeal from a decision of the Borough Superintendent, re extension of commercial use in frame building.

PREMISES AFFECTED—1335 Webster Avenue, west side, 322.49 feet north of East 169th Street, Block 2887, Lot 173, Borough of The Bronx.

6-58-A

APPLICANT—Samuel Rosenblum, for Henry Baker, et al., owners.

SUBJECT—Application February 14, 1958—Appeal from a decision of the Borough Superintendent, re Class III construction, commercial occupancy—re stairs, etc.

PREMISES AFFECTED—519 Madison Avenue, east side, 80 feet, 5 inches north of Madison Avenue, Block 1289, Lot 23, Borough of Manhattan.

16-58-A

APPLICANT—Voorhees, Walker, Smith and Smith, for Fordham University, owner.

SUBJECT—Application March 3, 1958—Appeal from a decision of the Borough Superintendent, re omission of Standpipe system.

PREMISES AFFECTED—444 East Fordham Road, north side, from New York Central Railroad to Southern Boulevard, Block 3273, Lot 1, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*

APRIL 15, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 15, 1958, at 10 o'clock in Room 113, Municipal Building, Manhattan, on the following matters:

4-57-BZ

APPLICANT—Murray Stockman, for David Koss, owner.

SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, and auto safety inspection station, for a stated term of fifteen (15) years.

PREMISES AFFECTED—22-02 to 22-18 (22-14 official) Beach Channel Drive, 10-46 to 10-52 Grassmere Terrace, northeast corner and 22-01 to 22-07 Regina Avenue, Block 216, Lot 46, Far Rockaway, Borough of Queens.

Laid over from February 4, 1958, to April 15, 1958, for hearing at request of the applicant, to purchase additional property; applicant to send out new notices to affected owners.

5-57-BZ

APPLICANT—Julius S. Rapson, for Ben D. Pivo, owner.

SUBJECT—Application January 22, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a business use district, the erection of a one-story extension to the existing automobile paint shop, with paint spray booth and infra-red bake unit

to be used as an auto body and fender repair shop and the parking of more than five (5) cars for patrons only.

PREMISES AFFECTED—105-06 Sutphin Boulevard, southwest corner of 105th Avenue, Block 10056, Lot 12, Jamaica, Borough of Queens.

77-57-BZ

APPLICANT—George J. Regan, for Curtis Baar, owner.

SUBJECT—Application February 1, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, to use and maintain the premises as a day care agency, day camp and accessory dwelling.

PREMISES AFFECTED—150-12 Powells Cove Boulevard, southwest corner of 4th Avenue, Block 4508, Lot 7, Whitestone, Borough of Queens.

78-57-A

APPLICANT—George J. Regan, for Curtis Baar, owner.

SUBJECT—Application February 1, 1957—Appeal from a decision of the Borough Superintendent, re use of frame structure-day camp.

PREMISES AFFECTED—150-12 Powells Cove Boulevard, southwest corner of 4th Avenue, Block 4508, Lot 7, Whitestone, Borough of Queens.

921-57-BZ

APPLICANT—Charles M. Spindler, for Murray Eisenberg, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with show windows, business entrances and signs within 75 feet of the residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—6602-6610 New Utrecht Avenue, and 1460-1466 (1472-1478 displayed) 66th Street, southwest corner, Block 5762, Lot 36, Borough of Brooklyn.

693-50-BZ—Vol. II

APPLICANT—Frederick L. Flynn, for Frank Mosca, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a gasoline service station, auto washing, lubrication, minor repairs using hand tools only, office and sale of auto accessories for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1131-1141 East 233rd Street and 3985-3995 Grace Avenue, northwest corner and 1906-1920 Strang Avenue, Block 4954, Lot 1, Borough of The Bronx.

205-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Co., owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of the accessory building of the present gasoline service station and extend the uses to include office, lubricatorium, car washing, minor repairs, parking and storage of motor vehicles and increase to twelve the number of gasoline tanks.

PREMISES AFFECTED—157-28 to 157-30 (157-30 Official) Willets Point Boulevard and 21-08 to 21-12 Clintonville Street, southeast corner, Block 4860, Lots 15 and 18, Whitestone, Borough of Queens.

CALENDAR

752-57-BZ

APPLICANT—Leonard F. Rothkrug, for Dominick Lentini, owner doing business as Lentini's Funeral Chapel.

SUBJECT—Application October 17, 1957—decision of the Borough Superintendent under sections 7e, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use, D area district, the erection and maintenance of a funeral chapel and dwelling for one family, with off street loading area within 75 feet of the residence district and covering more than the permitted area.

PREMISES AFFECTED—2853 Middleton Road, northeast corner of Mayflower Avenue, Block 4157, Lot 7, Borough of The Bronx.

632-57-BZ

APPLICANT—Burke, Green and Groh, for Armagh Realty Co., Inc., owner.

SUBJECT—Application September 13, 1957—decision of the Borough Superintendent under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of accessories and minor repairs with hand tools only.

PREMISES AFFECTED—68-05 Queens Boulevard (68-01 to 68-07 official), northeast corner of 68th Street, Block 1348, Lot 53, Woodside, Borough of Queens.

636-57-BZ

APPLICANT—Moritz Simon, for Alice Tunis, owner; Power Flite Products, Inc., purchaser under contract.

SUBJECT—Application September 18, 1957—decision of Borough Superintendent under section 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a one story motor vehicle repair shop to serve the growing automobile industry with a special feature namely, the sale and installation of hydromatic transmissions only.

PREMISES AFFECTED—153-67 Rockaway Boulevard, east side, 100.90 feet north of 137th Avenue (90.82 feet, proposed); Block 12292, Lot 48, Jamaica, Borough of Queens.

216-57-BZ

APPLICANT—Henry Kohler, for F.G.A. Construction Corp., owner.

SUBJECT—Application March 21, 1957—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a masonry building covering the entire 80 foot x 100 foot plot and to be used for storage of buildings materials and office.

PREMISES AFFECTED—242-248 East 89th Street, west side, 200 feet north of Ditmas Avenue, Block 7913, Lots 52, 53, 54 and 55, Borough of Brooklyn.

740-57-BZ

APPLICANT—T. Nilsen and Associates, for South Bronx Parking Service Inc., R.K.O. Theaters, Inc., and Rosmor Realty Corp., owners.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a business and residence use district, the parking and storage of more than five (5) motor vehicles on a plot that is comprised of the rear yard of a theatre and the partial rear yard of an existing multiple dwelling.

PREMISES AFFECTED—904 Union Avenue, east side, 198.7 feet south of East 163rd Street, Block 2677, Lots 67, 76 and 84, Borough of The Bronx.

781-57-BZ

APPLICANT—Andrew DiCamillo, for Veronica Holst, Dorothy Reardon and Daniel Robert Reardon, owners.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence and business

use district of the rear of the existing two family dwelling, six one-car masonry garages with a frame attic above.

PREMISES AFFECTED—1471 72nd Street, north side, 90 feet west of 15th Avenue, Block 6179, Lot 49, Borough of Brooklyn.

782-57-A

APPLICANT—Andrew DiCamillo, for Veronica Holst, Dorothy Reardon and Daniel Robert Reardon, owners.

SUBJECT—Application October 31, 1957—Appeal from a decision of the Borough Superintendent, re Frame construction, garage.

PREMISES AFFECTED—1471 72nd Street, north side, 90 feet west of 15th Avenue, Block 6179, Lot 49, Borough of Brooklyn.

867-57-BZ

APPLICANT—H. M. Karson, for Hong Yick Realty Corp., owner; Min Sang Laundry, lessee.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the construction of a mezzanine floor, elevate the roof and extend the laundry use.

PREMISES AFFECTED—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

1089-48-BZ—Vol. II

APPLICANT—Charles M. Spindler, for William Benson, owner.

SUBJECT—Application reopened January 7, 1958, as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the change of occupancy from non-storage garage, brakes, ignition, carburetor, radio and electric service to a motor vehicle repair shop.

PREMISES AFFECTED—139-23 Queens Boulevard, east side, 198-09 feet south of 87th Avenue, Block 9626, Lot 75, Jamaica, Borough of Queens.

614-57-BZ

APPLICANT—Patrick D. Concagh, for American Oil Co., owner.

SUBJECT—Application September 6, 1957—decision of the Borough Superintendent under sections 7h and 7e of the Zoning Resolution, to permit on a lot partly in a manufacturing and partly in a local retail use district, the use of the rear portion, the front of which is occupied by an existing gasoline service station, for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3010 Irwin Avenue, east side, 3.67 feet north of West 230th Street, Block 3406, Lot 66, Borough of The Bronx.

799-56-BZ

APPLICANT—Benjamin Weberman, for Harold Klein, owner; Accurate Dye Works, lessee.

SUBJECT—Application November 9, 1956—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the use of the fourth floor of an existing four-story building as a dyeing establishment.

PREMISES AFFECTED—7 East 30th Street, north side, 164 feet east of 5th Avenue, Block 860, Lot 8, Borough of Manhattan.

648-20-BZ—Vol. II

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Company, lessee.

SUBJECT—Application reopened September 24, 1957, as Vol. II—re decision of the Borough Superintendent, under sections 7a, 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, an extension of the present uses of a gasoline service station to include a one-bay lubritorium, accessory parking in the retail dis-

CALENDAR

strict and the installation of the necessary curb cuts within 75 feet of the residence use district.

REMISES AFFECTED—3940-3952 Amboy Road and 2-20 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

017-57-A

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Co., lessee.

SUBJECT—Application December 27, 1957—filed pursuant to section 35, General City Law re building partially in bed of a mapped street—proposed widening of Amboy Road.

REMISES AFFECTED—3952 Amboy Road and 2 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

74-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Shelbee Corp., owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7e of the Zoning Resolution, to permit in a retail and residence use district, the extension of an existing gasoline service station, to include the parking and storage of more than five (5) motor vehicles on an adjoining lot.

REMISES AFFECTED—1920-1924 Amsterdam Avenue and 501-503 West 155th Street, northwest corner, Block 2114, Lots 40 and 47, Borough of Manhattan.

78-57-BZ

APPLICANT—Burke, Green and Groh, for Morris Koral, owner.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent under sections 7e and 7A of the Zoning Resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles with a curb cut within 75 feet of the residence use district.

REMISES AFFECTED—91-10 Astoria Boulevard, southeast corner of 91st Street, Block 1365, Lot 22, Astoria, Borough of Queens.

-21-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 73 Realty Corp., owner.

SUBJECT—Application reopened March 4, 1958 for consideration as to extension of time to obtain Certificate of Occupancy—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the proposed change of use from public garage to motor vehicle repair shop and servicing, lubrication, truck washing, garage, wheel alignment, brake testing, welding, machine shop, parts, storage and sales, showroom and office.

REMISES AFFECTED—73-07 Empire Boulevard and 31-103 McKeever Place, northeast corner and 56-58 Sullivan Place, Block 1306, Lot 28, Borough of Brooklyn.

1-48-BZ—Vol. I

APPLICANT—Charles A. Buckley, Jr., for Oncrest Realities, Inc., owner.

SUBJECT—Application reopened March 11, 1958, for consideration as to extension of term of variance—expired November 25, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution for a term of two years, permitting in a residence use district, the parking of more than five motor vehicles for customers and patrons of Alexander's Department store (no fee to be charged).

PREMISES AFFECTED—2519-2525 Creston Avenue and 62 East 191st Street, southwest corner, Block 3175, Lots 26 and 36, Borough of The Bronx.

219-56-BZ

APPLICANT—Sidney H. Kitzler, for Pitborn Realty Corp., owner; Madewell Appliance Co., lessee.

SUBJECT—Application reopened March 11, 1958, for amendment as to rear yard—decision of the Borough Superintendent, previously granted on condition under section 21 of the Zoning Resolution, permitting in a C area district the extension of the existing warehouse structure occupying more than the permitted area.

PREMISES AFFECTED—553-571 Thatford Avenue, east side, 41 feet 6½ inches south of Hegeman Avenue, Block 3637, Lot 24, Borough of Brooklyn.

863-47-BZ

APPLICANT—Philip Freshman, for Max Schoenfield, owner; Crown Beverage Corp., lessee.

SUBJECT—Application reopened March 18, 1958, for consideration as to extension of term of variance—expired January 27, 1958—decision of the Borough Superintendent, previously granted on condition under sections 7e and 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a building to be used as a soda water manufacturing and bottling plant, using more than the permitted area.

PREMISES AFFECTED—429-433 Watkins Street, east side, 150 feet north of Riverdale Avenue, Block 3593, Lots 7 and 8, Borough of Brooklyn.

788-57-BZ

APPLICANT—Burke, Green and Groh, for Fitchett-Crescent Corp., and Catherine DuMelle, owners.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of five (5) gasoline storage tanks and two pumps and the parking of employees cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42, Flushing, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed; then to April 15, 1958, for applicant to file a companion Administrative Appeal as to use of space mapped for street widening.

154-58-A

APPLICANT—Burke, Green and Groh, for Fitchett Crescent Corp. and Catherine Du Melle, owners.

SUBJECT—Application March 21, 1958—filed pursuant to section 35, General City Law re premises partially in bed of proposed widening of Kissena Boulevard.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42 (32), Flushing, Borough of Queens.

796-49-BZ—Vol. IV

APPLICANT—Charles Abrahams, for Columbia Savings and Loan Association, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of an extension to the present bank building occupying more than the permitted area and alter an existing frame dwelling to provide additional offices.

PREMISES AFFECTED—93-20 to 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

Laid over from January 28, 1958, to February 18, 1958,

CALENDAR

at the request of an objector to permit filing of objections; no further request for adjournment considered; then to April 15, 1958, for inspection and decision; hearing closed.

835-57-A

APPLICANT—Charles Abrahams for Columbia Savings and Loan Association, owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re use of Frame building as Offices, Live Load, etc.

PREMISES AFFECTED—93-20 and 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

92-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application February 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, storage, parking and storage of motor vehicles and a ground sign.

PREMISES AFFECTED—14-40 to 14-50 (14-44 official) Clintonville Street west side, 61-63 feet south of 14th Road, Block 4697, Lot 5, Whitestone, Borough of Queens.

Laid over from September 17, 1957, to October 15, 1957, for inspection and decision; hearing closed; then to October 22, 1957, at the request of the applicant for consideration of proposed changes in the proposal; then to November 6, 1957, for applicant to file revised plans for relocation of proposed gasoline station in connection with the laundry building; then to November 26, 1957, for further study and for applicant to furnish the Board with a plan showing the area of the entire property and the surrounding streets; then to December 3, 1957, at the request of the applicant; then to December 17, 1957, then to January 28, 1958, for further study and inspection; then to February 25, 1958, for further consideration and decision; then to April 15, 1958, for further inspection and decision.

590-57-BZ

APPLICANT—Gilbert Lazerus, for Elsie C. Katz and Adele Wilson, owners.

SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the construction and maintenance for a term of fifteen (15) years of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only (no welding or spraying), storage and sale of accessories, and incidental parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—43-32 to 43-38 222nd Street and 221-11 to 221-19 Northern Boulevard, northwest corner, Block 6327, Lots 40 and 42, Bayside, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, at the request of an objector, applicant concurring; no further request for adjournment considered; then to April 15, 1958, for inspection and decision; hearing closed.

303-26-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened September 25, 1956 as Vol. IV—re decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence and business use district, the lower or ground floor of the property to be used for the storage of paper cartons and the upper floor to be used for the manufacture, storage and distribution of infants apparel, quilts, blankets, pillows and office incidental thereto.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

Laid over from March 11, 1958, to March 18, 1958, for hearing at request of attorney for objectors, applicant concurring; then to April 15, 1958, for inspection and decision; hearing closed.

52-48-A—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened January 8, 1957 as Vol. III—re Appeal from a decision of the Borough Superintendent—relating to egress.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

912-57-BZ

APPLICANT—Wechsler and Schimenti, for Philip Rosenzweig, owner.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from garage on the first floor and storage on the second floor to a laundrette on the first floor and offices on the second floor.

PREMISES AFFECTED—2149 Caton Avenue, north side, 100 feet east of Flatbush Avenue, Block 5083, Lot 120, Borough of Brooklyn.

Laid over from March 18, 1958, to April 15, 1958, for inspection and decision; hearing closed.

669-57-BZ

APPLICANT—Alfred H. Eccles, for Polarad Electronics Corp., owner.

SUBJECT—Application September 25, 1957—decision of the Borough Superintendent, under section 19A of the Zoning Resolution, to permit in an unrestricted use district, the continued use of an existing building providing less than the required number of loading berths.

PREMISES AFFECTED—33-02 to 33-20 Queens Boulevard, 45-01 to 45-09 33rd Street, southeast corner and 45-02 to 45-10 34th Street, Block 247, Lot 30, Long Island City, Borough of Queens.

Laid over from March 18, 1958, to April 15, 1958, for inspection and decision; hearing closed.

670-57-A

APPLICANT—Alfred H. Eccles, for Polarad Electronics Corp., owner.

SUBJECT—Application September 25, 1957—Appeal from a decision of the Borough Superintendent—re exits, etc.

PREMISES AFFECTED—33-02 to 33-20 Queens Boulevard, 45-01 to 45-09 33rd Street, southeast corner and 45-02 to 45-10 34th Street, Block 247, Lot 30, Long Island City, Borough of Queens.

728-29-BZ—Vol. II

APPLICANT—Paul Friedman, for Nat Spinard, owner.

SUBJECT—Application reopened November 6, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i, 7A of the Zoning Resolution, to permit on a plot located partly within a residence use district, the erection and maintenance of a gasoline service station, car wash (non automatic), lubritory, minor auto repairs with hand tools only, office and sale of automobile accessories, parking and storage of motor vehicles, with ground signs in a retail and residence use district, and with show windows, a sign and curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—154-02 to 154-12 (154-04 official) Horace Harding Expressway and 61-01 to 61-11

CALENDAR

Kissena Boulevard, southeast corner, Block 6744, Lot 71, Flushing, Borough of Queens.

Laid over from March 18, 1958, to April 15, 1958, for inspection and decision; hearing closed.

910-55-BZ—Vol. II

APPLICANT—Dominick Salvati and Son, for Al Smith, owner.

SUBJECT—Application reopened July 2, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a one story extension to an existing broom factory that will occupy more than the permitted area coverage.

PREMISES AFFECTED—9517-9521 Avenue J, north side, 77 feet 11¾ inches east of East 95th Street, Block 8203, Lot 5, Borough of Brooklyn.

Laid over from March 18, 1958, to April 15, 1958, for inspection and decision; hearing closed.

19-57-BZ

APPLICANT—Mathew Manes, for William Rueck and Minnie A. Dunlop, owners; Sun Oil Co., lessee.

SUBJECT—Application April 22, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, lubritorium, office, sale of auto accessories and parking of cars awaiting service, with curb cuts and show windows within 75 feet of a residence zone and the erection of post standards and illuminated signs, for a stated term of fifteen (15) years. REMISES AFFECTED—253-02 to 253-26 Hillside Avenue, 84-02 to 84-10 Little Neck Parkway, southwest corner and 84-01 to 84-09 253rd Street, Block 8607, Lot 180 (tentative), Bellerose, Borough of Queens.

Laid over from December 3, 1957, for inspection and decision; date to be set; hearing closed; then set for December 17, 1957; then to January 14, 1958, for further consideration and decision; then to February 11, 1958, for further consideration and possible further inspection; then March 18, 1958, for further hearing, applicant to send notice to all owners by regular mail, to consider additional acts; then to April 15, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

APRIL 15, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 15, 1958, at 2 o'clock in Room 13, Municipal Building, Manhattan, on the following matters:

5-56-SA

APPLICANT—Herron Stove & Foundry Company, Inc., owner.

SUBJECT—Application August 15, 1956—Comforteer Gas-fired Room and Space Heater, Unvented, Models 1112-W and C, 118-S, 1125-S, 135-S and 235-S, approval of.

4-57-SA

APPLICANT—S. T. Johnson Company, owner.

SUBJECT—Application April 24, 1957—Bankheat Combination Oil or Gas Burners, Models BH-D-O, BH-D-OA, BH-D-1A, BH-D-2, BH-D-3, BH-D-3A, BH-G-O, BH-G-OA, BH-G-1A, BH-G-2, BH-G-2A, BH-G-3 and BH-G-3A, approval of.

4-57-SM

APPLICANT—Alwinseal, Inc., owner.

SUBJECT—Application July 12, 1957—Alwinseal Aluminum Window, approval of.

657-57-SA

APPLICANT—H. P. Bonesteel for Wilmot Castle Company, owner.

SUBJECT—Application August 13, 1957—Wilmot Castle Condenser, approval of.

984-57-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application December 23, 1957—Tokheim Submerged Pumps for Pumping Motor Fuel, Gasoline, by remote control, Models 55-E, 55-ES, 72-E, 72-ES, 70-ES and Tokheim Pressure Regulator, Model 52, approval of.

985-57-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application December 23, 1957—Tokheim Gasoline Dispensing Pedestals, Models 350-1-RC, 350-2-RC with or without suffix WNC or P, and Tokheim 350-1 Twin and 350-2 Twin, approval of.

1001-57-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application December 23, 1957—Tokheim Remote Control Gasoline Pumping Units, Models 45-RCP and 46-RCP and Tokheim Island Dispensing Pedestals, Models 45-H-RC and 45-TP-RC, approval of.

46-34-SA

APPLICANT—Quiet May Div., of Penn Boiler & Burner Mfg. Corp., owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional trade names Mueller-Climatrol Models 442-450, 443-650, and 442-500 respectively—re May Oil Burner and Quiet May Oil Burner, Models N, O, U, D, B, NSJ, F, NSJ-1, W and Type BB; previously approved.

448-40-SM

APPLICANT—The H. H. Robertson Company, owner.

SUBJECT—Application reopened March 19, 1957 for amendment of resolution as to additional uses, Robertson Steel Floor—re Robertson Keystone Beam Steel Floor and Robertson Cellular Steel Floor; previously approved.

895-51-SA

APPLICANT—Mueller Climatrol Div. of Worthington Corp., owner.

SUBJECT—Application reopened July 17, 1956 for amendment of resolution as to additional models 220-90, 228-10, 218-110E, 217-150, 219-110E, 219-125, 219-150, 253-110A, 253-350, 228-110E, 130, 131, 132, 133, 135, 136, 137, 166, 157 and 105-01 Oil-fired Air Conditioners—re Mueller Climatrol Oil-fired Air Conditioners, Models 50, 20, 202, 209, 211, 212, 214, 216, 218, 219 and 253; previously approved.

741-53-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment to resolution as to additional lathing accessories—re Gold Bond Metal Base and Floor Clips—for use in Gold Bond Partition Systems; previously approved.

115-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyce Green, owners.

SUBJECT—Application December 22, 1955—Appeal from a decision of the Borough Superintendent—re review of Borough Superintendent's decision re zoning matter.

PREMISES AFFECTED—100-104 Central Park South and 1431-1439 Avenue of the Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.

CALENDAR

882-57-A

APPLICANT—Julius S. Rapson, for F and A Development Inc., owner.

SUBJECT—Application December 11, 1957—filed pursuant to section 36, General City Law re erection of buildings not fronting on legal streets.

PREMISES AFFECTED—107-11 and 107-17 Muriel Court, north side, 20 feet west of 108th Street, Block 11482, Lots 48 and 148, South Ozone Park, Borough of Queens.

728-57-A

APPLICANT—Watchtower Bible and Tract Society, Inc., owner.

SUBJECT—Application September 30, 1957—Appeal from a decision of the Borough Superintendent, re installation of aluminum louvers in existing opening of Fire Tower, and storage of materials in Fire Tower balcony.

PREMISES AFFECTED—51-69 Sands Street, north side, entire block bounded by Adams, Sands, Pearl and Prospect Streets; 117-125 Adams Street, 140-146 Pearl Street and 54-72 Prospect Street, Block 76, Lot 1, Borough of Brooklyn.

814-57-A

APPLICANT—Wheeler Yacht Co., Inc., owner.

SUBJECT—Application October 28, 1957—Appeal from an order of the Fire Commissioner and a decision of the Borough Superintendent re Sprinkler System in lieu of Yard Hydrant System.

PREMISES AFFECTED—520 Compton Avenue, foot of Patterson Avenue, Block 3502, Lots 2-7, Pugsley Creek, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

A public hearing was held on the following applications at the regular meeting of March 11, 1958 at 10 A. M., at which time the applications were acted upon by the Board and resolutions to be printed at a later date. These resolutions are printed below.

876-57-BZ

APPLICANT—Robert J. Crinnion, for Elsa Vitaglione, owner.

SUBJECT—Application December 6, 1957—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a E-1 area district, the use of an existing two family dwelling as a three family multiple dwelling.

PREMISES AFFECTED—3217 Griswold Avenue, northwest corner of Stadium Avenue, Block 5412, Lot 172, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Crinnion, Elsa Vitaglione and John G. Ferry, Sr.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley.. 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 11, 1958, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, E-1 area and class ½ height district; Griswold Avenue, Ohm Avenue and Stadium Avenue are in a residence use, E-1 area and class ½ height district; that as of July 25, 1916 the property in question was zoned as a one and one-quarter times height district and an E area district; that on June 19, 1925 the property was rezoned to a C district; that on June 10, 1955 the property was rezoned to its present class ½ height district and E-1 area district designation, that the use designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated November 21, 1957, acting on Alt. Applic. 754/57, reads:

"A2—Approval of occupancy for three families of this

this building situated in an E-1 area district will be contrary to Sec. 15A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 50 feet frontage, by 100 feet in depth; and

WHEREAS, the applicant contends that the present owner took title to the property on October 12, 1922; that soon thereafter began construction of a house for their own use; that the construction was abandoned because the streets were not improved and it was impossible to get the building materials to the site; that during the depression years the owner could not afford to erect the house, and during World War II her sons were all in the armed forces and a large house was not required; that after the return of her sons from the service, and a period of time to accumulate enough money to build; that the present home was erected in 1948 under N. B. Applic. 1008/48; that the house was erected to be occupied by the present owner and two of her married children, in separate four room apartments; that as they were all in the same family, they did not object when the certificate of occupancy calling for two family occupancy was obtained, and did not give the matter much further thought, until the present violation was issued; that the house has been used continuously since its erection by three families with insurance as such, three gas and three electric meters, and could have been legalized as such, had it not been provided with a frame attic; that by complying with certain applicable provisions of the multiple dwelling law; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board in conjunction with companion appeal 877-57-A; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship only as to permitting the building in an E-1 area district and not passing on the occupancy which is the subject of Cal. No. 877-57-A.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit the building, in an E-1 area district, *on condition* that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

MINUTES

877-57-A

APPLICANT—Robert J. Crinnion, for Elsa Vitaglione, owner.

SUBJECT—Application December 6, 1957—filed pursuant to section 310 of The Multiple Dwelling Law for variation of section 56, subdivision 1 of the Multiple Dwelling Law re two-family frame dwelling illegally converted to three families.

PREMISES AFFECTED—3217 Griswold Avenue, north-west corner of Stadium Avenue, Block 5412, Lot 172, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion, Elsa Vitaglione and John G. Ferry, Sr.

ACTION OF BOARD—Appeal withdrawn in view of action by the Board this day as to calendar number 876-54-BZ and absence of power under Section 310 of the Multiple Dwelling Law.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4
Negative: 0
Absent: Commissioner Sleeper 1

REGULAR MEETING

TUESDAY MORNING, MARCH 18, 1958, 10 A.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 4, 1958, were approved as printed in the Bulletin of March 11, 1958, Vol. 43, No. 10.

03-26-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened September 25, 1956 as Vol. IV—re decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence and business use district, the lower or ground floor of the property to be used for the storage of paper cartons and the upper floor to be used for the manufacture, storage and distribution of infants apparel, quilts, blankets, pillows and office incidental thereto.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: William A. Lamb, Carl H. Heiberg, Philip Salato, Lucy Russo, Angelina Mastromino, Elizabeth Cross, Francis G. Cross, MacPherson, Thomas Fitzgerald, S. Magnuson, Connie Larsen, Margaretta Pearson, Ronnie Hjembo, Helen Lewin, Evelyn Ericson, Marlene Hagene, George Webb, Emma Murphy, Elsie Swanson, Esther Magnuson, Karin Kalland, Martha Loge, Jordis Sorensen, Toby Jorgensen, Paul Sustek, Florence Holmberg, Marjorie Santoro, Mrs. C. Ross and R. J. Montgomery.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A.M. for inspection and decision; hearing closed.

-48-A—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened January 8, 1957 as Vol. III—re Appeal from a decision of the Borough Superintendent—relating to egress.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A.M. for inspection and decision; hearing closed.

728-29-BZ—Vol. II

APPLICANT—Paul Friedman, for Nat Spinard, owner.

SUBJECT—Application reopened November 6, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i, 7A of the Zoning Resolution, to permit on a plot located partly within a residence use district, the erection and maintenance of a gasoline service station, car wash (non automatic), lubricatory, minor auto repairs with hand tools only, office and sale of automobile accessories, parking and storage of motor vehicles, with ground signs in a retail and residence use district, and with show windows, sign and curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—154-02 to 154-12 (154-04 official) Horace Harding Expressway and 61-01 to 61-11 Kissena Boulevard, southeast corner, Block 6744, Lot 71, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Arthur Levine.

For Opposition: S. K. Weil.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A.M. for inspection and decision; hearing closed.

193-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—re decision of the Borough Superintendent under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, non-automatic auto laundry, minor auto repairs with hand tools only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1016-1030 Broadway and 874-876 Willoughby Avenue, southwest corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: Abraham Lehman, Bernard Samuels, Davis Louis, Louis Horn, Nellie Bell, Katie Silverman, Herman Chanes and Julius Lassen.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A.M. for inspection and decision; hearing closed.

910-55-BZ—Vol. II

APPLICANT—Dominick Salvati and Son, for Al Smith, owner.

SUBJECT—Application reopened July 2, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a one story extension to an existing broom factory that will occupy more than the permitted area coverage.

PREMISES AFFECTED—9517-9521 Avenue J, north side, 77 feet 11¾ inches east of East 95th Street, Block 8203, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony M. Salvati.

For Opposition: Anthony Trippodi, Margaret Cuccia, Fay Guadagno, Evelyn Schipani, Jean Morrone, Rose Trippodi, Martha Kern, Dorothy Royster, F. Mauro, N. Montalto, Cora McCue, Alfred T. Hohlensle, Frank Parente and Joseph Castellani.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A.M. for inspection and decision; hearing closed.

MINUTES

123-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Grenlac Holding Corp., owner.

SUBJECT—Application February 14, 1957—decision of the Borough Superintendent under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, sales rooms, car wash, storage, minor auto repairs, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1101-1111 Grenada Place and 4126-4134 Laconia Avenue, northeast corner, Block 4927, Lot 2, Borough of The Bronx.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over for the members of the Board to view the stores now under construction across the street from this site, and laid over for a continuation of the vote until such time as the stores on 231st Street are constructed; date for decision to be determined.

222-57-BZ

APPLICANT—J. G. L. Molloy, for Embers Realty Corp., owner.

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a F area district, the erection of a six-story and cellar Class A Multiple Dwelling.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: J. G. L. Molloy and R. P. Charles.

For Opposition: None.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A.M. at the request of the applicant to obtain a new decision from the Building Department.

319-57-BZ

APPLICANT—Mathew Manes, for William Rueck and Minnie A. Dunlop, owners; Sun Oil Co., lessee.

SUBJECT—Application April 22, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, lubritorium, office, sale of auto accessories and parking of cars awaiting service, with curb cuts and show windows within 75 feet of a residence zone and the erection of post standards and illuminated signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—253-02 to 253-26 Hillside Avenue, 84-02 to 84-10 Little Neck Parkway, southwest corner and 84-01 to 87-09 253rd Street, Block 8607, Lot 180 (tentative), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Arthur M. Laufer.

For Opposition: Gilbert T. Redleaf, L. M. Sakrais, George Solow, Evelyn Yurman and Jean Koenigsberg.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A.M. for inspection and decision; hearing closed.

530-57-BZ

APPLICANT—Patrick D. Concagh, for Isadore Maizes, owner.

SUBJECT—Application July 16, 1957—decision of the Borough Superintendent under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), office for sale and storage of accessories, minor auto repairs with hand tools only and accessory parking of cars awaiting service.

PREMISES AFFECTED—985-989 Burke Avenue and 3201-3209 Pauling Avenue, northwest corner, Block 4610, Lots 1 and 2, Borough of The Bronx.

APPEARANCES—

For Applicant: Patrick D. Concagh and Howard Maizes.

For Opposition: Pauline Stadler, Sylvia Goldberg, Helen Farber, Susan Rebak, Marie Callas, Annie Mae Jefferson, Rose Tuccio, Sophie Tockerman, J. Walisi and Ishmael Warden.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A.M. for inspection and decision; hearing closed.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs and hand tools only, safety inspection, station, parking and storage of more than five (5) motor vehicles and curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over pending Court action, reviewing denial by the Board of a similar application on property across the street from subject site, Block 3414, Lot 340, under Cal. No. 510-39-BZ; hearing previously closed; date for decision to be determined.

590-57-BZ

APPLICANT—Gilbert Lazerus, for Elsie C. Katz and Adele Wilson, owners.

SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the construction and maintenance for a term of fifteen (15) years of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only, no welding or spraying, storage and sale of accessories, and incidental parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—43-32 to 43-38 222nd Street and 221-11 to 221-19 Northern Boulevard, northwest corner, Block 6327, Lots 40 and 42, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Opposition: Leonard L. Finz, Seymour Boyers, Eva Oeschger, Eugene H. Oeschger, Caroline Kurtz, William Kurtz and Jack Dering.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A.M. for inspection and decision; hearing closed.

597-57-BZ

APPLICANT—Milton S. Zeiberg, for Open Stair Dwellings Co., Inc., owner, (James Joyner, lessee).

SUBJECT—Application August 21, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles. The term of the variance requested therein is for a period of five (5) years.

PREMISES AFFECTED—219 West 146th Street, north side, 333.4 feet west of 7th Avenue, Block 2032, Lots 17 and 47, Borough of Manhattan.

APPEARANCES—

For Applicant: Milton S. Zeiberg.

For Opposition: Melville L. Levy, Jacque Weill.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A.M. for inspection and decision; hearing closed.

MINUTES

669-57-BZ

APPLICANT—Alfred H. Eccles, for Polarad Electronics Corp., owner.

SUBJECT—Application September 25, 1957—decision of the Borough Superintendent under section 19A of the Zoning Resolution, to permit in an unrestricted use district, the continued use of an existing building providing less than the required number of loading berths.

PREMISES AFFECTED—33-02 to 33-20 Queens Boulevard, 45-01 to 45-09 33rd Street, southeast corner and 45-02 to 45-10 34th Street, Block 247, Lot 30, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred H. Eccles and Paul H. O'Dessey.
For Opposition: Milton W. Deutsch.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A.M. for inspection and decision; hearing closed.

70-57-A

APPLICANT—Alfred H. Eccles, for Polarad Electronics Corp., owner.

SUBJECT—Application September 25, 1957—Appeal from a decision of the Borough Superintendent—re exits, etc.

PREMISES AFFECTED—33-02 to 33-20 Queens Boulevard, 45-01 to 45-09 33rd Street, southeast corner and 45-02 to 45-10 34th Street, Block 247, Lot 30, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred H. Eccles and Paul H. O'Dessey.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A.M. for inspection and decision in conjunction with Cal. No. 669-57-BZ; hearing closed.

15-57-BZ

APPLICANT—Albert Melniker, for Harry and Edward Risch, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent under sections 7A, 7c and 7i of the Zoning Resolution, to permit in a retail and residence use district, the rehabilitation of an existing gasoline service station and motor vehicle repair shop and the extension of the uses to include sale of accessories, office and parking and storage of more than five (5) motor vehicles to the adjacent lot with business entrances and exits within 75 feet of the residence use district.

PREMISES AFFECTED—4244-4248 Hylan Boulevard, 94-102 Groton Street, southeast corner and 93-101 Littlefield Avenue, Block 5317, Lot 5, Eltingville, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker, Robert A. Lindsay and Edwin Risch.

For Opposition: Mrs. William R. Unger, Alfred D'Apolito, and William R. Unger.

ACTION OF BOARD—Laid over for inspection and decision; date to be set; hearing closed.

3-57-BZ

APPLICANT—Burke, Green and Groh, for Fitchett-Prescent Corp., and Catherine DuMulle, owners.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of five (5) gasoline storage tanks and two pumps and the parking of employees cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A.M. for applicant to file a companion Administrative Appeal as to use of space mapped for street widening.

912-57-BZ

APPLICANT—Wechsler and Schimenti, for Philip Rosenzweig, owner.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from garage on the first floor and storage on the second floor to a launderette on the first floor and offices on the second floor.

PREMISES AFFECTED—2149 Caton Avenue, north side, 100 feet east of Flatbush Avenue, Block 5083, Lot 120, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alexis Krusko and Max Kowitt.

For Opposition: None.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A.M. for inspection and decision; hearing closed.

933-57-BZ

APPLICANT—Paul Friedman, for Woodsam Associates, Inc., owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under sections 7i and 7j of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non automatic), office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2177-2185 Starling Avenue, northwest corner of Castle Hill Avenue, Block 3948, Lot 47, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman, Arthur Levine.

For Opposition: Rebecca Markowe, Paul Lorenzo, William E. Towner and Celia Kahan.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A.M. for inspection and decision; hearing closed.

961-57-BZ

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a one story building from minor motor vehicle repair shop to receiving, storage and shipping of United States serviceman's belongings.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet, 11¼ inches east of 18th Avenue, Block 5480, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Abraham Sussman.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A.M. at the request of an objector.

962-57-A

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—Appeal from a decision of the Borough Superintendent; re area of Class III construction excessive.

PREMISES AFFECTED—1818-1840 53rd Street, south

MINUTES

side, 127 feet, 11¼ inches east of 18th Avenue, 1st floor;
Block 5480, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A.M. at the request of an objector.

969-57-BZ

APPLICANT—Morris Hannes, for Henry Payson, owner.
SUBJECT—Application December 26, 1957—decision of the Borough Superintendent, under sections 7b and 7c of the Zoning Resolution, to permit in a retail and residence use district, the change of occupancy of the present combined buildings from residence to restaurant in the cellar and first floor and two family residence above.

PREMISES AFFECTED—134-136 East 40th Street, south side, 87 feet east of Lexington Avenue, Block 895, Lots 67 and 68, Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: Irving Stern.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A.M. for inspection and decision; hearing closed.

551-57-BZ

APPLICANT—Bernard Segal, for Samuel Eidelberg and Jeffery Rosenberg, owners.

SUBJECT—Application July 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, storage and sale of accessory parts and office.

PREMISES AFFECTED—9504-9514 Seaview Avenue, southeast corner of East 95th Street, Block 8318, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Albert Joven.

ACTION OF BOARD—Application withdrawn, after full hearing and inspection without prejudice in accordance with letter from the owner dated March 13, 1958.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

587-57-BZ

APPLICANT—Robert Gottlieb for 174 Boston Properties Corp., owner.

SUBJECT—Application August 2, 1957, decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles, for a stated term of five (5) years.

PREMISES AFFECTED—1675 Hoe Avenue, west side, 100 feet north of East 173rd Street, Block 2983, Lot 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Opposition: None.

ACTION OF BOARD—Application withdrawn, without prejudice in view of the application for variance on adjoining plot of same owner.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

881-24-BZ—Vol. II

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application reopened November 13, 1957, as

Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.

PREMISES AFFECTED—1292 Shakespeare Avenue, east side, 101.78 feet north of West 169th Street, Block 2506, Lot 115, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 13, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 18, 1958 after due notice by publication in the Bulletin; laid over to March 18, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a local retail use, B area, class 1¼ height district; Shakespeare Avenue and West 169th Street are in local retail and residence use, B area, class 1¼ height districts; West 170th Street is in residence and business use, B area, class 1¼ height district; Edward L. Grant Highway is in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 14, 1957 acting on Alt. Applic. No. 913-57, reads:

"1. In a residence district the proposed parking of motor vehicles is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 feet frontage by 114 feet in depth; and

WHEREAS, the applicant states that there was a four car metal garage on the property in a dilapidated condition; that the owner removed same and leveled the plot and erected a new five foot wire woven fence and gate around same; that the curb cut was existing that the lot holds approximately seven or eight cars; and

WHEREAS, the applicant contends that the neighborhood is thickly populated and there are mostly all apartments surrounding this area, with no garage facilities; that the necessity for car space is very great in this area; and

WHEREAS, the applicant states that the present owner has held title to the property since July 17, 1957 and that the assessed valuation of land is \$5,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure car type only as proposed and as indicated on plans filed with this application marked "Received October 31, 1957, 3 sheets, on condition that all uses on the premises shall be removed and the premises shall be leveled substantially to the grade of Shakespeare Avenue and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on all lot lines except where walls of adjoining buildings exist on the lot line a woven wire fence of the chain link type not less than five

MINUTES

feet six inches in height on a masonry base; that the fence on the street line shall have one opening which shall be fitted with gates not over ten feet in width with a curb cut opposite not over twelve feet in width; that no one shall occupy this lot except car owners who shall be furnished by the owner with a key to the gate; that suitable bumpers shall be maintained for protection of walls and fences; that during the term of this variance the premises shall be occupied for no other use; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to one sign attached to the fence advertising the parking and storage use and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed four square feet in area and shall not be illuminated and shall not extend beyond the building line; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

598-28-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Helen Frankel, owner; Dunhall Manufacturing Corp., lessee.

SUBJECT—Application reopened September 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five motor vehicles for employees of the lamp factory located in the vicinity for a stated term of five (5) years.

PREMISES AFFECTED—1842 Cedar Avenue, northeast corner of West Tremont Avenue, Block 2881, Lot 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 10, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 18, 1958 after due notice by publication in the Bulletin; laid over to March 18, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated June 25, 1957 acting on Alt. Applic. No. 390-57, reads:

"1. Proposed parking & storage for motor vehicles in a residence use district is contrary to Art. II Sect. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 34.40 feet frontage by 120 feet in depth, presently vacant; that it is proposed to use the plot for parking of employees' cars, no fee to be charged, for a period of five years; and

WHEREAS, the applicant states that the owner has a lamp and lamp shade factory at the foot of West Tremont Avenue and the Harlem River; that there is no adequate parking space due to the railroad freight yard and the necessity of keeping a narrow roadway clear; that in 1954 the owner finally found a suitable lot on the corner of Tremont and Cedar Avenues; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the plot to be occupied for the parking of motor vehicles, limited to motor vehicles belonging to employees of the lamp factory located in Block 2883, Lot 35, on condition that all buildings and structures now on the premises shall be removed and the premises shall be leveled substantially to the grade of East Tremont Avenue and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on all lot lines where walls of adjacent buildings do not occur a woven wire fence of the chain link type not less than five feet six inches in height on a masonry base; that on the Cedar Avenue line there may be an entrance fitted with a gate not over ten feet in width with curb cut opposite not over twelve feet in width; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that bumpers shall be maintained, as shown, a suitable distance away from the adjoining premises for the protection of the walls thereof; that signs shall be restricted to a permanent sign not over 4 square feet in area attached to the fence near the entrance advertising the private parking use for the employees of the Dunhall Manufacturing Company; that such sign shall not extend beyond the building line and shall not be illuminated; as shown on plans filed with this application marked "Received July 19, 1957", 2 sheets; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

581-42-BZ—Vol. II

APPLICANT—Sidney H. Kitzler, for Homecrest Service Station, Inc., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c, 7i, 7A of the Zoning Resolution, to permit in a business use district, the erection of an extension to the existing service building and extend the uses of the present gasoline service station to include wheel alignment.

PREMISES AFFECTED—2315-2325 Coney Island Avenue and 1102-1110 Avenue T, southeast corner, Block 7315, Lots 1 and 3, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper... 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 24, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 4, 1958 after due notice by publication in the Bulletin; laid over to March 18, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Coney Island Avenue and Avenue S are in a business use, D area, class 1 height district; East 12th Street and Avenue T are in business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated July 8, 1957 acting on Alt. Applic. 957-57, reads:

"1. Proposed extension of plot and accessory building, to be used for gasoline service station, accessories, greasing, auto laundry and parking and storage for more than 5 motor vehicles and wheel aligning in a Business Zone is contrary to Art. II, PP. 4a, subsection 29 & 46 of the Zoning Resolution.

MINUTES

2. Business entrance and curb cut within 75 feet of a Residence Zone in a transition from non-residential to residential use zone is contrary to Art. II, PP. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 110 feet $4\frac{3}{4}$ inches frontage by 80 feet and 89 feet $4\frac{3}{4}$ inches in depth, and now legally occupied as a gasoline selling station, greasing, auto wash and accessories on the front portion, under Certificate of Occupancy No. 99273, issued in 1940, and for parking and storage of more than five motor vehicles on the rear portion under Certificate of Occupancy No. 121541 issued in 1949; that the gasoline selling station was legally established under Permit No. 2249-34, although in existence for many years prior to 1934; that it is proposed to build an extension at the rear of the existing building on the gasoline station; that the proposed extension shall be 35 feet wide by 15 feet in depth extending into the portion of the plot now used for parking and storage of motor vehicles; that this proposed extension will be used for wheel aligning work and will have one entrance at the northerly end of same, facing Avenue T; that it is also proposed to remove the 4 foot high concrete fence posts now existing in a line from the northeast corner of the existing building to the Avenue T building line; that the purpose in asking permission to remove these fence posts is to permit easier access for cars to go to and from the gasoline station and the proposed wheel aligning building, without going across the Avenue T sidewalk; that the posts were originally installed at the request of the Building Department in order to separate the gas station area from the rear portion of the plot; that since the rear portion of the plot has since been legally improved as a parking lot, there seems to be no more necessity for the fence posts; and

WHEREAS, the applicant further states that the entrance to and exit from the proposed extension shall be via the existing legal curb cut now used as an entrance to and exit from the parking area; that no new curb cut shall be required; and

WHEREAS, the applicant contends that the need for this proposed building for wheel aligning is of the utmost importance to the owners of the gas station; that the New York State Motor Vehicle Bureau will not certify this station as a State Motor Vehicle Inspection Station unless the required facility for wheel alignment testing and service is provided; that at the completion of the erection of the proposed extension, a new Certificate of Occupancy shall be obtained replacing the two Certificates now in force; and

WHEREAS, the applicant states that the present owner has held title to the property since July, 1934; that the assessed valuation of land is \$22,400 and of the building \$9,000 making a total of \$31,400; that the building was erected in 1934 and 1940; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 4, 1942, as thereafter amended by resolutions adopted through October 29, 1945, by adding thereto:

"that in the event the owner desires to extend the plot and erect an additional building as now proposed and indicated on plans filed with this application, marked 'Received July 31, 1957,' 8 sheets, such construction of building may be permitted as thereon indicated, on condition that the building shall have no cellar and meet the requirements of the Building Code; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairing with hand tools only, including wheel alignment, maintained solely within the accessory building for a similar term; that under Section 7A, any curb cut or entrance deemed contrary thereto is herein permitted, provided the requirements of this resolution are complied with; that the term of this variance shall be for fifteen years from the date of this

amended resolution; that any portions of the plot not covered by proposed buildings shall be paved with concrete or asphalt; that curb cuts shall be restricted to existing curb cuts to Coney Island Avenue and Avenue T, as shown; that the sidewalk and curbing abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof and temporary signs and advertising devices; that the parking permitted by the Board on former lot 3 now included in the gasoline station plot as lots 1 and 3 and as continued as to parking by the Department of Buildings under certificate of occupancy 121541 issued October 5, 1949 may be continued on the balance of lot 3 under the requirements of the resolutions of the Board as adopted under Volume 1 on November 4, 1942 through October 29, 1946; that the requirements of such resolutions and any additional requirements of the Department of Buildings shall be complied with; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

209-46-BZ—Vol. V

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for H. M. Williams Company, Inc., owner.

SUBJECT—Application reopened October 16, 1956 as Vol. V—re decision of the Borough Superintendent under sections 7c and 7h of the Zoning Resolution, to permit in a residence and retail use district, the extension of the existing parking lot for more than five (5) cars to include cars waiting to be serviced in conjunction with the present auto showroom, offices, greasing, parts dept., minor repairs and welding incidental thereto, spray booth, also washing and wheel alignment in conjunction with the present Chevrolet agency on premises, parking of more than five (5) cars and used car sales.

PREMISES AFFECTED—93-01 to 94-05 Northern Boulevard and 32-02 to 32-20 Junction Boulevard, northwest corner, Block 1423, Lots 30 and 45, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Edward Sharf, Ingram S. Carner and Harry M. Williams.

For Opposition: Hyman Staatmore.

For Administration: John J. Saunders, B'd. of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. V on October 16, 1956 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on March 18, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in residence, business and retail use, B and C area, class $1\frac{1}{2}$ height district; Junction Boulevard is in retail and business use, C area, class $1\frac{1}{2}$ height districts; Northern Boulevard is in retail and business use, B and C area, class $1\frac{1}{2}$ height districts; 93rd Street is in residence and retail use, B and D area, class $1\frac{1}{2}$ height districts; 32nd Avenue is in residence and retail use, D and C area, class $1\frac{1}{2}$ height districts; that the portion of the property within 100 feet of Northern Boulevard and more than 100 feet from 93rd Street is presently zoned as a business district; that the portion of the property more than 100 feet from Junction Boulevard and more than 100 feet from Northern Boulevard is presently zoned as a

MINUTES

residence district and the remainder is zoned as a retail district; and

WHEREAS, the decision of the Borough Superintendent, dated October 2, 1956 acting on Alt. Applic. 1569-56, reads:

"1. Zone district is retail and res.

2. The proposed extension of the auto showroom, offices, greasing, parts dept., minor repairs, and welding incidental thereto, spray booth, washing and wheel alignment, all in conjunction with Chevrolet Agency on premises, and open used car sales lot and parking of more than 5 cars waiting to be serviced on lot No. 45, to include the use of used car lot on lot No. 30, which is partially in a retail and partially in a res. use district is contrary to Sec. 3 of Art. 2 of Zone Res."

nd

WHEREAS, the applicant states that the premises consist of plot, 331.83 feet frontage by 516.94 feet in depth, presently occupied by an auto showroom, offices, greasing, parts department, minor repairs and welding incidental thereto, spray booth, also washing and wheel alignment, parking of more than five cars and used car sales; that it is proposed to extend the existing parking lot for more than five cars to include cars waiting to be serviced; and

WHEREAS, the applicant contends that the small additional request is in the parking area in the residence use zone on lot No. 30, to be used in conjunction with the present auto showroom; that the corner auto showroom, parking and sales lots, etc.—lot No. 45—was granted by the Board under Cal No. 209-46-BZ and Certificate of Occupancy No. 108546 was issued; that the conforming used car lot within the business use district, on lot No. 30 to the north of the original grant is part of the owner's operation and as a separate Certificate of Occupancy; that the small triangular portion of lot No. 30, bounded by the original grant to the south and the conforming use to the east, within the business use district, and cross-hatched, is in residence use district; that this small portion of the lot was inadvertently omitted from the original application before the Board; that the Board granted the contiguous parking and storage of more than five cars in the residential use district immediately adjoining the portion in question; that there has been no change in the area since the last photographs were taken; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant stated that the Department of Buildings had issued permits for parking in the retail use district.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 17, 1952, by finding thereto:

"that in the event the owner obtains from the Department of Buildings the permission for parking in the retail use district, on Junction and Northern Boulevards, as shown on plans filed with this application, marked 'Received January 8, 1957', 3 sheets, and desires to extend present parking in the retail use district into the interior gore-shaped portion of the plot, located in the residence use district, as shown on such plan, such extension of parking use may be permitted to the middle line of the block, as shown on such plans, on condition that the premises shall be leveled and surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; and that suitable woven wire fences of the chain link type shall be constructed and maintained on the lot lines of adjoining premises where suitable fences do not exist; that the previous resolutions as adopted by the Board on November 28, 1948, June 14, 1949, June 17, 1952 and May 19, 1953 shall be complied with where not inconsistent with the terms of this amended resolution; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

422-49-BZ

APPLICANT—Charles M. Spindler, for Alfred Herschkovitz, owner.

SUBJECT—Application reopened February 11, 1958 for consideration as to extension of time to complete—expired November 1, 1957—decision of the Borough Superintendent previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—1794-1798 Park Place, south side, 202 feet 6 inches west of Saratoga Avenue, Block 1467, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, on November 1, 1955 this application was granted by the Board on certain conditions, under Section 7h of the Zoning Resolution, to permit in a residence use district, for a term of years, the parking and storage of motor vehicles, affecting premises 1794 to 1798 Park Place, south side, 202 feet 6 inches west of Saratoga Avenue, Block 1467, Lot 31, Borough of Brooklyn; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation November 1, 1957; and

WHEREAS, this application was reopened on February 11, 1958 and set for hearing on March 18, 1958 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on March 18, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 31, 1958 acting on Alt. Applic. 1742-49, reads:

"1. Propose to extend Board of Standards & Appeals variance under Calendar #422-49-BZ for parking and storage of motor vehicles is contrary to Art. II Sec. 3 of Zoning Resolution."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 22, 1949, as thereafter adopted by resolutions adopted through November 1, 1955 only so far as it refers to the terms of the variances so that as amended this portion of the resolution shall read:

"... granted under Section 7h for a term of five years from the date of this amended resolution; that other than as amended herein the requirements of the resolutions above cited shall be complied with; and that all permits shall be obtained, including a certificate of occupancy, and all work completed within six months from the date of this amended resolution. Alt. App. 1742-49.

698-50-BZ—Vol. II

APPLICANT—Henry Kohler, for William Berman and Sam Mintz, owners.

SUBJECT—Application reopened March 26, 1957, as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of an auto laundry-boiler room, storage, office and locker room.

PREMISES AFFECTED—769-803 (799 displayed) Left-ferts Avenue, northwest corner of Scherectady Avenue, Block 1427, Lots 20 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Kohler.

For Opposition: None.

MINUTES

ACTION OF BOARD—Application denied.
THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Vice Chairman Keating,
Commissioner Kleinert, Commissioner Foley and
Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 26, 1957 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on September 17, 1957 after due notice by publication in the Bulletin; and

WHEREAS, on September 17, 1957 this application was taken off the calendar; returned to examining engineer to set a new date for hearing; notices to be sent out and proof of service filed, affecting premises 769-803 (799 displayed) Lefferts Avenue, northwest corner of Schenectady Avenue, Block 1427, Lots 20 and 40, Borough of Brooklyn; and

WHEREAS, the applicant requested that this application be re-set for hearing; and

WHEREAS, this application was re-set for hearing on February 18, 1958 at 10 A.M., subject to the regular procedure, waiving all requirements except three publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 18, 1958 after due notice by publication in the Bulletin; laid over to March 18, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Lefferts Avenue, Empire Boulevard and Troy Avenue are in a residence use, C area, class 1 height district; that as of July 25, 1916 the property was zoned as a business district and the present residence designation became effective on March 25, 1954; that the height and area designations have not been changed since July 25, 1916 and there are no zoning amendments relating to this property pending at this time; and

WHEREAS, the decision of the Borough Superintendent, dated March 4, 1957 acting on N.B. Applic. 1152-56, reads:

"1. Proposed building on a plot to be used for auto laundry, boiler room, storage and office in a Residence Zone is contrary to Art. II, PP. 3 of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 290 ft. 11½ in. frontage by 45 ft. 2 in. in depth, and unimproved; that it is proposed to build a new auto laundry; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 1152-56, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

559-53-BZ—Vol. II

APPLICANT—Herman Kron, for Aywon Crescent Service Station, Inc., owner.

SUBJECT—Application reopened June 26, 1956 as Vol. II—re decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a business use district, the extension of the use of an existing gasoline service station to include lubritorium, parking and storage of more than five (5) motor vehicles and the sale of used cars.

PREMISES AFFECTED—1253 Edward L. Grant High-

way, west side, 201.4 feet north of Jerome Avenue, Block 2506, Lots 54 and 56, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron, Max Gayer and Theodore Vangrofsky.

For Opposition: None.

For Administration—John J. Saunders, Board of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 26, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 18, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Jerome Avenue and Edward L. Grant Highway are in a business use, B area, class 1½ height district; Shakespeare Avenue and West 168th Street are in business and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the Borough Superintendent dated May 16, 1956 acting on Alt. Applic. 482-56, reads:

"1. The proposed "Parking and storage of more than 5 cars, and sale of used cars" in connection with the existing gas station is contrary to Bd. of S. & A. Cal 559-53-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 144.4 feet frontage by 92.3 feet in depth, irregular presently occupied by a gasoline service station; that it is proposed to extend the uses to include lubritorium, parking and storage for more than five cars and sale of used cars and

WHEREAS, the applicant states that on December 22, 1953 the Board approved the re-building of the lawfully existing gas station and stated in the Resolution to permit extension on a portion of the plot to be extended and reconstructed that the Resolution of December 22, 1953 was complied with and building was completed and Certificate of Occupancy No. 15616 was issued on January 27, 1955 for gasoline service station, auto laundry, parking of cars waiting to be serviced and minor repairs with hand tools only; and

WHEREAS, the applicant contends that the premises in question was occupied for years as a gas station and parking and storage for 49 cars, for over-night parking; that the License Department issued for this parking lot a permit from year to year for parking of cars, but the Building Department does not recognize the legal over-night parking unless approved by the Board; and

WHEREAS, the applicant states that the present owner has held title to the property since March, 1941; that the assessed valuation of land is \$30,000 and of the building \$48,000 making a total of \$78,000; that the building was erected in 1924; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals do hereby *amend* the resolution adopted on December 23, 1953 as thereafter amended by resolution adopted March 2, 1954 by adding thereto:

"that under Section 7 subdivision c there may also be parking and storage of motor vehicles and the sale of used cars, as indicated on plans filed with this application, marked "Received June 8, 1956", 2 sheets, on condition that such motor vehicles are parked in locations that will not interfere with the servicing of the station."

MINUTES

387-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Julia Gambeski and Herbert F. Saul, owners.

SUBJECT—Application reopened November 13, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7h, 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles with a ground sign on the retail portion of the plot and show windows and signs within 75 feet of the residence use district.

PREMISES AFFECTED—218-01 to 218-19 (218-15 official) Northern Boulevard, north side, from 218th to 219th Street, 43-31 to 43-39 218th Street and 43-32 to 43-40 219th Street, Block 6321, Lots 21 and 25, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE:

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 13, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 18, 1958 after due notice by publication in the Bulletin; laid over to March 18, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 218th Street and 219th Street are in retail and residence use, D and E-1 area, class ½ height districts; Northern Boulevard is in a retail use, D area, class ½ height district; 43rd Avenue is in a residence use, E-1 area, class ½ height district; that as of July 25, 1956 that part of the premises within 100 feet of Northern Boulevard was in a business use district and class one height district, and that part of the premises within the residence use district was in a class F area district; that the present use, area and height designations became effective June 28, 1957; and

WHEREAS, the decision of the Borough Superintendent, dated October 25, 1957 acting on N.B. Applic. No. 2939-57, reads:

"1. Proposed gasoline service station, lubritorium, minor auto repairs, car washing & office, sales and storage, parking and storage of motor vehicles on a lot in a retail use district and extending into a residence use district is contrary to Art. 2, Sec. 3 and Art. 2, Sec. 4-A of the Z.R.

2. Proposed ground sign on the retail portion of the lot is contrary to Art. 2, Sec. 4-A of the Z.R.

3. Proposed show window and sign within 75' of a residence use district is contrary to Sec. 7-A of the Z.R."

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 100.70 feet in depth, presently vacant; and

WHEREAS, a gasoline station and showroom was previously permitted under Vol. I but not constructed.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 3, 1955, as thereafter amended by resolutions adopted through April 9, 1957, by adding thereto:

"that in the event the owner desires to change the arrangement of the proposed gasoline service station such change may be permitted for a term of fifteen years as indicated on plans filed with this request for amendment marked "Received October 30, 1957", 4

sheets, on condition that the resolutions above cited shall be complied with where not inconsistent with the terms of this resolution; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

624-55-BZ—Vol. II

APPLICANT—Paul Gordon, for Oscar and Ethel Gordon, owners.

SUBJECT—Application reopened July 2, 1957, as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, minor auto repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—202-15 Northern Boulevard and 43-22 to 43-30 203rd Street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Paul Gordon.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper... 4

Negative: Commissioner Kleinert..... 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 2, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 4, 1958 after due notice by publication in the Bulletin; laid over to February 18, 1958, for hearing at request of applicant's representative, due to illness of the applicant; then to March 18, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Northern Boulevard are in a business use, D area, class 1 height district; 203rd Street and 204th Street are in business and residence use, D area, class 1 height districts; 43rd Avenue is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated May 17, 1957 acting on N.B. Applic. 3097-55, reads:

"1. The erection of a gasoline service station in a business use district with accessory lubritorium, auto safety inspection, auto laundry, auto repairs & parking of cars waiting to be serviced is contrary to Art. 11 Sec. 4 (46) (29).

2. The erection of a ground sign in a business use district is contrary to Art. II Sec. 4 (49).

3. The use of a window for the display of merchandise within 75' of a residence use is contrary to Art. 11 Sec. 7-A."

and

WHEREAS, the applicant states that the premises consist of a plot, 114.42 feet frontage by 94.01 feet in depth, irregular, presently unimproved; that it is proposed to develop this site with a modern gasoline service station having auto inspection facilities to comply with the Motor Vehicle Inspection Law effective February 1, 1957; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7f, for a term of fifteen years, on condition that all uses and structures now on the premises shall be removed and the premises shall be leveled and graded substantially to the grade of the abutting

MINUTES

streets, and constructed and arranged as indicated on plans filed with this application, marked "Received June 14, 1957", 2 sheets, "December 20, 1957", 1 sheet, "December 27, 1957", 1 sheet and "January 9, 1958", 1 sheet, *on condition* that the design and arrangement and location of facilities shall be as shown thereon; that the accessory building shall be faced with face brick on all sides and have no cellar; that there shall be no windows in the rear wall of such building opening onto adjoining premises; that doors to toilet rooms shall be arranged so as not to be contiguous; that there shall be constructed a masonry wall not less than 5 feet, 6 inches in height from the rear wall of accessory building easterly to the building line of 203d Street and returned therefrom for approximately 75 feet; that a similar wall shall be continued on the westerly lot line from accessory building to the building line of Northern Boulevard and equipped with suitable terminating posts at its end and also on 203rd Street; that curb cuts shall be restricted to three, each 25 feet in width to Northern Boulevard and one 20 feet in width on to 203d Street within the first 25 feet from the lot line of Northern Boulevard; that pumps shall be of a low approved type, erected not nearer than 15 feet to the Northern Boulevard building line; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that there shall be erected at the intersection of Northern Boulevard and 203d Street a block of concrete not less than 12 inches in height, extending for at least 5 feet in each direction; and a similar block of concrete erected at the intersection of the side lot line and the street building line to the west; that where not occupied by accessory building and pumps, the unbuilt upon area shall be paved with concrete or asphalt; that sidewalks and curbing abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to facade of accessory building and the illuminated globes of the pumps, excluding all roof signs and advertising devices, but permitting the erection of one post standard at the intersection of Northern Boulevard and 203d Street, for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend at right angles to Northern Boulevard not more than 4 feet; that under section 7i for a similar term there may be minor repairs with hand tools only, maintained solely within the accessory building; that under section 7A any show windows or curb cuts deemed contrary thereto are hereby permitted, provided the requirements of this resolution are complied with; that before obtaining a permit from the Building Department, complete working drawings shall be filed with this Board for consideration and approval within three months from the date of this resolution, and thereafter all permits required shall be obtained and all work completed within the requirements of section 22A of the Zoning Resolution.

517-56-BZ

APPLICANT—T. S. Nilsen, for Theresa La Vine, owner.

SUBJECT—Application July 16, 1956—decision of the Borough Superintendent under section 21 and 7h of the Zoning Resolution, to permit in a residence use district, the extension of the present use of a dwelling and 5 car garage to include parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—1071-1073 Hall Place, west side, 174.9 feet south of East 167th Street, Block 2691, Lots 93 and 94, Borough of The Bronx.

APPEARANCES—

For Applicant: Theodore S. Nilsen.

For Opposition: Willie M. Elliott.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 28, 1958 after due notice by publication in the Bulletin; laid over to February 18, 1958, at the request of an objector; then to March 18, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1½ height districts; Stebbins Avenue and Hall Place are in residence and business use, B area, class 1½ height districts; East 167th Street and Prospect Avenue are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated June 19, 1956 acting on Alt. Applic. 431-56, reads:

"1. Proposed parking of more than 3 cars accessory to a 2-family dwelling in a Residence use district is contrary to Art. 2, Sec. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 126.27 feet in depth, presently occupied by a one family dwelling and five car garage; that it is proposed to maintain a parking lot on the unoccupied part of the property; and

WHEREAS, the applicant contends that this site has been used as a parking lot since 1920; that parking is provided for the neighbors on a weekly or monthly basis; that in 1947, when the law required a license for a parking lot, the owner obtained one and has renewed it every year up to September 31, 1956; that when this license was obtained she thought she had complied with the law and that she had a legal right to a parking lot, and it was only recently that she learned from an inspector that she must obtain a Certificate of Occupancy for a parking lot; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the unbuilt upon portion of the plot to be used for the parking and storage of motor vehicles only of the pleasure car type, in conjunction with the five-car garage now on rear of the site, as proposed and indicated on plans filed with this application marked "Received July 16, 1956", 3 sheets, *on condition* that such portion of the plot where parking is here permitted shall be leveled to the grade of the street, paved with clean gravel or steam cinders, treated with a binder and properly rolled; that on all lot lines where suitable fences do not occur, there shall be erected a woven wire fence of the chain link type, equipped with suitable terminating posts at the building lines; that existing fences along the building line may be continued with an opening therein for entrance of motor vehicles and with curb cut opposite not over 10 feet in width; that suitable bumpers shall be maintained away from the fences for protection thereof; that signs shall be restricted to a permanent sign attached to the fence, advertising the use, rates charged and such other information as the Commissioner of Licenses may require; that such sign shall not exceed four square feet in area, not be illuminated or extend beyond the building line; and that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

621-56-BZ

APPLICANT—Lama, Proskauer and Prober, for One Seventeen Operating Corp., and One Twenty Two Operating Corp., owners.

SUBJECT—Application September 18, 1956—re decision of

MINUTES

the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a retail use district, the erection of a Class I structure to be occupied as a non-storage garage for more than 150 cars and stores.

PREMISES AFFECTED—117-127 East 59th Street, north side, 120 ft. west of Lexington Avenue and 122 East 60th Street, Block 1394, Lots 7-11 inclusive, 64 and 109, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Spencer Byard.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley..... 3

Negative: Chairman Murdock and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, this application was heard on July 2, 1957 and for hearing on September 10, 1957 at 10 A.M., applicant to file a new statement, new decision, new plans, and comply with all requirements of regular procedure; the applicant as filed completely new plans, requiring new notice to owners; and

WHEREAS, a public hearing was held on this application on September 10, 1957 after due notice by publication in the Bulletin; laid over to October 8, 1957, for notices to be sent out to owners by registered mail, the owner to file new corrected application; then laid over from October 8, 1957, date of decision to be set; hearing closed; then set for February 3, 1958; then to March 18, 1958, by direction of the Board; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Lexington Avenue are in retail use, B area, class 1½ height district; Park Avenue in a restricted retail use, B area, class 1½ height district; East 59th Street and East 60th Street are in retail and restricted retail use, B area, class 1½ height districts; that as of July 25, 1916 the premises were in a business use district and received the present use designation on July 6, 1930; and

WHEREAS, the decision of the Borough Superintendent, dated August 27, 1956 acting on N.B. Applic. 97-56, reads:

"1. Proposal to erect a public garage for more than 150 motor vehicles and stores located in a retail use district is contrary to Art. II Sect. 4-A and Art. IV Sect. 21-F of the Zoning Resol."

id

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. frontage by 200 ft. 10 in. in depth, irregular, presently developed with several buildings of class 3 construction, three and four stories in height, which are to be demolished; that it is proposed to secure a variance for a period of twenty years in order to erect a new, modern garage for more than 150 motor vehicles and six stores; and

WHEREAS, the applicant contends that the City Planning Commission has reviewed an application for the identical proposed garage on these premises and has declined to entertain said application; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the applicant be and it hereby is granted under Section 7f to permit the plot to be occupied as a fireproof non-storage garage and stores substantially as proposed and as indicated on plans filed with this application marked "Received July 12, 1957", 6 sheets, for a term of twenty years, on condition that the building in all other respects shall comply with the requirements of the Zoning Resolution and the Building Code and all other laws, rules and regulations relative thereto;

that the requirements of the Zoning Resolution as to the rear yard shall be complied with; that curb cuts shall be restricted to one curb cut to East 59th Street, where shown, not over 20 feet in width and one of similar width to East 60th Street, where shown; that attendants shall be posted at the entrances and exits on 59th Street and 60th Street for the protection of persons connected with the Lighthouse on the lot adjoining to the west; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

820-56-BZ—Vol. II

APPLICANT—Robert Gottlieb and Charles A. Buckley, Jr., for 174 Boston Property Corp., owner.

SUBJECT—Application reopened April 2, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7f, 7h and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, car wash, storage, auto accessory sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1660-1666 Southern Boulevard, northeast corner of East 173rd Street, Block 2983, Lots 1 and 46, Borough of The Bronx.

APPEARANCES—

For Applicant: Maurice J. Schulkind and Gerald Levy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 2, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 14, 1958 after due notice by publication in the Bulletin; laid over to February 18, 1958, for inspection and decision; hearing closed; then to March 18, 1958, for further inspection and decision; on same date of hearing as Cal. No. 587-57-BZ; applicant to inform Board as to sales car lot's ownership, located on Southern Boulevard; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and East 173rd Street are in business and residence use, B area, class 1½ height districts; Southern Boulevard is in a business use, B area, class 1½ height district; Hoe Avenue is in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated March 12, 1957 acting on N.B. Applic. 45-57, reads:

"1. Use of proposed office, lubritorium, car wash, gasoline service station, auto accessories, sales, storage, and parking and storage of motor vehicles partly in a residence use district and partly in a business use district is contrary to Art. II Sect. 3 & 4 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 200 feet in depth, presently unimproved; that it is proposed to erect a modern gasoline service station; that on the easterly portion of the site, where it is zoned for residential use, it is proposed to construct and operate a well landscaped and shielded parking area for more than five motor vehicles; that no exit or entrance to such area is proposed on the residential section of the lot; that all such traffic would be routed through the gasoline service station; and

WHEREAS, the applicant contends that Southern Boulevard is one of the most heavily trafficked main arteries in Bronx County and also supports an overhead elevated subway; that considering the presence of the elevated, the heavy traffic, to a large part commercial, and the general condition of the surrounding neighborhood, it appears inconceivable that this site could ever in the foreseeable future be utilized for residential purposes; that upon inspection

MINUTES

tion of the area, its general condition and in particular the large number of vacant retail stores on Southern Boulevard, it would appear that there is no demand for more store facilities; that the small apartment houses along Southern Boulevard all contain stores and those not vacant, in general appear to be in varying stages of disrepair; that immediately to the north, there is a small apartment house adjoining the proposed station; that however, there are no windows in this house overlooking the gas station; that to the north of two such small structures there is a parking lot and used car sales; that diagonally across Southern Boulevard is a storage warehouse which is in turn adjoined by a garage; that there are garages in the block to the south of the site and a gas station on the opposite side of Southern Boulevard, one block north of the site; that the development of the site as proposed would obviously provide more light and air and enter a more pleasing appearance in the neighborhood than would conforming uses; that the entire area, except for a small one story attractive building, would be left unoccupied, pleasingly landscaped and screened; and

WHEREAS, the applicant states that the present owner has held title to the property since September 26, 1956 and that the assessed valuation of land is \$35,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f to permit for a term of fifteen years the erection of a gasoline service station on a portion of the lot facing on Southern Boulevard as indicated on plans filed with this application marked "Received December 4, 1957", 3 sheets, and to permit on the balance of the plot, to be landscaped as proposed, facing on Hoe Avenue the parking and storage of motor vehicles under Section 7h for a term of five years *on condition* that the entire plot shall be leveled substantially to the grade of the surrounding streets and shall be constructed and maintained as indicated on plans above cited; that the accessory building shall be located and shall be of the design and arrangement as indicated on such plans, without cellar, and in all other respects complying with the requirements of the Building Code; that pumps shall be erected not nearer than fifteen feet to the street building line where shown, and shall be of a low approved type; that the number of gasoline storage tanks shall not exceed twelve approved 550 gallon tanks; that the part toward Hoe Avenue used for parking shall have suitable aisles and suitable bumpers to protect the fences which shall be of the woven wire chain link type erected on the entire lot line to the north and along Hoe Avenue to the east and along East 173rd Street to the south for a distance of one hundred feet; that such fence shall be not less than five feet six inches in height and shall be erected on a masonry base; that curb cuts shall be restricted to two curb cuts to East 173rd Street, as shown, each 30 feet in width, and two similar curb cuts to Southern Boulevard, and one 16 feet in width to Hoe Avenue; that the fence on Hoe Avenue shall have an opening to Hoe Avenue which shall be fitted with gates which shall normally be kept closed when this portion of the plot is not in operation and all entrance and exit shall be through the gasoline station as proposed; that the premises where not occupied by accessory building and pumps shall be paved with concrete or asphaltic pavement; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the accessory

building facing Southern Boulevard and to the illuminated globes of the pumps excluding all temporary signs and roof signs and all miscellaneous advertising devices but permitting the erection within the intersection of Southern Boulevard and East 173rd Street of a post standard for supporting a sign which may be illuminated advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that a sign may also be permitted to be attached to the fence near the entrance to the parking area on Hoe Avenue advertising the parking use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed four square feet, shall not be illuminated and shall not extend beyond the building line; that at the intersection of Southern Boulevard and 173rd Street there shall be erected and maintained a block of concrete extending for not less than five feet along either direction from the intersection and not less than twelve inches in height; that under section 7i for a similar term there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

199-57-BZ

APPLICANT—Robert Teichman, for 34th Street Kinney, Inc., owner.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted use district, the maintenance of a parking lot for more than five (5) motor vehicles and a frame attendants shanty.

PREMISES AFFECTED—48-54 East 34th Street, south side, 153 feet east of Madison Avenue, Block 863, Lots 53, 54, 55 and 56, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Teichman and Eugene M. Seccia.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 18, 1958 after due notice by publication in the Bulletin; laid over to March 18, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a restricted retail use, B area, class 2 height district; that the premises were located in a business use district from July 25, 1916 to April 18, 1929 when the district was changed from business to retail; that the premises remained in a retail use district until June 25, 1932 when the premises were changed from a retail use district to a restricted retail use district, as prevails at the present time; that the height and area districts have not been changed since July 25, 1916, being a class B district and class 2 height district; and

WHEREAS, the decision of the Borough Superintendent, dated February 20, 1957 acting on Alt. Applic. No. 45-57, reads:

"1. A parking lot for more than five cars and frame attendant's shanty, located in Restricted Retail Use District, is contrary to Art. II, PP. 4-B, Zoning Res." and

WHEREAS, the applicant states that the premises consist of a plot 74 feet 9 inches frontage by 98 feet 9 inches in depth, occupied by four 4-story buildings; that it is proposed to remove the existing buildings; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate

MINUTES

case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure-car type only, as proposed and as indicated on plans filed with this application, marked "Received March 19, 1957," 2 sheets, *on condition* that all buildings and uses now on the site shall be removed and the site leveled substantially to the grade of East 34th Street, graded with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all lot lines where walls of adjoining buildings do not occur, a woven wire fence of the chain link type, not less than 5 feet, 6 inches in height; that a similar fence shall be erected along the street building line of East 34th Street, except for an entrance not exceeding 10 feet in width with curb cut opposite of similar width, equipped with gates; that bumpers shall be maintained for protection of walls, as shown on such plans, removed from such fences and walls to prevent damage from cars; that in the event the existing buildings have walls to the west and east that are party-walls with adjoining buildings, such party-walls shall be repaired and stuccoed for safety and appearance; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that proper aisles shall be maintained at all times for easy access and egress; that during the term of this variance no buildings shall be erected on the premises, except there may be an office and shelter for the attendant, not exceeding one story in height and 100 square feet in area; that signs shall be restricted to a permanent sign attached to the fence near the entrance, advertising the parking and storage use, the rates charged and such other information as the Commissioner of Licences may require; that such sign shall not exceed four square feet in area, not be illuminated or extend beyond the building line; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

289-57-BZ

APPLICANT—Henry Nordheim, for Agostino Guerriero, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for motor vehicles for the stated term of two (2) years.

PREMISES AFFECTED—2487 Belmont Avenue, west side, 90 feet north of East 189th Street, Block 3078, Lot 65, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 4, 1958 after due notice by publication in the bulletin; laid over to March 11, 1958, at the request of an objector, applicant concurring; no further request for adjournment considered; then to March 18, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Hughes Avenue and Belmont Avenue are in retail and residence use, B area, class 1¼ height districts; East 189th Street is in a retail use, B area, class ¼ height district; East Fordham Road is in a business use, B area, class 1¼ height district; that the use district designation

was business up to April 17, 1956 and was changed to retail on April 18, 1956; that the original height and area designations have remained the same to this date; that this change affects only the south ten feet of the site, where the change is from business to retail; that the rest of the site was and is still in a residence due district; and

WHEREAS, the decision of the Borough Superintendent, dated March 20, 1957 acting on Alt. Aplic. 178-57, reads:

"1. Parking of motor vehicles, on a lot partially located in a residence use district is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 87.5 feet in depth; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles, limited to the pleasure car type, as proposed and indicated on plans filed with this application, marked "Received October 30, 1957", 1 sheet and "April 11, 1957", 1 sheet, *on condition* that all buildings and uses, including fences, on the premises shall be removed and the premises leveled substantially to the grade of Belmont Avenue, surfaced with steam cinders or clean gravel treated with a binder and properly rolled; that there shall be erected on all lot lines, where walls of adjoining buildings do not occur, a woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 feet, 6 inches, with no openings therein except one to Belmont Avenue, not over 12 feet in width and with curb cut opposite of similar width; that during the term of this variance, the premises shall be occupied for no other use and no building shall be erected thereon, except there may be an office and shelter for the attendant, not over 100 square feet in area and one story in height; that such portable fire-fighting appliances shall be installed as the Fire Commissioner shall direct; that the sidewalks and curbing abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that proper aisles shall be maintained at all times for easy entrance and egress; that suitable bumpers shall be maintained against fences and walls for protection thereof; that signs shall be restricted to one sign attached to the fence, near the entrance, advertising the parking and storage use, the rates charged and such other information as the Commissioner of Licenses may require; that such sign shall not exceed four square feet in area, not be illuminated and not extend beyond the building line; and that all permits required shall be obtained and all work completed within the requirements of section 22A of the Zoning Resolution.

290-57-BZ

APPLICANT—Henry Nordheim, for Jack Stevenson, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a local retail use district, the occupancy of an existing one story building for the retail sale and manufacture of mattresses.

PREMISES AFFECTED—2152 Second Avenue, east side, 75 feet 11 inches north of East 110th Street, Block 1682, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Nordheim, Henry Postel and Nathan Lindenbaum.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 18, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Second Avenue are in a local retail use, B area, class 1½ height district; East 111th Street and East 110th Street are in local retail and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated April 3, 1957 acting on Alt. Applic. No. 1264-56, reads:

"1. Proposed 'repair and manufacture of mattresses for local retail trade incidental to sales of mattresses,' located in a local retail district is contrary to Sec. 4c of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 feet frontage by 100 feet in depth; that the premises from the beginning of zoning was in a business use, but on June 15, 1956 it was changed to a local retail district; that there have been no changes in height or area; and

WHEREAS, the applicant states that it is realized that manufacturing in a local retail district is in violation of the zoning provisions, but, however, the floor area of this building amounts to 2,024 square feet and of this, only 280 square feet is proposed to be occupied for manufacturing purposes; that percentage-wise, this represents only 13.8% of the floor area and that area is confined to the two rooms at the rear of the building; and

WHEREAS, the applicant further states that the owner had conducted a mattress sales and mattress manufacturing business at 1947-49 Third Avenue, Manhattan, for 22 years and which premises he owned until February 1, 1956, at which time the City Housing Authority took title to demolish the building to make way for the construction of the Benjamin Franklin housing project; that the Authority requested him to vacate the premises promptly and filed an application with the Supreme Court to obtain an order permitting it to evict him immediately; that with that prospect he was forced to find other quarters fast in order to stay in business in a neighborhood wherein his private trade lay and which he developed during the 22 years at the old location; that he finally found a one story brick building at 2152 Second Avenue, 25 feet by 90 feet in depth; that knowing that a permit would be necessary from the Building Department in order to occupy the building as part mattress sales and part manufacturing, he had his architect check the maps as to the kind of district such building is located in; that this was during July, 1956, and the Department maps at that date showed no amendment to the effect that said location had been changed from business to local retail; that relying on such map record, the owner purchased the building on contract on July 18, 1956, and filed an alteration application, No. 1264-56, on August 21, 1956; that this application in its schedule clearly stated for what purpose or trade the building was to be occupied, that is, the manufacture and sale of mattresses, retail—not more than five persons at manufacturing on first floor; that this application was approved August 31, 1956, which clearly shows that the Department Map up to that date still showed the site to be in a business district; that as all approvals are subject to a final map check before they are issued by the Department, it clearly shows that Department maps were not then corrected to coincide with the action of the Zoning Commission which changed the district from business to local retail on June 15, 1956; that on October 2, 1956, the owner received a notice in letter form from the Department of Buildings, stating that the approval of Alt. Applic. No. 1264-56 as

approved August 31, 1956, had been rescinded due to the fact that the district was changed on June 15, 1956, from business to local retail use; and

WHEREAS, the applicant contends that 3½ months elapsed from the time of the June 15th Zone Amendment by the Zoning Commission, until the Department of Buildings corrected the map on October 1, 1956; that whether this record is charged to oversight, neglect or plain non-cooperation on the part of the Zoning Commission is just unfortunate, but does not remedy the owner's plight; that the owner, showing his faith and trust, in that Department records can be relied upon, contracted to purchase the premises at a price of \$18,000, all cash; that all taxes are paid up to date; that all of this would be for naught unless the Board affords him the relief so well deserved, and unless granted such relief, the owner could well suffer a considerable financial loss; and

WHEREAS, the applicant states that the present owner has held title to the property since November 20, 1956; that the assessed valuation of land is \$8,000 and of the building \$8,000 making a total of \$16,000; that the building was erected April 23, 1941; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit the construction and use of the proposed building, as indicated on plans filed with this application, marked "Received April 11, 1957," 3 sheets, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that any manufacturing on the premises shall be solely in connection with the mattresses dealt in; and that such fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

339-57-BZ

APPLICANT—James E. Casale, for Ingeborg de Beausacq, owner.

SUBJECT—Application April 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a photographer's studio on the first floor of an existing three story, two family dwelling.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Alvin F. Gunther.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 11, 1958 after due notice by publication in the Bulletin; laid over to March 18, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1½ height district; York Avenue is in a residence use, B area, class 2 height district; East 70th Street and East 71st Street are in residence and local retail use, B area, class 1½ height districts; First Avenue is in a local retail use, B area, class 1½ height district; and

MINUTES

WHEREAS, the decision of the Borough Superintendent, dated April 4, 1957 acting on Alt. Applic. 28-57, reads:

"1. Proposed commercial use, located in a Residence Use District, is contrary to Art. II, PP. 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 feet frontage by 100 feet 5 inches in depth, occupied with a two family residence with an accessory garage for one motor vehicle; that it is proposed to use the premises as follows: cellar—boiler room and tenants' storage and photographic dark room; first floor—entrance hall, accessory non-storage garage, accessory to residence portion of building, for a passenger motor vehicle and photographer's studio; second floor—residence, one family; third floor—residence, one family; and

WHEREAS, the applicant states that although the block between First Avenue and York Avenue is in a residential district, it is not in strict conformity with that use; that excluding buildings in the local retail district extending 100 feet into East 71st Street from First Avenue, the following uses now exist in the residence area on East 71st Street to the west side of York Avenue—three public garages, one loft and factory building, one restaurant and eating hall, one bar and grill, five shops and one office; and

WHEREAS, the applicant contends that the subject building is an improvement to the neighborhood; that it is not intended to alter the exterior of the building in any manner; that the studio on the first floor will be occupied by a commercial photographer; that the second story will be slightly altered in order to provide one housekeeping apartment and the existing apartment on the third story shall remain as previously approved; that the existing garage on the first floor will be non-storage for one passenger motor vehicle in conjunction with one of the apartments on the upper floors; that the existing cellar contains a boiler room, fuel oil storage tanks, tenants' storage and provision shall be made for a photographic dark room used in conjunction with the photographer's studio on the first floor; that the photographer's equipment consists of the usual paraphernalia including cameras, lighting equipment, background props and other accessories common to such profession; that the materials used will be noninflammable such as produced by Eastman Kodak, Dupont or other reliable manufacturers; that for developing, fixing and cleaning of films and plates, ordinary and well known harmless solutions as manufactured by the above concerns will be employed; that in other respects the building will be made to comply with all laws, rules and regulations applicable thereto, and a new Certificate of Occupancy will be obtained; that the existing building has already enhanced the neighborhood and the presence of a commercial photographer would not, in any way, be detrimental to the residential character of the surrounding premises; and

WHEREAS, the applicant states that the present owner has held title to the property since July, 1954; that the assessed valuation of land is \$15,000 and of the building \$50,000 making a total of \$65,000; that the building was erected in 1955; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7c, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c, for a term of five years, to permit the proposed photographer's studio on the first floor, of the type as proposed and indicated on plans filed with this application, marked "Received April 11, 1957", 10 sheets, on condition that the windows on the first floor facing the street shall be made translucent; that no sign shall be erected on the exterior of the

building; that the residential appearance of the building shall be retained; that the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board this day under Cal. No. 340-57-A; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

340-57-A

APPLICANT—James E. Casale, for Ingeborg de Beausacq, owner.

SUBJECT—Application April 11, 1957—Appeal from a decision of the Borough Superintendent, re egress, garage, non-fireproof building.

PREMISES AFFECTED—418A East 71st Street, south side, 288 feet east of 1st Avenue, Block 1465, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Alvin F. Gunther.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 4, 1957 on Alt. Applic. 28/57 reads:

"2. Provide fire escape or second means of egress as per 6.1.2.2.5 B.C.

3. A garage in a non-fireproof bldg. of more than one story in height is contrary to C26-254.0 A.C."

and

WHEREAS, the applicant states that the building is 3 stories, 29 feet in height, 25 feet front by 75 feet in depth, at first floor, 25 feet front by 58 feet in depth a typical floor, of class 3 construction, erected 1955, located on a lot 25 feet front by 100 feet 5 inches in depth, in a residence use C area, class 1½ height district, and used and occupied since 1956: Cellar—boiler room and storage; 1st floor—garage and ½ duplex apartment; 2nd floor—½ duplex apartment; 3rd floor—1 apartment, and proposed to be used and occupied as follows: Cellar—boiler room, storage and dark room, 1 person; 1st floor—photographer's studio and non-storage garage accessory to dwelling; 2nd floor—1 apartment; 3rd floor—1 apartment; that the building is provided with one 3 feet wide interior wood stairs enclosed in partitions of ¾ inch gypsum plaster on rock lath both sides of wood studs, equipped with fireproof self-closing doors, and leading direct to street and provided with ladder and scuttle to roof; and

WHEREAS, Certificate of Occupancy No. 45385 issued March 8, 1956 against N.B. Applic. 11-55 permits the building to be used and occupied as follows: Cellar—boiler room, laundry and accessory use; 1st story—1 family and accessory garage for 1 motor vehicle; 1st and 2nd stories combined—1 family dwelling and accessory garage for 1 motor vehicle; 3rd story—1 family; and

WHEREAS, the applicant states that the building was erected under N.B. Applic. 11-55 for use as a 2 family dwelling and accessory garage; and

WHEREAS, the applicant contends that the Borough Superintendent has raised an objection as to fire escape due to the fact that egress from the commercial part of the building on the 1st floor will be through the stair enclosure leading to the apartment above; that this enclosure continues to and including the 3rd floor and consists of fire retarded partitions having ¾ inch gypsum plaster of rock lath and the ceiling within the enclosure similar fire retarded and the enclosure equipped with fireproof self-closing doors at all openings; that the commercial occupancy on the 1st floor will not be of a nature requiring a combustible permit; that to be required to provide a separate entrance to the commercial area would involve costly interior rearrangement and detract from residential character of the facade; and

MINUTES

WHEREAS, the applicant contends that Objection 3 issued by the Borough Superintendent is due to the fact that the proposed change of use removes the building from the residence classification to that of mixed occupancy and as such it exceeds the tabular height limit for garage use; that it is the owner's desire to retain the existing accessory garage; that whatever dangers were inherent under the existing occupancy will not be increased by the installation of a commercial use on the 1st floor; that there will be but 2 families living above the non-storage garage which is entirely separated from the proposed commercial area; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated April 4, 1957, acting on Alt. Applic. 28/57, Objections 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, waiving the requirements for a fire escape, in view of the conditions as required by the resolution adopted this day under Cal. No. 339-57-BZ, limiting the business occupancy to the first floor only; and as to Objection 3, that the requirements of the resolution adopted by the Board under Cal. No. 339-57-BZ shall be complied with; that the building shall not be increased beyond its present height; and that the building above the first floor shall not be occupied by more than two families, as proposed.

642-57-BZ

APPLICANT—Jerome W. Perlstein, for Henry Kaufman, owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a sales office and maintain the premises for the storage and sale of used cars.

PREMISES AFFECTED—185-11 Merrick Boulevard, north side, 22.82 feet east of Montauk Street, Block 12711, Lots 12 and 15, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Jerome W. Perlstein.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 18, 1958 after due notice by publication in the Bulletin; laid over to March 18, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Merrick Boulevard and Montauk Street are in a local retail use, D area, class ½ height district; Williamson Avenue is in local retail and residence use, D and G-1 area, class ½ height districts; Nellis Street is in local retail and residence use, D and G-1 area, class ½ height districts; that as of July 25, 1916 the property was zoned as a business district and the present class ½ height district was changed from its previous designation of one times height district on June 30, 1952; that the present local retail designation became effective on January 21, 1947; that the area designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated August 23, 1957 acting on Alt. Applic. 1699-57, reads:

"1. Proposed use of premises for the storage and sales of used cars in a local retail district is contrary to Article II Sec. 4c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 124.16 feet frontage by 68.84 feet in depth, irregular, presently vacant; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years to permit the premises to be occupied as a sales office and for the storage and sale of used cars substantially as proposed and as indicated on plans filed with this application marked "Received September 19, 1957", two sheets, on condition that on all lot lines there shall be erected a wove wire fence of the chain link type not less than five feet six inches on a masonry base with no openings except one opening to Merrick Boulevard for entrance and exit not over 14 feet in width and fitted with gates and with a curb cut opposition not exceeding 15 feet; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that the plot shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that during the term of this variance the premises shall be occupied for no other use and no other building shall be erected thereon except there may be a building not over one story in height and one hundred square feet in area as an office; that such building shall comply with the requirements of the Building Code therefor; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct and that all permits shall be obtained and all work completed within the requirements of section 22A of the Zoning Resolution.

643-57-BZ

APPLICANT—Aaron Halpern, for Lomonax Realty Corp. owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution to permit in a retail use district, the extension of the second floor of an existing two story building and the factory use—light manufacturing—to include showroom and office.

PREMISES AFFECTED—136-14 38th Avenue, south side 100 feet east of Main Street, Block 4978, Lot 110, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern and Louis Rothman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 18, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 138th Street are in a retail use, B area, class 1½ height district; 38th Avenue and 39th Avenue are in retail and business use, B area, class 1½ height districts; Main Street is in a business use, B area class 1½ height district; that as of July 25, 1916, the property was zoned as a business use district and a C area district; that on April 8, 1946, the present use and area designations became effective; that the height designation has not been changed since July 25, 1916, and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent

MINUTES

dated September 4, 1957, acting on Alt. Applic. No. 1401-57, reads:

"1. The proposed extension of a factory in a retail use district is contrary to Art. 2 Sec. 4A of the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 103 feet in depth, presently improved with a class 3 structure, for which Certificate of Occupancy No. Q-11112 was issued April 30, 1940, calling for store and light manufacturing; that it is proposed to extend the existing second story over the one story portion as well as over the now open court on the easterly portion of the property; that this will provide urgently required space for the existing bedding manufacturing use; that when completed, this proposed alteration will then provide adequate factory, showroom and office space; that it is further proposed to modernize the entire facade of the building so that when completed the first and second stories will blend as one; that there is no cellar in this building, the entire structure being at grade; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e to permit an extension of the building over the space now vacant on the easterly side of the lot as shown on plans filed with this application marked "Received September 19, 1957," sheets, on condition that such extension shall not go beyond the northerly wall of the two-story section of the building; that this section shall have its own wall on the easterly side and it shall not exceed one story in height and in all other respects shall comply with the requirements of the Zoning Resolution and the Building Code; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

14-57-BZ

APPLICANT—Henry Nordheim, for Elsa M. Harrington, owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use district, the erection of a one story building to be used as a funeral establishment.

REMISES AFFECTED—6001 Riverdale Avenue, west side, 596.25 feet north of West 259th Street, Block 3426, Lots 175 and 176, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and Richard J. Casey.
For Opposition: David F. O'Connor and Viola E. Majane.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Vice Chairman Keating,
Commissioner Kleinert, Commissioner Foley and
Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 18, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Riverdale Avenue are in local retail use, D area, class 1 height district; 260th Street and 261st Street are in local retail and residence use, D and F area, class 1 height districts; that the site is formerly in a business district, where the proposed occupancy by a funeral establishment would have been permitted, but by reason of a change of the use designation from business to local retail on January 14, 1954, such use is now prohibited unless a variance is obtained; and

WHEREAS, the decision of the Borough Superintendent, dated September 18, 1957 acting on amendment to N.B. Applic. 129-57, reads:

"8. In a Local Retail District the proposed occupancy of the store as a funeral establishment is contrary to Art. II, Sect. 4-C of the Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 76 feet in depth, on which is located a one story brick office building, 20 feet front by 25 feet deep; that the balance of the site is vacant; that it is proposed to construct a one story brick building 30 feet front and rear, by 50 feet deep and 15 feet high, with a cellar of 31 feet 4 inches and 7 feet 6 inches high; and

WHEREAS, the applicant contends that a funeral establishment in this area will serve the parishioners of the Church located on block 3423-J, lot 546, and to substantiate this contention a consent from the Pastor of that Church is filed with this application and may be considered a recommendation for its establishment; that Riverdale Avenue is 100 feet wide and thus no traffic problem would occur at the time of a funeral; that the architecture of the front of the building would be in keeping with Riverdale traditions and would be an asset in comparison with the other stores in the district; and

WHEREAS, the applicant states that the present owner has held title to the property since May 10, 1954; that the assessed valuation of land is \$5,000 and of the building \$2,000 making a total of \$7,000; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 129-57, Objection No. 8 be and it hereby is affirmed and that the application be and it hereby is denied.

680-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank DeVita, and Minlou Realty Co., Inc., owners.

SUBJECT—Application September 26, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the combining of two adjacent buildings for use as showroom, manufacturing of furniture using power tools, storage of lumber and dwelling.

PREMISES AFFECTED—2731-2735 Atlantic Avenue, north side, 28 feet west of Bradford Street, Block 3673, Lot 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and
Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 18, 1958 after due notice by publication in the Bulletin; laid over to March 18, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Atlantic Avenue are in a business use, C area, class 1 height district; Bradford Street and Wyona Street are in business and residence use, C area,

MINUTES

class 1 height districts; Fulton Street is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 5, 1957 acting on Alt. Applies. 2529-57 and 2530-57, reads:

"1. In a business use district the proposed use of power tools for manufacturing of furniture is contrary to Art. II, Sec. 4(a) Subdiv. 31 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 52 feet 5 inches frontage by 100 feet in depth, presently developed with two buildings of class 3 construction, two and three stories in height, designated as buildings A and B and occupied as follows: Building A; cellar—ordinary; first floor—manufacturing of furniture and showroom; second floor—storage and finishing of furniture; Building B; cellar—ordinary storage; first floor—manufacturing of furniture; second floor—one family; third floor—one family; that it is proposed to combine buildings A and B and to maintain the present existing use on the first floor of manufacturing of furniture, with use of power tools, and showroom; that it is also proposed to change the use of the cellar from ordinary storage to storage of lumber; that the second and third floors will be used for dwelling purposes; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years to permit the combining of the proposed buildings to be used jointly for showroom and manufacturing of furniture with woodworking tools as proposed and as listed on the plans filed with this application marked "Received September 26, 1957", 10 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such fire-fighting equipment shall be maintained as the Fire Commissioner shall direct; that the requirements of the State Labor Law shall be complied with as to the removal of sawdust; and that all permits shall be obtained and all work completed within the requirements of section 22A of the Zoning Resolution.

754-57-BZ

APPLICANT—Leonard F. Rothkrug, for Oscar Schwartz, owner; owner under contract: Hail-A-Cab Corp.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of an automobile repair shop with body fender work, including welding and touch-up painting and spraying for a term of fifteen (15) years.

PREMISES AFFECTED—1434-1436 Utica Avenue, northwest corner of Farragut Road, Block 4784, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 18, 1958, after due notice by publication in the

Bulletin; laid over to March 19, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Utica Avenue are in a business and unrestricted use, C area, class 1 height district; East 49th Street is in residence, unrestricted retail use, C area, class 1 height district; Farragut Road is in retail and business use, C area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated October 16, 1957, acting in N.B. Applic. No. 1742-57, reads:

"1. Proposed building and premises, on a lot in a Business zone, to be used for auto repairs, wheel alignment, front end work, ignition work, brake adjustment, electric welding and parking of motor vehicles is contrary to Art II, PP. 4a, subsections 4 & 29 of the Zoning Resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 feet frontage by 100 feet in depth; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7i for a term of fifteen years to permit the erection of a one-story building on the plot as indicated on plans filed with this application marked "Received October 22, 1957," 3 sheets, *on condition* that such building shall comply with the requirements of the Zoning Resolution, the Building Code and any other law or rule applicable thereto; that the building may be occupied as proposed as an automobile repair shop with body and fender work and including welding and touch-up painting and spraying as proposed; that any license required by the Fire Department for any equipment shall be obtained; that the space left vacant on the lot as indicated on such plans shall be paved and metal fences of the woven wire chain link type shall be erected on the building lines including the front building line, which shall be fitted with gates and such space may be used for the parking under Section 7e for similar term of two cars belonging to the employees of the building; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

785-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1349 Plimpton Avenue, west side, 75 feet north of West 170th Street, Block 2522, Lots 122 and 123, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 18, 1958 after due notice by publication in the Bulletin; laid over to March 18, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning

MINUTES

Resolution show that the site, Plimpton Avenue and Edward L. Grant Highway are in a residence use, B area, class 1¼ height district; West 170th Street and Ogden Avenue are in local retail and residence use, B area, class ¼ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated October 18, 1957 acting on Alt. Applic. 914-57, reads:

"1. In a residence use district the proposed Parking and Storage of more than 5 motor vehicles is contrary to Art. 11 Sect. 3 of the Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 100 feet in depth; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 1, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure car type only as proposed and as indicated on plans filed with this application marked "Received October 31, 1957", 3 sheets, *on condition*, that all uses on the premises shall be removed and the premises shall be leveled substantially to the grade of Plimpton Avenue and shall be surfaced with clean gravel or steam cinders and treated with binder and properly rolled; that there shall be erected on all lot lines, except where the retaining wall occurs at the rear and where walls of adjoining building occur on the lot line, a woven wire fence of the chain link type not less than five feet six inches in height on a masonry base; that such fence shall be maintained along the building line of Plimpton Avenue with no opening therein except one for entrance and exit not exceeding ten feet which shall be fitted with gates which shall be closed and locked except when automobiles are being taken in or out; that no one shall occupy this lot except car owners who shall be furnished by the owner with a key to the gate; that there shall be opposite such gate a curb cut not over twelve feet wide; that during the term of this variance the premises shall be occupied for no other use; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to one sign attached to the fence advertising the parking and storage use and giving the name of the owner and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed four square feet in area and shall not be illuminated and shall not extend beyond the building line; that suitable bumpers shall be maintained at a proper distance from fences and building so as to prevent damage by cars; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

1-57-BZ

APPLICANT—Leonard F. Rothkrug, for 128 East 62nd Street Corp., owner.

SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a B area district, a two story extension of an existing building occupied as a doctor's office and apartments into the required rear yard.

REMISES AFFECTED—128 East 62nd Street, south side, 134 feet, 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

APPEARANCES—

For Applicant—Leonard F. Rothkrug and Henry Kohler.
For Opposition. None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 4, 1957, after due notice by publication in the Bulletin; laid over to March 18, 1958, for inspection and decision; hearing closed; applicant to file an additional plan showing what was permitted to be covered and what actually was covered, and accurate and correct plans showing adjoining buildings and yards; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Park Avenue are in a residence use, B area, class 1½ height district; East 61st Street and East 62nd Street are in residence and restricted retail use, B area, class 1½ height districts; Lexington Avenue is in a restricted retail use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1957, acting on Alt. Applic. 7-57, reads:

"A-7. Yard required for full width of lot as per Sec. 17a. Art. IV of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 feet frontage by 100 feet in depth, on which is located a building four stories, basement and penthouse, 63 feet in height, 20 feet frontage by 49 feet 9 inches and extension, used and occupied in accordance with Certificate of Occupancy No. 32503 issued February 3, 1947, after completion of work under Alt. Applic. 198-45 as follows: cellar—boiler room; basement—doctor's office, connecting with first story doctor's apartment; second, third and fourth floors—two apartments each; penthouse, one apartment; that it is proposed to obtain approval for a two story extension 13 feet by 14 feet in area, erected partly in the required rear yard; and

WHEREAS, the applicant states that the owner caused its architect to file Alt. Applic. 7-57 with the Department of Buildings for the two story 13 feet by 14 feet extension; that the application was approved on February 11, 1957, and Building Permit No. 452-57 was issued March 1, 1957, permitting the construction of the extension; that construction was commenced strictly in accordance with the permit and on May 3, 1957, after it was completed, the Department of Buildings revoked the Building Permit, and on May 7, 1957, ordered the removal of the newly erected extension because the extension encroached on the required rear yard; that the owner is an innocent party to the error in the plans and in no way contributed to this error; that it proceeded and completed the construction strictly in accordance with the legally required procedures; that the only manner in which the owner can comply with the area zoning resolution is to demolish the newly constructed extension; that the only basis for permitting the extension to be maintained is by the grant of this variance of the area district regulations of the Zoning Resolution; that the only basis for the Board's jurisdiction to grant the variance is under Section 21 of the Zoning Resolution; and

WHEREAS, the applicant further states that under the requirements of Art. IV, Sec. 17A, as it applies to these premises, a rear yard is required; that the dimensions of this required rear yard is set forth in Art. IV, Sec. 12, since the premises is in a B area district; that however, Art. IV, Sec. 19 modifies the rear yard requirements affecting these premises and states, in effect, that the requirements of an outer court as contained in Art. IV, Sec. 12 shall be the rule for determining the dimensions of the rear yard at the easterly side lot line; that the interrelation of these various sections of the Zoning Resolution and the confusing wording of each section, particularly as it applies to the extension of existing buildings of irregular shapes, explains the error that was made in the instant application; that there

MINUTES

are practical difficulties in the way of now carrying out the strict letter of the area district requirements; that it would be necessary to totally demolish the newly erected extension and then reconstruct it, with only slight relocation, in order to comply; that due to the location of the extension at the rear of this narrow plot, it is practically inaccessible by adequate demolition equipment; that the required demolition of the extension, which is approximately 20 feet in height and constructed on reinforced concrete footings, would seriously endanger and weaken the older portion of the building, as stated by the architect in his statement filed with Cal. No. 428-57-A; that further, since the extension is flush up against the building adjoining to the east and abutting at the rear, a demolition might adversely affect them; that there are unnecessary hardships in the way of now carrying out the strict letter of the provisions of the resolution; that the owner erected the extension at a cost of approximately \$6,000, and if it had been aware or apprised of the provisions of the resolution, the extension could have been erected at a different location on the lot, without need for variance; that the premises are unique in that they consist of a small lot on which a building was erected prior to the enactment of the Zoning Resolution, and at a time when no rear yard whatever was required; that there is no vacant land abutting or adjoining these premises which could be purchased for the extension of the building; that the situation of this owner is unique, and demolition would constitute a severe and unnecessary hardship; that a grant of the variance will not adversely affect any of the property owners within the affected area and will be in harmony with the general purpose and intent of the Zoning Resolution, and will do substantial justice without adverse effect on the public health, safety and general welfare; and

WHEREAS, the applicant contends that the extension has no effect whatever on the light, air or ventilation of the tax block, since all four street frontages of the block are densely developed with existing structures all higher and of greater ground coverage than the extension; that the only lots that might be affected by the extension are lots 62, 160, 111 and 12, and none of these lots are adversely affected; that lot 160, adjoining to the east, has no rear yard, and lot 12, abutting at the rear, likewise has no rear yard at the common lot line; that both these structures were erected or extended prior to any rear yard requirements; that these two lots provide no light, air or ventilation to the premises and therefore, under the provisions of the Zoning Resolution are not entitled to receive any light, air or ventilation; that the building on lot 12 had a solid brick wall without any openings on the contiguous lot line where the extension was erected; that the building adjoining on lot 160 had lot line windows; that however, the Zoning Resolution permits an extension of this building to the full depth of the lot along this easterly side lot line; that therefore, the extension is strictly in conformance with the area district requirements along the easterly lot line; that the adjoining owner to the east cannot claim to be adversely affected by a grant of the variance, since no variance is necessary to build an extension as presently exists along this easterly lot line; that the adjoining premises to the west, lot 62, would be beneficially affected by a grant of the variance; that the existing extension could legally have been constructed in part of the vacant, open yard along the westerly lot line; that this adjoining owner benefits from the vacant yard as it presently exists in excess of that required; that the only owner who can claim some possible adverse effect is the owner of lot 111, but the difference in coverage in what presently exists and what would be permitted is so small as to make the consideration trifling, and the Zoning Resolution was not intended to deal with trifles; that further, since the extension could legally have been greater in coverage and area than that which was erected, and for which a variance is sought herein, then the owner of lot 111 is beneficially affected by the small size of the extension and the greater vacant area; that in addition, it is proposed that a condition of the grant of a variance be, and that the building will not be further increased in height or area; and

WHEREAS, the applicant further contends that lot 160 adjoining to the east has no rear yard, and lot 12 abutting at the rear, likewise has no rear yard at the common lot line; that both these structures were erected or extended prior to any rear yard requirements—and prior to any limiting area district percentages; that the building on lot 12 had a solid brick wall without any openings on the contiguous lot line where the extension was erected; that the building adjoining on lot 160 had lot line windows, which would not be legal at the present time; that however, the Zoning Resolution permits a legal extension to within either three or four feet of the rear lot line, depending on whether the Borough Superintendent applies Art. IV, Section 18b or 18b(1); and even if such a rear yard had been provided, the adjoining lot line windows would have been covered; that an extension of a considerable area greater than that existing would be permitted under a strict conformity with the area district limitations of the Zoning Resolution; and

WHEREAS, the applicant states that the present owner has held title to the property since March 11, 1947; that the assessed valuation of land is \$32,000 and of the building \$35,000 making a total of \$67,000; that the building was erected prior to 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Multiple Dwelling Law requires a yard 13 feet in width across the rear of the plot; and

WHEREAS, Companion Appeal 428-57A has been withdrawn this day to comply; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship; and

WHEREAS, the Board is passing on the objection raised as to the rear yard.

Resolved, that the Board of Standards and Appeals do hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit the extension of the first story of the building encroaching on the required rear yard, as proposed and indicated on plans filed with this application, marked "Received November 26, 1957," 4 sheets, "December 17, 1957," 1 sheet "March 10, 1958," 1 sheet, as revised by plan March 14, 1958, 1 sheet, *on condition* that the building shall not be increased further in height or area and in all other respects shall comply with the requirements of the Zoning Resolution, the Multiple Dwelling Law and all other laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution.

428-57-A

APPLICANT—Henry Kohler, for 128 East 62d Street, Corp., owner.

SUBJECT—Application May 23, 1957—Appeal from a decision of the Borough Superintendent—re Permit 452-57 re Alt. 7-57, dated March 1, 1957, revoked by Borough Superintendent.

PREMISES AFFECTED—128 East 62nd Street, south side, 134 feet 6 inches west of Lexington Avenue, Block 1396, Lot 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Henry Kohler
ACTION OF BOARD—Application withdrawn at the request of the applicant in view of granting of a zoning variance by the board under Cal. No. 861-57-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper
Negative:
Absent: Commissioner Foley.....

Adjourned: 5:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

MINUTES

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 18, 1958, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

342-39-SM—Vol. II

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application reopened January 14, 1958 for amendment to resolution as to additional lathing Gold Bond Masonry Wall Furring Bracket—re Gold Bond Metal Lath and Lathing Accessories—for use in plastering operations; previously approved.

APPEARANCES—

For Applicant: John H. Waters.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 342-39-SM Vol. II.

Subject: Amendment to resolution as to additional Furring Bracket.

J. K. Hovind for National Gypsum Co., Buffalo, New York, requested by letter dated December 9, 1957 that the resolution adopted July 9, 1946 and as amended July 17, 1956 under Calendar Number 342-39-SM Volumes I and II be amended so as to include an additional Furring Bracket. The application was reopened by a vote of the Board on January 1958.

Description

The furring bracket known as the Gold Bond Masonry Wall Furring Bracket is fabricated from 20 gauge galvanized steel and is $\frac{3}{4}$ " wide by $3\frac{1}{2}$ " long "1" shaped. One long edge has a series of teeth which hold furring channels when the channels are wire tied to the clip.

Recommendation

The Committee on Test recommends that the resolution adopted July 9, 1946 and as amended July 17, 1956 under Calendar Number 342-39-SM Vols. I and II be amended so as to include the lathing accessory known as Gold Bond Masonry Wall Furring Bracket as herein described for use in New York City on condition that the requirements of the resolution adopted July 9, 1946 and as amended July 17, 1956 under Calendar Number 342-39-SM Volumes I and II be complied with.

(Sgd.) Samuel L. Becker

Director

JOHN A. DARTS,

Asst. Engr.

GEORGE F. SKLENARIK,

Asst. Engr.

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions of July 9, 1946 and July 17, 1956 in accordance with the above report.

894-41-SM

APPLICANT—Charles I. Brandin, Inc., Agent for Art. Metal Construction Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment to resolution as to change in construction of approved Opening Protective Assembly—re Art. Metal Construction Company Hollow Metal $\frac{3}{4}$, 1, $1\frac{1}{2}$ and 3 Four Fire Door; previously approved.

APPEARANCES—

For Applicant: Charles I. Brandin, Jr.

ACTION OF BOARD—Resolution amended, as to change

in construction, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 197-40-SM.

Subject: Amendment to resolution as to change in construction of approved Opening Protective Assembly.

Charles L. Brandin, Inc., for Art. Metal Construction Company, Jamestown, New York requested by letter dated November 14, 1957 that the resolution adopted December 23, 1941 under Cal. No. 197-40-SM be amended so as to permit the approved door to be installed in elevator shaft entrances and the use of stainless steel face sheets. The application was reopened by a vote of the Board January 7, 1958.

Purpose

The door is a $1\frac{1}{2}$ -hour fire resistive Opening Protective Assembly.

Description

The door is a $1\frac{3}{4}$ inch thick door. The only change from the approved door is the change of the face steel, which was of 18 and 20 gauge sheet steel to stainless steel.

Recommendation

The Committee on Test recommends that the resolution adopted December 23, 1941 under Calendar Number 197-40-SM be amended so as to permit the approved door to be installed in elevator shaft openings as provided under C26-663.0 Administrative Building Code and further that the face sheets may be of stainless steel provided that the gauge of the stainless steel shall be the same gauge as the steel used in the approved door and the stainless steel be an alloy having the coefficient of expansion as the sheet steel on condition that all other requirements of the resolution adopted December 23, 1941 under Calendar Number 197-40-SM are complied with.

(Sgd.) Samuel L. Becker

Director

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Asst. Engr.

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of December 23, 1941 in accordance with the above report.

894-41-SM

APPLICANT—Harold Perrine, for Johns-Mansville Sale Corp., owner.

SUBJECT—Application reopened April 2, 1957 for amendment to resolution as to additional facing panel—re J-M Transite Walls (partitions) Imperial Type; previously approved.

APPEARANCES—

For Applicant: Harold Perrine.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 894-41-SM.

Subject: Amendment to resolution as to additional facing panel.

MINUTES

Harold Perrine for John's Mansville Corporation requested by letter dated March 22, 1957, that the resolution adopted December 23, 1941 under Calendar Number 894-41-SM be amended so as to include the additional materials. The application was reopened by a vote of the Board April 2, 1957.

Description

The requested material known as Transitone is similar to the Transite Wall except that the panels are integrally colored in various pastel shades and in addition have a factory applied water emulsion paint finish. In the event the panels do not have the integral coloring but only the painted surface, the sheets are known as Marinite.

Recommendation

The Committee on Test recommends that the resolution adopted December 23, 1941 under Cal. No. 894-41-SM be amended so as to include the additional materials known as Transitone and Marinite for use in New York City on condition that the requirements of the resolution adopted December 23, 1941 under Calendar Number 894-41-SM be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 23, 1941 in accordance with the above report.

501-47-SM

APPLICANT—County Fire Door Corp., owner.
SUBJECT—Application reopened January 28, 1958 for amendment to resolution as to change of ownership from Pioneer Fireproof Door Corporation to County Fire Door Corporation—re A.B.C. Kalamein Door Co., Acme & Dorf Metal Door Corp., Acme Kalamein Door & Sash Co., Ajax Metal Door Corp., Chapman Metal Products Co., Inc., City Steel Door Co., Empire Door Co., General Fireproof Door Corp., Greenpoint Metal Covered Door Co., International Fireproof Door Co., National Kalamein Co., Inc., Pioneer Fireproof Door Co., Reliable Fireproof Sash & Door Corp., Richmond Fireproof Door Co., Royal Kalamein Door Co., Triangle Fireproof Door & Sash Co., Universal Bronze & Steel Door Co., Inc., Williamsburg Fireproof Products and World Steel Products Corp.; previously approved.

APPEARANCES—

For Applicant: David Kaplan.
ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 501-47-SM.

Subject: Amendment to resolution as to change of ownership. County Fire Door Corp., Bronx, New York requested by letter dated January 14, 1958 that the resolution adopted January 27, 1948 under Calendar Number 501-47-SM be amended so as to show a change in ownership. The application was reopened by a vote of the Board January 28, 1958.

Recommendation

On the basis of the affidavit submitted January 14, 1958 by the County Fire Door Corp., Bronx, New York which stated that they had purchased all rights and equipment of

the Pioneer Fireproof Door Corporation to manufacture the Three Hour T. C. Door, the Committee on Test recommends that the resolution adopted January 27, 1948 under Cal. No. 501-47-SM be amended to show a change in ownership, namely the County Fire Door Corp. in lieu of the Pioneer Fireproof Door Corporation on condition that the requirements of the resolution adopted January 27, 1948 under Calendar Number 501-47-SM are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 27, 1948 in accordance with the above report.

900-50-SM—Vol. II

APPLICANT—Asbestospray Corporation, owner.
SUBJECT—Application reopened October 5, 1954 for amendment of resolution as to additional methods of construction—re Asbestospray—acoustical and thermal insulation—fire retardant of steel floors and beams; previously approved.

APPEARANCES—

For Applicant: None.
ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Foley and Commissioner Sleeper.. 4
Negative:
Absent: Vice Chairman Keating

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 900-50-SM Vol. II.
Subject: Amendment to resolution as to additional method of construction.

Asbestospray Corporation, Newark, New Jersey requested by letter dated May 12, 1954 that the resolution adopted July 24, 1951 under Cal. No. 900-50-SM Vol. I be amended so as to include additional methods of fire retarding steel floor and/or roof and beam construction. The application was reopened by a vote of the Board October 5, 1954 under Cal. No. 900-54-SM Vol. II.

Purpose

Asbestospray is to be used as an acoustical and thermal insulation and also as a fire retardant on steel floors and beam construction.

Description

The material is the same as that approved July 24, 1951 under Cal. No. 900-50-SM Vol. I.

Inspection and Test

The material was tested at the Underwriters Laboratory in accordance with the requirements of C26-588.0, C26-589.0 and C26-590. Administrative Building Code.

PANEL I was constructed as follows:

Cellular steel floor as manufactured by Inland Steel Products Company were installed so as to fill the opening in the furnace and so placed that there were a 1/2 inch bearing on the beam, forming part of the construction. The floor units were covered with a concrete fil having a strength of at least 2500 psi to a depth of 2 1/2 inches. The under side of the steel floor units was sprayed with a coat of adhesive mixed with equal part of water by volume. A thin layer of the asbestos fiber was then sprayed on the adhesive and the balance of the asbestos is then applied to a total tamped thickness of 5 3/8 inches.

MINUTES

The beam was caged by forming furring channels into the form of a "U" and placed around the beam, the lath was then bent to fit the cage so that the back of the lath was 1" beneath the lower flange.

The plaster of a mix of 100 lbs. of gypsum to 2 cu. feet of vermiculite for the scratch coat and 100 lbs. of gypsum to 3 cu. feet of vermiculite for the brown coat was applied to a total thickness of 1½ inches from the face of the lath.

RESULTS OF TEST: The assembly successfully passed the fire and hose stream tests for a four hour fire resistive floor and ceiling construction. The complete report Underwriters Laboratory Retardant 3372-3 is on file with and is part of the record.

PANEL II was constructed as follows:

The Cofar sheets were laid on the beams and secured at both ends at every third corrugation with metal washers are welded to the beams and the length of bearing on the beams were 2 inches. The ¾ inch negative reinforcing steel bars were placed on a 1¾ inch chair so as to provide 7/8 inches of concrete over the bars. The concrete was then poured to a depth of 4½ inches over the Cofar unit as measured from the bottom of the corrugations; the compressive strength of the concrete was excess of 3000 psi.

The under side of the Cofar floor units and the steel beam were then fire proofed with the material Asbestos-spray. The first coat was applied to a thickness of ¾ inch and consisted of two parts of diluted Asbestos-spray adhesive to one part of fiber. The second coat was then applied and consisted of one part of fibers to one part of water. The total thickness was 2½ inches on the beam and 7/8 inches on the ceiling.

RESULT OF TEST: The construction successfully met the fire and hose stream test for a four hour fire resistive floor and ceiling construction and the beam received 3-hour fire resistive rating. The complete report Underwriters Laboratory Retardant 332-2 is on file with and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted July 24, 1951 under Cal. No. 900-50-SM Vol. I be amended so as to include the additional methods of construction for use in New York City under the provisions of C26-590.0 on condition that the requirements of the resolution adopted July 24, 1951 under Cal. No. 900-50-SM Vol. I are complied with.

(Sgd.) Samuel L. Becker

Director

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 24, 1951 in accordance with the above report.

984-54-SM

APPLICANT—Inland Steel Products Company, owner.

SUBJECT—Application reopened April 9, 1957 for amendment of resolution as to additional methods of fire protection of Cellufloor—re Cellufloor (steel floor panels); previously approved.

APPEARANCES—

For Applicant: Robert C. Findlay.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Foley and Commissioner Sleeper... 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 984-54-SM.

Subject: Amendment to resolution as to additional methods of fire protection of Cellufloor.

Inland Steel Products Co., Milwaukee, Wisconsin, requested by letter dated March 18, 1957 that the resolution adopted February 15, 1956 and amended November 20, 1956 be amended so as to include additional methods of fire protection of Cellufloor. The application was reopened by a vote of the Board April 9, 1957.

Purpose

The material is a steel structure sub-floor panel, which, in conjunction with its protection and concrete floor is used as a fire resistive floor.

Description

The structural properties of the deck were considered and approved by the Board November 20, 1956.

Inspection and Test

Fire tests were conducted at both the Underwriters' Laboratory, Chicago, Illinois, and the National Bureau of Standards, Washington, D. C., in accordance with the requirements of C26-588.0, C26-589.0 and C26-590.0 Administrative Building Code.

The construction of the test panel I was as follows.

The Cellufloor units were installed in such a manner that the units rested on the outer edges of the furnace and also rested on a 12 inch 27 pound I beam so that the construction was basically two simple beams.

Where the two units of Cellufloor met at the I beam, a 6 inch by 16 gauge was installed and the whole upper section of the floor was protected by 2½ inches of structural sand and gravel concrete of a minimum strength of 2500 p.s.i. The under side of the floor was protected by the material known as Asbestos-spray. The under side of the steel floor units were sprayed with a latex-resin type binder and a thin layer of wetted fiber was sprayed on the adhesive and was followed with a second coat of adhesive. The remaining application of fiber is then applied in individual coats with tamping between each coat so that the total thickness of fiber, measured from the bottom plane of the floor units is 5/8 inches.

The beam, forming part of the assembly, was protected by metal lath and vermiculite plaster. The beam caging was formed of furring channels cut into a "U" and box shape. The box sections measured 6" x 12" with the ends meeting over the top flange of the beam and spaced 18" on centers. The "U" shaped sections were placed over each of the box sections with the legs extending part way down the sides of the boxes and tied with double-strand wire at two locations on each side of the beam. The lath was bent to fit the channel cage and tied to the channels.

The beam was plastered with two coats of gypsum-vermiculite plaster. The scratch coat of a mix of 100 pounds of gypsum to 2 cubic feet of vermiculite was applied to a depth of 1/8 inch; the brown coat of a mix of 3 cubic feet of vermiculite to 100 pounds of gypsum was then applied so that the overall thickness was 1½ inches.

Result of test:—The complete assembly successfully met the fire and hose stream requirements of C26-588.0, C26-589.0 and C26-590.0 Administrative Building Code for a four-hour fire resistive floor and ceiling construction. The complete report Retardant 3789 is on file with and is part of the record.

Panel II—The construction was as follows:

The floor units were installed so as to fill the opening with the units resting on the beam so that the construction was basically two simple beams. Bolts and ceiling hangers were inserted in holes punched in the floor units for the purpose of holding the ventilating

MINUTES

ducts and the suspending ceiling system. The top ends of the hangers were bent into loops which became imbedded in the concrete. The upper section of the floor was protected by 2½ inches of structural sand and gravel concrete of a minimum strength of 2500 p.s.i.

The ventilating ducts, 24 gauge steel, are secured to the floor system by means of 1" wide by ⅝ inch thick galvanized iron strap hangers. The system consists of a main duct 8" x 24" and two 6" x 14" branch ducts and the damper is of 14 gauge steel 13" x 13" equipped with a 160°F fusible link.

The 1½ inch runner channels are spaced 4'-0" on centers and the furring channels are tied 1'-0" on centers and at right angles to the runner channels. The metal lath is then attached to the furring channels and wire tied 6" on centers.

The plaster, perlite gypsum, as manufactured by U. S. Gypsum Co., was then applied to the face of the lath and with the ⅛ inch finish coat, the total thickness of plaster is 1⅜ inches.

The beam, forming part of the construction, was not encased and the face of the lath is 3½ inches below the lower flange of the beam.

The total depth of the construction from the top of the concrete to the face of the plaster is 21⅝ inches.

Result of test:—The complete assembly successfully met the requirements of the fire and hose stream test for a four-hour fire resistive floor and ceiling construction. The complete report, Retardant 3574-6, is on file with and is part of the record.

Panel III—The construction was as follows:

The floor units were installed so as to fill the opening with the units resting on the beams so that the construction was basically two simple beams. The top surface of the floor units were covered with 2½ inches of sand and gravel concrete having a minimum compressive strength of 2500 p.s.i.

The 1½ inch channels, spaced 4'-0" on centers were hung from the steel floor by means of No. 9 galvanized wire and the bottom of the channel is 3 inches below the lower plane of the steel floor. The ¾ inch lathing channels are thin wire tied to the carrying channels and the lath is attached to the lathing channels. The plaster of a mix of 2 cubic feet of vermiculite to 100 pounds of gypsum for the scratch coat and 3 cubic feet of vermiculite to 100 pounds of gypsum for the brown coat. With a ⅛ inch finish coat, the total thickness of plaster is 1 inch.

The beam, incorporated in the assembly, was encased and the plaster from the face of the lath was 1¼ inches.

Result of test:—The complete assembly successfully met the fire and hose stream requirements of C26-588.0, C26-589.0 and C26-590.0 Administrative building Code for a 4-hour fire resistive floor and ceiling construction. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and tests, the Committee on Test recommends that the resolution adopted February 15, 1956 and amended November 20, 1956 under Calendar Number 984-54-SM be amended so as to include the additional methods of construction as herein described for use in New York City under the provisions of C26-239.0 as a three-hour fire resistive floor and ceiling construction.

The Committee further recommends that the resolution adopted February 15, 1956 be amended so as to permit the fastening of the longitudinal joints by means of crimping or button punching the male and female joints together on a maximum of 3'-0" centers. A ⅜ inch diameter button is formed on all three sheets which anchors the laps against slippages.

The Committee further recommends that the resolution

adopted November 20, 1956 be amended so that the concrete topping may be 2½ inches in lieu of 3¼ inches of 2500 p.s.i. concrete and further that the blend system, consisting of cellular panels interspersed among floor deck panels; these panels were approved November 20, 1956.

The Committee further recommends that all other requirements of the resolution adopted February 15, 1956 and as amended November 20, 1956 under Calendar Number 984-54-SM be complied with.

(Sgd.) SAMUEL L. BECKER,
Director

JOHN A. DARTS,
Asst. Engr.

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions of February 15, 1956 and November 20, 1956 in accordance with the above report.

940-55-SM

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application November 10, 1955—Gold Bond Perfolite Acoustical Plaster—lightweight, sound-absorbing decorative plaster, approval of.

APPEARANCES—

For Applicant: John H. Waters.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinfert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 940-55-SM.

Subject: Gold Bond Perfo-Lyte Acoustical Plaster also known as Gold Bond Perfolite Acoustical Plaster.

National Gypsum Company, Buffalo, New York filed November 10, 1955 an application with the Board of Standards and Appeals for approval of the material known as Gold Bond Perfo-Lyte Acoustical Plaster also known as Gold Bond Perfolite Acoustical Plaster under the provisions of C26-88.0 and C26-464.0 Administrative Building Code.

Purpose

The material is used as an incombustible decorative interior surface finish for sound absorption.

Description

The material is composed of Gold Bond E-Z Soak Hydrated Lime, incombustible fibers and a foaming agent. It requires only the addition of water for use and may be applied over dry plaster basecoats.

Inspection and Test

Samples of the material were inspected by Asst. Engr. J. A. Darts, Committee on Test. The material also met the requirements of C26-88.0 as to incombustibility.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval for voluntary use of the material known as Gold Bond Perfo-Lyte Acoustical Plaster also known as Gold Bond Perfolite Acoustical Plaster, as an incombustible acoustical plaster having met the requirements of C26-88.0 Administrative Building Code on condition that this material shall not be used in lieu of gypsum-plaster or cement plaster where fire resistive construction is required, but the material may be used as an acoustical treatment when installed in addition to the required amount of gypsum or cement plaster.

MINUTES

and further that each bag in which the material is marketed shall be tagged, stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 940-55-SM."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

85-56-SA

APPLICANT—Red Jacket Manufacturing Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional models of Booster Pumps, P33E1 and P50F1—re Red Jacket Extractor Booster Pumps (gasoline pumps); previously approved.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper... 4
Negative: 0
Absent: Vice Chairman Keating 1

THE RESOLUTION:

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 485-56-SA.

Subject: Amendment to resolution as to additional models of Booster Pumps.

Red Jacket Manufacturing Co., Davenport, Iowa, requested by letter dated October 30, 1957 that the resolution adopted October 29, 1957 under Calendar Number 485-56-SA be amended so as to include additional models of booster pumps. The application was reopened by a vote of the Board January 7, 1958.

Purpose

The appliance is a submerged pump for installation in underground storage tanks at service stations.

Description

The requested models P33E1 and P50F1 are basically the same as the models approved by the Board. The changes are the length of the pump. The basic component parts are identical. The requested models have been approved by the Underwriters' Laboratory under MH6497.

Recommendation

The Committee on Test recommends that the resolution adopted October 29, 1957 under Calendar Number 485-56-SA be amended so as to include the additional models P33E1 and P50E1 Booster Pumps as manufactured by the Red Jacket Manufacturing Co., Davenport, Iowa, on condition that the requirements of the resolution adopted October 29, 1957 under Calendar Number 485-56-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of October 29, 1957 in accordance with the above report.

271-57-SA

APPLICANT—Federal Boiler Co., Inc., owner.

SUBJECT—Application March 14, 1957—Federal Gas-fired Hot water Boiler, Models VGF-A-44, VGF-A-51, VGF-A-64, VGF-A-75, and VGF-A-88, approval of.

APPEARANCES—

For Applicant: Herbert R. Klaw and William P. Klein.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper..... 4

Negative: 0

Absent: Vice-Chairman Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 271-57-SA.

Subject: Federal Gas-fired Hot Water Boiler, Models VGF-A-44, VGF-A-51, VGF-A-64, VGF-A-75 and VGF-A-88.

Federal Boiler Company, Inc., New Jersey filed March 14, 1957 an application with the Board of Standards and Appeals for approval of the appliance known as Federal Gas-fired Hot Water Boiler Models, VGF-A-44, VGF-A-51, VGF-A-64, VGF-A-75 and VGF-A-88 under the Provisions of Article 12, Chapter 26 Administrative Building Code.

Purpose

The appliance is a gas-fired hot water boiler for residential and/or commercial installation.

Description

The appliance consists of the following assemblies: Boiler, Boiler Trim, Jacket and Gas Burner Assembly.

The boiler is constructed of steel plate in accordance with ASME Specifications and the jacket is of sheet steel. The burner assembly includes draft diverter "A" cock, "B" cock, aluminum pilot tubing, top plate, sheet metal burner cover, bottom cover plate on which main burner body and control are assembled, thermostat transformer and limit controls. The burner itself is a single port inshot type with a flame spreader which directs the flame to the wet base. The controls consists of a gas pressure regulator, Solenoid automatic main gas control valve or a diaphragm automatic main gas control valve.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test. The appliances have been approved by the American Gas Association under Certificates 4-1496.401, 4-1496.101, 4-1496.201, 4-1496.301 and 4-1496.001.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Federal Gas-fired Hot Water Boiler, Models VGF-A-44, VGF-A-51, VGF-A-64, VGF-A-75 and VGF-A-88 for use in New York City when constructed as herein described and installed in accordance with the requirements of Article 12, Chapter 26 Administrative Building Code in residential and commercial occupancies on condition that the appliance bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 271-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

MINUTES

568-57-SA

APPLICANT—United Shoe Machinery Corp., owner.
SUBJECT—Application July 9, 1957—USMC Edging Machine (UEM) Model B—for producing finished edge on leather, approval of.

APPEARANCES—

For Applicant: Earnest Legenbauer.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 568-57-SA.

Subject: USMC Edging Machine Model B for Producing Finished Edge on Leather.

United Shoe Machinery Corp., Boston, Massachusetts, filed July 9, 1957 an application with the Board of Standards and Appeals for approval of the USMC Edging Machine Model B for use in New York City under the provisions of Section C19-93.0 Administrative Code.

Purpose

A machine used for producing a finished edge on parts of leather shoes.

Description

This machine, about 26 inches in overall length, consists of a frame arranged to be mounted on a work bench and on which are mounted a feed mechanism drive with variable speed, an operating table, a leather-heating element and an oxygen and acetylene blowpipe assembly.

The machine is used by passing the edge of the leather beneath the heated element called the iron. The extreme outer portion of the edge passes between this heated element and a shape forming member or turning post which rolls the edge over the back on itself to give the finished effect.

Heat is supplied by a small oxy-acetylene blowpipe which is built into the machine and is fed oxygen and acetylene through rubber hose lines with regulators or reducing valves on the supply tanks. Acetylene pressure required is not over 5 pounds per square inch; Oxygen pressure not over 10 pounds per square inch.

Inspection and Test

All details of construction were examined by Asst. Engr. G. F. Sklenarik, Committee on Test.

This machine was tested and approved by the Underwriters' Laboratories, Application 35C1825.

Recommendation

On the basis of the examination and the data submitted by the applicant, the Committee on Test recommends the approval of the USMC Edging Machine Model B for use in New York City under the provisions of Section C19-93.0 Administrative Code and provided that each machine shall bear a label, permanently affixed, reading, "Approved by the Board of Standards and Appeals for use in New York under Calendar Number 568-57-SA".

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Assistant Engineer

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

576-57-SM

APPLICANT—Pacific Mills Industrial Fabrics (Div. of Pacific Mills Domestics Corp.), owner.

SUBJECT—Application June 27, 1957—Safetex—immersion method-pad and cure at elevated temperatures, approval of.

APPEARANCES—

For Applicant: Martin O. Hahn.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION:

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 576-57-SM.

Subject: Safetex.

Pacific Mills Industrial Fabrics, Division of Pacific Mill Domestic Corp., New York filed June 27, 1957 an application with the Board of Standards and Appeals for approval of the material known as Safetex under the Flameproofing Rules of the Board.

Purpose

The material is a compound for flameproofing fabrics.

Description

The material is based on a formulation developed by the Department of Agriculture known as THPC-BAR and is basically a mixture of phosphonium chloride and triallyl phosphate.

Inspection and Test

The material was tested on various weights of cotton fabric at the Better Testing Bureau in the presence of Asst. Engr. J. A. Darts, Committee on Test. The fabrics tested were 3.16 all cotton sheeting, 3.00 all cotton sheeting, ounce all cotton denim and 12 ounce all cotton duck.

There was no flashing, flaming or glow in any of the samples tested. The complete report is on file with and part of the record.

Recommendation

On the basis of the inspection and test and the data file by the applicant, the Committee on Test concludes that the material Safetex possesses inherent flameproofing properties and accordingly recommends the approval of this material for use as a flameproofing compound on types of material as herein described.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the requirements of the Rules for Test of Flameproof Materials.

The Committee further recommends that each container in which the material Safetex is marketed or any material which has been flameproofed with Safetex shall be labeled or marked as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 576-57-SM."

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals do hereby approve this material in accordance with the above report.

582-57-SA

APPLICANT—Air Reduction Sales Co., Div., of Air Reduction Co., owner.

SUBJECT—Application August 1, 1957—Airco Series 500

MINUTES

and 5500 Semi-Trailers and Mobile Pumping Unit (for transportation liquid oxygen, nitrogen and argon), approval of.

APPEARANCES—

For Applicant: John J. Crowe.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinfert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Calendar Number 582-57-SA.

Subject: Airco Series 5000 and 5500 Semi-Trailers and Mobile Pumping Unit—for transporting liquid oxygen, nitrogen and argon.

Air reduction Sales Company, Division of Air Reduction Company, Inc., New York filed August 1, 1957 an application with the Board of Standards and Appeals for approval of the Airco Series 5000, 5200 and 5500 Semi-Trailers and Mobile Pumping Units for the transportation of liquid oxygen, nitrogen and argon in New York City under the provisions of C19-91.0 Administrative Code.

In a subsequent letter dated January 24, 1958 the Air Reduction Company requested that the Series 5200 Semi-Trailer be withdrawn from their application as its use was being discontinued.

Purpose

Semi-Trailer tank trucks for the transportation and delivery of liquified oxygen, nitrogen or argon.

Description

The Airco Series 5000 Semi-Trailer and Mobile Pumping Unit used in the distribution of liquid oxygen, nitrogen and argon is a conventional van type semi-trailer on which mounted an insulated liquid container having a capacity of 1430 gallons and pumps for charging the liquid into the customer station.

The liquid container is of stainless steel, designed and fabricated in accordance with the ASME Code for Unfired Pressure Vessels for a pressure of 30 psi and a temperature minus 300°F and is so stamped. After a hydrostatic test one and one-half times the service pressure (45 psi), as required by the code, the vessel is subjected to an air test at 30 psi and a mass spectrograph leak test is made at the time.

The container is supported on thermally insulating trunnions inside an outer steel jacket. After fabrication this jacket is tested for leaks with air at a pressure of 15 psi. The space between the liquid container and the outer jacket is filled with a non-combustible insulating material.

In operation the liquid container on the semi-trailer is filled at the supply point with liquid oxygen, nitrogen or argon. This amount of filling is determined by a liquid level gauge and checked by weight before leaving the supply point. To prevent an excessive rise in the container during transportation a 2 inch safety valve set to relieve at 25 psi is installed in a vent line which does not contain a shut off valve. Further protection is provided by a 3 inch frangible disc located on a parallel line and designed to relieve at a pressure of 40 psi.

The outer jacket is protected against overpressure from accidental leaks by an 18 inch frangible disc set to relieve at a pressure of 10 psi. Small increases in pressure are relieved through a check valve installed separately from the frangible disc.

The semi-trailer unit is equipped with two electrically driven pumps. A centrifugal pump is used at the customer's station to charge liquid into the customer station or as a fore-pump in conjunction with a triplex reciprocating pump which is used to charge the station when the station pressure is

higher than the discharge pressure of the centrifugal pump. The maximum pressure achieved in the pumping operation is governed by the pressure in the receiver and will not exceed 270 psi.

The entire unit including the jacketed container and pumping equipment is enclosed in a conventional van type body, which is plainly marked with the name of the commodity.

All equipment such as brakes, brake reservoirs, light and warning devices comply with the Interstate Commerce Commission "Motor Carrier Safety Regulations."

The Airco Series 5500 Semi-Trailer and Mobile Pumping Unit used in the distribution of liquid oxygen, nitrogen and argon is a tank-type semi-trailer on which is mounted an insulated liquid container having a capacity of approximately 2700 gallons, and pumps for charging the liquid into the customer stations. The design of the container and the jacket is such that is self-supporting from the thermally insulating legs at the front to the trunnion at the rear.

The liquid container is an aluminum tank designed in accordance with the ASME Code for a pressure of 15 psi and temperature of minus 300°F and is code stamped. After fabrication the vessel is subjected to the following tests:

1. Hydrostatic hammer test at 22½ psi.
2. Final hydrostatic test at 30 psi.
3. Air test at 15 psi for major leaks.
4. Mass spectrograph leak test on the vessel and piping leading through the outer jacket.

The outer jacket is an aluminum shell designed and fabricated in accordance with the ASME Code. After fabrication the jacket is subjected to an air pressure test at 15 psi. The space between the inner container and the outer jacket is filled with a non-combustible insulating material.

In operation the liquid container is filled at the supply point with liquid oxygen, nitrogen or argon. The amount of filling is determined by a liquid level gauge and checked by weight before leaving the supply point. The liquid is maintained at substantially atmospheric pressure during filling and to prevent an excessive pressure rise during transportation to the customer station, a 1½" safety valve set to relieve at 15 psi is installed in a vent line which does not contain a shut-off valve. Further protection is provided by a 3" frangible disc on a parallel line and set to relieve at a pressure of 31 psi.

The outer jacket is protected against overpressure by an 18" frangible disc designed to relieve at a pressure of 10 psi.

The semi-trailer unit is equipped with an electrically driven centrifugal pump which is used to charge liquid from the container into the customer station. The maximum pressure achieved in this pumping operation is governed by the pressure in the receiver but will not exceed 270 psi.

The pump, pressure gauge, necessary valves and the connections for the filling and discharge hoses are enclosed in a cabinet at the rear of the trailer.

All equipment such as brakes, brake reservoirs, lights and warning devices comply with the Interstate Commerce Commission "Motor Carrier Safety Regulations."

The personnel operating these vehicles have been specially trained by the Air Reduction Company and are employees of the company.

Inspection and Test

These trucks were inspected by Asst. Engr. G. F. Sklenarik, Committee on Test at the Riverton, New Jersey plant of the applicant. Present were Mr. J. J. Crowe and Mr. E. C. Clark representing the applicant. The filling, unloading and safety devices were inspected and the equipment operated satisfactorily.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Airco Series 5000 and 5500 Semi-Trailers and Mobile Pumping Units, when constructed in accordance with this report and the data submitted provided that each truck trailer shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards

MINUTES

and Appeals for transport and delivery of oxygen, nitrogen or argon in New York City under Cal. No. 582-57-SA", and provided further that the operation of each such vehicle have a certificate of Fitness issued by the Fire Commissioner.

(Sgd.) SAMUEL L. BECKER,
Director
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

583-57-SA

APPLICANT—Air Reduction Sales Co., Div., of Air Reduction Co., Inc., owner.

SUBJECT—Application August 1, 1957—Airco Liquid Oxygen Station, approval of, (storage and vaporization of liquid oxygen, nitrogen and argon), Models 5-4, 7-8, 9-8, 9-25, 9-40 and 9-100.

APPEARANCES—

For Applicant: John J. Crowe.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION:

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 58357-SA.

Subject: Arco Liquid Oxygen Station—storage and vaporization of liquid Oxygen, Nitrogen and Argon—Models 5-4, 7-8, 9-8, 9-25, 9-40, 9-100.

Air Reduction Sales Company, Division of Air Reduction Company, Inc., New York filed August 1, 1957 an application with the Board of Standards and Appeals for approval of the Airco Liquid Oxygen, Nitrogen or Argon Station, Models 5-4, 7-8/25, 9-8/25/40/100 for use in New York City under the provisions of Sections C26-191.0 and C19-91.0 Administrative Code.

Purpose

The appliance is designed to receive and store liquid oxygen, nitrogen or argon at a pressure not exceeding 270 psi and convert the liquid to a gas at a pressure not in excess of 250 psi.

Description

The gases oxygen, nitrogen and argon are obtained from the atmosphere by low temperature separation. In this system the gases are stored as liquids and vaporized to gas as required.

Liquid oxygen is a clear transparent liquid weighing approximately 71 pounds per cubic foot at atmospheric pressure; the temperature of the liquid is minus 297°F. One cubic foot of liquid oxygen will produce about 860 cubic feet of gaseous oxygen at atmospheric pressure and temperature.

Liquid nitrogen is a clear transparent liquid weighing approximately 50 pounds per cubic foot at atmospheric pressure; the temperature of the liquid is minus 320°F. One cubic foot of liquid nitrogen will produce about 696 cubic feet of gaseous nitrogen at atmospheric pressure and temperature.

Liquid argon is a clear transparent liquid weight approximately 87 pounds per cubic foot at atmospheric pressure; the temperature of the liquid is minus 302°F. One cubic foot of liquid argon will produce about 847 cubic feet of gaseous argon at atmospheric pressure and temperature.

The liquid oxygen, nitrogen and argon is discharged directly from a truck storage vessel. The storage vessel con-

sists of a liquid container fabricated of metal suitable for low temperature service which is surrounded by an outer jacket. The space between the two vessels is filled with a non-combustible insulating material and maintained under vacuum.

The liquid container is designed and constructed in accordance with the 1952 ASME Unfired Pressure Vessel Code. In addition to the pressure test required by the ASME Code, the vessel is leak tested after fabrication using a freon gas and a halogen leak detector to check the tightness of all seams.

Liquid Container	5-4	7-8/25	9-8/25/40/100
Capacity	490 gal	1343 gal.	2855 gal.
Material	Stainless	Stainless	Stainless
Inside Diameter	4'-5"	7'-0"	9'-0"
Thickness (Shell)	.500"	.437"	.500"
Length	5'-0"	Sphere	Sphere
Design Pressure	270 psi	270 psi	270 psi
Design Temp.	-320° F.	-320° F.	-320° F.
Working Pressure	250 psi	250 psi	250 psi
Hydrostatic Test Pressure	405 psi	405 psi	405 psi
Leak Test Pressure (Freon)	20 psi	20 psi	20 psi
Charging Pressure Mas.	250 psi	250 psi	250 psi

The outer jacket is constructed of carbon steel in accordance with the following and is leak tested to insure tightness of seams.

Outer Jacket	5-4	7-8/25	9-8/25/40/100
Design Pressure	15 psi & full vacuum	15 psi & full vacuum	15 psi & full vacuum
Design Temperature	Ambient	Ambient	Ambient
Leak Test Pressure (Freon)	20 psi	20 psi	20 psi
Thickness (Shell)	.250"	.437"	.500"

All connections from the inner container are brought outside the outer jacket and into a control cabinet. The cabinet contains the vaporizer, valves, liquid level gauge, pressure gauges, pressure regulators and many of the safety devices.

SAFETY DEVICES—The primary safety device on the liquid container is a safety valve of the spring loaded type set to relieve the atmosphere at or below the design pressure of the container. As a secondary safety device, a frangible disc is provided which is designed to relieve at a pressure above the safety valve setting but less than the test pressure at which the vessel was tested.

Each section of piping between shut-off valves is provided with a safety valve set to relieve well below the bursting pressure of the pipe.

The outer jacket is provided with a frangible disc designed to relieve at an internal positive pressure of 10 psi.

OPERATION—Liquid oxygen, nitrogen or argon is injected into the filling connection on the unit from a liquid supply truck. The vessel is filled until the liquid level gauge register full and the liquid reaches a trycock line, at which point the injection is stopped and the valves are closed. Substantially constant pressure, somewhat higher than the delivery pressure in the pipeline, is maintained inside the liquid container. As gas is withdrawn, the pressure in the container decreases. To restore the pressure a small amount of the liquid withdrawn is converted to gas, which is returned to the container to maintain constant pressure.

As a customer uses the oxygen, nitrogen or argon, liquid flows from the storage container to the vaporizing unit where it is converted to gas at substantially atmospheric temperature. The gas then passes through an automatic pressure control valve into the customer's pipeline. Heat to the vaporizing unit is supplied by steam or hot water depending upon the type of heating services available. The required flow rate is maintained automatically up to the capacity

MINUTES

mit of the equipment. If this capacity is exceeded for long periods, the line temperature may decrease. If the temperature drops to minus 10°F. the liquid flow to the vaporizer stopped automatically until the temperature rises to the selected point. The system will return to service and function normally.

These customer stations are sometimes used for servicing hospitals. Such installations include a reserve supply of gaseous oxygen in ICC cylinders attached to an auxiliary control manifold. The reserve oxygen supply at a maximum pressure of 2640 psi is connected to the discharge piping of the bulk station through a pressure regulating valve which is set at a selected pressure lower than the discharge pressure of the bulk unit. If the pipeline pressure drops to the setting of the pressure regulating valve, the reserve system is in and supplies oxygen to the pipe line. A pressure regulated electrical switch in the piping is set at a pressure intermediate between the bulk unit discharge pressure and the reserve supply regulating valve setting and connected to suitable signals in the hospital showing the bulk system is empty or not operating properly. With this arrangement the oxygen supply to the pipeline is always maintained at the required pressure.

The numerical suffixes 4, 8, 25, 40 and 100 indicates in thousands of cubic feet per hour the maximum rated flow of gas from the unit.

Inspection and Test

Typical storage stations were inspected by Asst. Engr. F. Sklenarik, Committee on Test at the Riverton, New Jersey plant of the applicant. Present were Mr. J. J. Lowe and Mr. E. C. Clark representing the applicant.

The equipment was designed and functioned as described.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Airco Liquid Oxygen, Nitrogen or Argon Stations, Models 5-4, 7-8, 7-25, 9-8, 9-25, 9-40 and 9-100 for use in New York City under the provisions of C19-91.0 Administrative Code.

The Committee further recommends that when these stations are installed at an industrial establishment or at a hospital, the installation shall be made outdoors and the following clear distances maintained between the station and adjacent structures. For the Model 5-4 station, at least 10 feet distant from any structure having fire resistive exterior walls with no opening in such wall less than 10 feet distant in other cases not less than 25 feet distant from an adjacent structure. That in addition no smoking, open flames or combustible material, storage be permitted in the immediate area, the area to be so posted and that the area be fenced to preclude entrance to unauthorized persons. That the piping from the station and the piping within the building shall be as required by the Fire Department. That the installation be serviced, maintained and inspected by the applicant's personnel holding certificates of Fitness issued by the Fire Department and that each appliance shall bear a permanently affixed reading as follows: "Approved by Board of Standards and Appeals for use in New York City under Calendar Number 583-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

1031-57-SM

APPLICANT—Armstrong Cork Co., owner.

SUBJECT—Application December 31, 1957—Armstrong Custom Minaboard—ceiling Board; approval of.

APPEARANCES—

For Applicant: James L. Newkirk.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 1031-57-SM.

Subject: Armstrong Custom Minaboard.

M. A. Gensler for Armstrong Cork Company, Lancaster, Pa., filed December 31, 1957 an application with the Board of Standards and Appeals for approval of the material known as Armstrong Custom Minaboard under the provisions of C26-88.0 and C26-191.0 Administrative Building Code.

Purpose

The appliance is to be used as an incombustible acoustical ceiling board.

Description

The board is composed of mineral wool fibers bound together with fibers and starch. In the manufacture the mineral fibers are mixed with fillers and binders and with water to form a slurry, this is then sheeted out on forming equipment to a wet mat. This mat is then cut to lengths, dried at elevated temperatures, cut into boards and is then perforated and finished. The nominal sizes are 24" x 24" x 5/8" and 24" x 48" x 5/8".

Inspection and Test

The applicant has submitted a report of test conducted by Riverbank Acoustical Laboratories, Armor Research Foundation which states that the material is incombustible in accordance with Federal Specifications SS-A-118b, Paragraph 3.7.1. The complete report is on file with and is part of the application.

Recommendation

On the basis of the data submitted by the applicant, the Committee on Test recommends the approval of the material known as Armstrong Custom Minaboard for use in New York City as an incombustible acoustical ceiling board under the provisions of C26-191.0 Administrative Building Code on condition that all cartons in which the boards are marketed shall be tagged, stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 1031-57-SM."

The Committee further recommends that this acoustical board shall only be used with approved suspension systems.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

40-57-SM

APPLICANT—Glazed Block Corporation, owner.

SUBJECT—Application for consideration—reopening for test and report for blocks made with other aggregate—

MINUTES

re Spectra-Glaze Tile Face Concrete Masonry Units; previously approved.

APPEARANCES—

For Applicant: Robert S. Fitzgibbon.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

556-57-SA

APPLICANT—The Wayne Pump Co., owner.

SUBJECT—Application June 28, 1957—Wayne Dispensers, Models 1, 1-HD, 1-RC, 1-HD-RC, 2, 2-HD, 2-RC, 2-SP-RC and 2-HD-RC,—For dispensing gasoline, approval of.

APPEARANCES—

For Applicant: Ross Powell.

ACTION OF BOARD—Application withdrawn at request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 1
Absent: Vice Chairman Keating 1

536-44-A—Vol. II

APPLICANT—Louis Wallach, for Marion Spinuler, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent,—re increase in occupancy of a nursing home previously permitted by the Board in frame construction; previously granted on condition.

PREMISES AFFECTED—216-16 28th Avenue, south side, 200 feet east of 216th Street, Block 6019, Lot 103, Bay-side, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened, resolution amended and term extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: Commissioner Kleinert 1
Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, on October 31, 1944, the Board modified Objections 1, 2 and 3 issued by the Borough Superintendent, September 8, 1944 on Alt. Applic. 189/44 so as to permit the building to be used as follows: Cellar, boiler room, laundry and storage, no persons; 1st floor, kitchen, dining room and living room, library and study room used as sitting rooms in conjunction with the vacant floor occupancy; 2nd floor, chambers and bathrooms (nursing home), 16 persons and attic, operator's sleeping quarters; and

WHEREAS, one June 11, 1946 the Board permitted the occupancy of the 1st floor of one bed in the study and 2 beds in the library; and

WHEREAS, the term of the variance has been extended for periods of 2 years by resolutions adopted through April 3, 1956; and

WHEREAS, on December 3, 1957 under Calendar Number 536-44-A, Volume II, the Board modified Objection 1 issued by the Borough Superintendent, December 7, 1956 on Alt. Applic. 1952/56 so as to permit rearrangement of partitions, creation of employee's dressing rooms in the cellar and the occupancy of the 1st floor by 12 beds, 2nd floor by 16 beds

with the attic used as the operator's dwelling, under certain conditions including the installation of a sprinkler system and an approved thermostatic fire-alarm system throughout the building; and

WHEREAS, applicant states that it is now proposed to limit the occupancy of the building to 18 beds as legally existing prior to the Board's action on December 3, 1957, and it therefore requested that the requirements of the resolution dated December 3, 1957, be waived and the term of the variance as extended for 10 years by such resolution be retained.

Resolved, that the Board of Standards and Appeals do hereby amend its resolution adopted on May 28, 1946, as amended by resolutions adopted through April 3, 1956, so as to permit for a term of ten years, the occupancy permitted by such resolutions, on condition that the premises shall be maintained to the satisfaction of the Commissioner of Hospitals; that there shall be no patients above the 2nd floor and that a new certificate of occupancy shall be obtained.

629-56-A

APPLICANT—Lama, Proskauer and Prober, for Raymond field Play School, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—re use of frame building Nursery School; previously granted on condition.

PREMISES AFFECTED—89-05 138th Street, east side, 118.84 feet and 145.9 feet south of Jamaica Avenue, Block 9974, Lot 39, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Request to reopen withdrawn by the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper..
Negative:
Absent: Vice Chairman Keating

845-57-A

APPLICANT—Sidney H. Kitzler, for Meyer Tuck owner.

SUBJECT—Application November 21, 1957—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 171, subdivision 6 of the Multiple Dwelling Law re increase in Bulk and Volume subsequent to 19

PREMISES AFFECTED—91-97 West End Avenue at 101-103 Hampton Avenue, northeast corner, Block 75 Lot 549, Borough of Brooklyn.

APPEARANCES—Sidney H. Kitzler.

ACTION OF BOARD—Laid over for further discussion and consideration by the Board; date for decision to be set.

814-57-A

APPLICANT—Wheeler Yacht Co., Inc., owner.

SUBJECT—Application October 28, 1957—Appeal from order of the Fire Commissioner and a decision of the Borough Superintendent re Sprinkler system in lieu of Yard Hydrant system.

PREMISES AFFECTED—520 Compton Avenue, foot of Patterson Avenue, Block 3502, Lots 2-7, Pugsley Circle, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Taken off calendar and referred to Examiner to confer with owner.

MINUTES

3-58-A

APPLICANT—Lama, Proskauer and Prober, for Hunts Point Homes, Inc., owner.
SUBJECT—Application January 10, 1958—Appeal from a decision of the Borough Superintendent, re increase in number of beds—Nursing Home.
PREMISES AFFECTED—1295-1297 Lafayette Avenue, northwest corner of Faile Street, Block 2762, Lot 27, Borough of The Bronx.
APPEARANCES—
For Applicant: Eugene S. Ginsberg and Abraham E. Goll.
For Administration: Vincent J. Rice, Dept. of Hospitals.
ACTION OF BOARD—Laid over to March 25, 1958, at 2 P. M. for applicant to file revised plan, as previously requested, showing first floor toilet and doors swinging in proper direction.

58-A

APPLICANT—H. M. Karson, for Congregation Gates of Zion, owner.
SUBJECT—Application January 7, 1958—Appeal from a decision of the Borough Superintendent, re Class 4 construction—use of basement as Synagogue.
PREMISES AFFECTED—834 Gerard Avenue, east side, 52 feet north of East 158th Street, Block 2474, Lot 30, Borough of The Bronx.
APPEARANCES—
For Applicant: H. M. Karson.
ACTION OF BOARD—Laid over to April 8, 1958, at 2 P. M. for inspection and decision; hearing closed.

2-27-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Halward Realty Corp. and Estate of James F. Cummings, owners.
SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7i and 7h of the Zoning Resolution, permitting in a business and residence use district, the combining of an existing gasoline service station with an existing parking lot so that the use will be a gasoline service station and the parking and storage of motor vehicles.
PREMISES AFFECTED—1120-1144 East New York Avenue, south side, from East 98th Street to Rockaway Parkway; 2-12 East 98th Street and 5-21 Rockaway Parkway, Block 4600, Lots 1 and 7, Borough of Brooklyn.
APPEARANCES—
For Applicant: Eugene S. Ginsberg.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleiner and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2
THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III on December 17, 1957, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 17, 1957, adding thereto:
“that in the event the owner desires to make certain changes as previously shown on plans and required by the resolution, the following changes may be made:
“1. the curbing along the street building line may be omitted where shown on plans filed with this request for amendment marked ‘Received February 27, 1958’, one sheet; that there may be under Section 7i

motor vehicle repairing with hand tools only for adjustments maintained solely within the accessory building; that the word: ‘parking’ as it appears in the resolution shall read ‘parking and storage; as shown on plans filed with this application marked “Received February 27, 1958” one sheet, as passed on by the Borough Superintendent under Alt. App. 3131/56’.”

20-36-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Venchester Estates, Inc., owner.
SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 25, 1958—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, the reconstruction and extension to existing gasoline service station, including auto laundry and lubricatorium, for a period of 5 years.
PREMISES AFFECTED—1481-1483 Park Avenue and 101-103 East 108th Street, northeast corner, Block 1636, Lots 1 and 2, Borough of Manhattan.
APPEARANCES—
For Applicant: Eugene S. Ginsberg.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2
THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on July 15, 1947, on certain conditions; and
WHEREAS, the term of variance was extended on February 25, 1953; and
WHEREAS, the applicant requested a further extension of the term of variance.
Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 5, 1936 as thereafter amended by resolutions adopted through February 25, 1953 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:
“... granted under Section 7, subdivision f for a term of five years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this amended resolution.” (N. B. App.6/36).

173-44-BZ

APPLICANT—Leonard F. Rothkrug, for Antonetta Trupiano, owner; Ralph De Luca, lessee.
SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 27, 1958—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business use district, the conversion of occupancy of an existing building from light storage to a junk shop, for a term of 2 years.
PREMISES AFFECTED—127-129 Kingsland Avenue, west side, 125 feet north of Herbert Street, Block 2829, Lot 27, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
ACTION OF BOARD—Application reopened and term of variance extended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 18, 1944, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on March 17, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 18, 1944 as thereafter *amended* by resolution adopted through March 17, 1953, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision e for a term of five years from the date of this *amended* resolution, to permit ...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution. (Alt. App. 8/44).

979-47-BZ

APPLICANT—Herman Lieberman, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 17, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7i of the Zoning Resolution, permitting in a business and unrestricted use district, the change in occupancy from storage and 5 car garage to store and motor vehicle repair shop, for a term of 5 years.

PREMISES AFFECTED—488-490 Lafayette Avenue, south side, 69 feet west of Bedford Avenue, Block 1950, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Norman Blass.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 16, 1948, on certain conditions; and

WHEREAS, the term of variance was extended on March 17, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 16, 1948, as thereafter amended by resolutions adopted on March 17, 1953 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision i for a term of five years from the date of this *amended* resolution, to permit ...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 3675/47)

200-48-BZ

APPLICANT—Alba Registry for Nurses, for Billmar Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 13, 1958—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy from Class A Multiple Dwelling and Nurses Registry.

PREMISES AFFECTED—309-319 St. John's Place, north side, 30 feet west of Underhill Avenue, Block 1171, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henrietta Rothenberg.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 11, 1948, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on March 13, 1956; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 11, 1948, as thereafter *amended* by resolutions adopted through March 13, 1956 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of two years from the date of this *amended* resolution, to permit ...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 387/48)

709-55-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Louis L. Rosenberg, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to permit standard sign—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 21, 7e and 7f of the Zoning Resolution, permitting in a residence use F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than five motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway Parkway and 9613-9623 Seaview Avenue, northwest corner, Block 8299, Lots 63 to 68 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II October 16, 1956, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's resolution, were approved on December 4, 1956; and

WHEREAS, the resolution was amended on February 26, 1957; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 16, 1956 as thereafter *amended* by resolution adopted through February 26, 1957, only insofar as it has reference to the post standard sign so that as *amended* this portion of the resolution shall read:

"but permitting the erection of a post standard within the intersection to support a sign which sign may have two leaves and which may be illuminated and permitting such sign to extend over the building line for a distance of not more than four feet. (ES 6/58)

56-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael Scafuri, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7A and 21 of the Zoning Resolution, permitting in a local retail and residence use district, the erection of a building to be used for stores extending into a residence use and occupying more than the permitted area.

PREMISES AFFECTED—179-189 East 115th Street, north side, 71 feet 9 inches west of 3rd Avenue, Block 1643, Lot 31, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner

Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 19, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 19, 1957 only to the time within which to obtain permits and complete work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N. B. App. 19/56).

56-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Lazarus Rosenberg, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7f, 7i, 7e and 21 of the Zoning Resolution, permitting in a business and unrestricted use C area district, the erection and maintenance of a gasoline service

station, office and sales, lubritorium, minor auto repairs and high speed auto laundry; also the erection of a factory on the same plot, occupying more than the permitted coverage.

PREMISES AFFECTED—557-569 7th Avenue, 373-393 20th Street, northeast corner and 360-386 19th Street, Block 887, Lots 1, 18 and 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg and Louis L. Rosenberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner

Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 29, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on January 29, 1957 to permit a separation of the lots so that the factory building will be on one lot and the gasoline service station will be on the other and to permit the excess area of the factory building by 7,023 square feet under Section 21; that in all other respects the resolution above cited shall be complied with; as indicated on plans filed with this application marked "Received February 21, 1958", 3 sheets; Alt. App. 117/58.

851-56-BZ

APPLICANT—Goldwater & Flynn, for Peter James Corp. and Helen J. Flynn, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline selling station, office, lubritorium, car washing, repairing, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—South side of Westchester Avenue, 100 feet west of Pugsley Avenue, Block 3796, Lots 17, 21 and 23, Borough of The Bronx.

APPEARANCES—

For Applicant: Richard M. Flynn.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner

Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 26, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 26, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N. B. App. 1939/56).

MINUTES

60-57-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Negri, owner.

SUBJECT—Application for consideration—reopening for amendment as to additional pumps and relocation of same—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7f, 7h and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto repairs with hand tools only, car washing (non-automatic), sales of auto accessories and parking for more than 5 cars, for a term of 15 years.

PREMISES AFFECTED—138-50 Queens Boulevard, southwest corner of 86th Avenue, Block 9644, Lot 6, Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 29, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on October 29, 1957 as thereafter *amended* by resolution adopted January 21, 1958, so that as *amended* the resolution shall read:

"that in the event the owner desires, the partition may be rearranged within the accessory building; that there may be substituted two pump islands, one to be a three-pump island and one to be a two-pump island; that the service building may be relocated nearer to the rear by four feet so that it will be 16 ft. between the two pump islands and the building as shown on plans filed with this application marked 'Received February 25, 1956', two sheets; as passed on by the Borough Superintendent under N.B. App. 3144/55, objection dated February 21, 1958."

470-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Sparkling Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7h and 7A of the Zoning Resolution, permitting in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, office, storage, minor auto repairs, car wash, parking and storage of motor vehicles, with show windows, curb cuts and signs within 75 feet of a residence use district.

PREMISES AFFECTED—91-97 Sumner Avenue and 273-299 Vernon Avenue, northeast corner, Block 1585, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 17, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 17, 1957 by adding thereto:

"that in the event the owner determines that the portion of the premises used for gasoline service station and the portion used for the parking of cars should not be operated together, that such portions of the premises may be separated and a fence shall be erected between the accessory building and the street building line; that in view of the separate control of the parking lot there may be two curb cuts each ten feet in width to Vernon Avenue, in accordance with plan to be submitted." (N.B. 476/57).

863-47-BZ

APPLICANT—Philip Freshman, for Max Schoenfeld, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 27, 1958—re Application, decision of the Borough Superintendent, previously granted on condition, under section 21 of the Zoning Resolution, permitting in a business use district, (now residence) the erection and maintenance of a building to be used as a soda water manufacturing and bottling plant, using more than the permitted area.

PREMISES AFFECTED—429-433 Watkins Street, east side, 150 feet north of Riverdale Avenue, Block 3593, Lot 7 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Freshman.

ACTION OF BOARD—Application reopened and set for hearing on April 15, 1958 at 10 a.m. to consider extension of the term of the variance which expired on January 27, 1958, in view of the change of zoning from business to residence, subject to the regular procedure waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin as notice to the property owners.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley
Negative:
Absent: Vice Chairman Keating and Commissioner Sleeper

665-53-BZ

APPLICANT—Sidney H. Kitzler, for George Massabni, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 29, 1956—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the use of more than the permitted percentage of structure for manufacturing use.

PREMISES AFFECTED—9108-9110 5th Avenue, west side, 50 feet south of 91st Street, Block 6087, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

ACTION OF BOARD—Application reopened and set for hearing on April 22, 1958, at 10 A. M., waiving all requirements except a new decision of the Borough Superintendent, which has been filed, as to extension of time to complete which expired on May 29, 1956, and for two publications in the Bulletin as notice to the property owners.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner
Sleeper 2

92-56-BZ

APPLICANT—Fred C. Dahlem, for Robert E. Weiss, Ger-
ald R. and Joseph Guerraro, owners.

SUBJECT—Application for consideration—re restoration
and rehearing—re Application, decision of the Borough
Superintendent, previously withdrawn, under section 7f of
the Zoning Resolution, to permit in a business use district,
the erection and maintenance of a gasoline service station,
car wash, lubritorium, sale of accessories, minor repairs
with hand tools and the parking and storage of more
than 5 motor vehicles.

REMISES AFFECTED—1565-1569 Silver Street, and
1501-1505 Williamsbridge Road, northwest corner, Block
1079, Lots 35, 36 and 37, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem.

ACTION OF BOARD—Application reopened for re-hear-
ing, subject to the regular procedure, having been with-
drawn at the suggestion of the Board on October 8, 1957.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner
Sleeper 2

96-57-BZ

APPLICANT—Patrick D. Concagh, for Moschella Homes,
Inc., owner.

SUBJECT—Application for consideration—re restoration
and rehearing—re Application, decision of the Borough
Superintendent, previously withdrawn, under sections 7e
and 21 of the Zoning Resolution, to permit in a residence
use, D-1 area district, the erection of a 1 story, Class 3
building to be used for eight retail stores and occupying
more than the permitted area.

REMISES AFFECTED—2509-2519 Eastchester Road,
west side, 100 feet north of Mace Avenue, Block 4480,
Lot 78, Borough of The Bronx.

APPEARANCES—

For Applicant: Patrick D. Concagh.

ACTION OF BOARD—Application reopened, subject to
the regular procedure, having been withdrawn at the sug-
gestion of the Board on December 17, 1957.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner
Sleeper 2

99-55-BZ

APPLICANT—Herman Kron, for L. B. Oil Company,
Inc., owner.

SUBJECT—Application for consideration—reopening for
amendment of resolution—re Application, decision of the
Borough Superintendent, previously granted on condition,
under section 7c of the Zoning Resolution, permitting
partly in an unrestricted, partly in a business use district,
the erection and maintenance of a storage garage for more
than 5 motor vehicles, auto repairs and gasoline service
station.

REMISES AFFECTED—335-343 Bowery and 2-4 East
rd Street, southeast corner, Block 458, Lot 6, Borough of
Manhattan.

APPEARANCES—

For Applicant: George G. Kron.

ACTION OF BOARD—Application withdrawn without
prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner
Sleeper 2

293-57-BZ

APPLICANT—Abraham Fisher, for Eton Holding Corp.,
owner.

SUBJECT—Application March 28, 1957—decision of the
Borough Superintendent, under sections 7A and 7e of the
Zoning Resolution, to permit in a residence use district, the
change on the first floor from that of storage, private truck
garage, commercial photographers to furniture display
rooms (wholesale).

PREMISES AFFECTED—415-423 East 54th Street, north
side, 244 feet east of 1st Avenue, Block 1366, Lot 11,
Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Fisher.

ACTION OF BOARD—Application withdrawn at request
of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

Adjourned: 6:35 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards
and Appeals held on December 10, 1957, as they appeared in
Bulletin No. 51, Vol. 4, hereby corrected to read as follows:

91-27-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Edward J. Rinaud,
owner.

SUBJECT—Application reopened June 11, 1957 as Vol. II—
re decision of the Borough Superintendent, under sec-
tions 7f, 7h and 7i of the Zoning Resolution, to permit in
a business and residence use district, the erection and
maintenance of a gasoline service station, lubritorium,
minor auto repairs, car washing, office, sales, storage,
parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—269-275 East Burnside Avenue,
north side, 113.64 feet west of Ryer Avenue, Block 3156,
Lot 85, Borough of The Bronx.

APPEARANCES—

For Applicant: R. S. Hardy and James E. Vassalotti.

For Opposition: Leo Paul.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on
June 11, 1957 subject to regular procedure, to consider a
new use; and

WHEREAS, a public hearing was held on this application
on November 19, 1957 after due notice by publication in
the Bulletin; laid over to December 10, 1957, for inspection
and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning
Resolution show that the site is in a business and residence
use B area, class 1 $\frac{1}{4}$ height district; and

MINUTES

WHEREAS, the decision of the Borough Superintendent, dated April 9, 1957 acting on N.B. Applic. 372-57, reads:

"1. Proposed gas service station, lubritorium, minor auto repairs, car washing, office, sales, storage, toilets and parking and storage of more than 5 motor vehicles, located in a part business and part residence use district is contrary to Art. II, Sec. 3 and Sec. 4 of the Zoning Resolution.

Not further considered."

and

WHEREAS, the applicant states that the premises consist of a plot, 104.93 feet frontage by 125.45 feet in depth, irregular, that the premises are presently vacant; that they were previously occupied by a one story fireproof theatre building and stores, having a frontage of 104.93 feet and a depth of 125.45 feet; that the theatre building and stores were erected under N.B. Applic. 118-1927 and under a conditional variance of the Board under Cal. No. 91-27-BZ; that the building was demolished under Applic. Dem. No. 185-1956; that it is now proposed to erect a modern gasoline service station consisting of ten 550 gallon gasoline tanks and four dispensing pumps, and a variance is requested for a period of fifteen years; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 60 feet, a depth of 28 feet, and contain the conjunctive uses of lubritorium, car washing, minor auto repairs, storage, office and sales; that the rear portion of the plot will be reserved for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that East Burnside Avenue at this point is developed with many outmoded store buildings and the erection of this modern gasoline station accessory building will do much to enhance the appearance of the area; that there are many vacant stores within the affected area, so that the erection of more stores on the site would not only be unwarranted financially to the owner of the site but could cause a hardship to all the other store owners in the area who would be faced with additional competition and no increase in buying, since the entire area is fully developed; that the large parking area provided for at the rear of the gas station will do much to help alleviate the serious parking problem in the area and will also provide some parking for the stores within the affected area; that the land is high in assessed value and it is therefore mandatory that the owner develop this site in the only suitable manner, as proposed, in order to give him an equitable return on his investment and help to pay City real estate taxes; that there are no other gas stations within the affected area so that the erection of this gas station will provide a necessary and vital service to this community; and

WHEREAS, the applicant states that the present owner has held title to the property since May 19, 1952 and that the assessed valuation of land is \$45,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, e, h and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f and 7e, for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and uses accessory thereto, as proposed and indicated on plans filed with this application, marked "Received May 2, 1957" 3 sheets and "November 26, 1957", 1 sheet, *on condition* that the premises shall be leveled substantially to the grade of East Burnside Avenue, and constructed and arranged as indicated on such plans; that the masonry brick walls of the former building may remain, if suitably coped, as protection to the adjoining owners on the building lines to the east and west; that where such walls do not occur or are not at least 5' 6" in height and there are no masonry walls of adjoining buildings existing on the lot lines, there shall be constructed a brick

masonry wall not less than 5 feet 6 inches in height; that the premises shall be arranged and designed as indicated on such plans; that the accessory building shall be of the design and location as shown on plan marked "Received November 26, 1957", and faced with face brick on all sides and shall have no cellar; that entrances to toilet rooms shall be arranged so as not to be contiguous; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of East Burnside Avenue; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that the premises where not occupied by accessory building and pumps shall be paved with concrete or asphalt; that under section 7i there may be minor repairs with hand tools only for adjustments, maintained solely within the accessory building; that curb cuts shall be restricted to two on East Burnside Avenue, where shown, each not over 30 feet in width and with no portion of a curb cut nearer than 5 feet to a side lot line as prolonged at right angles thereto; that signs shall be restricted to signs attached to the front facade of the accessory building and to the illuminated globes of the gasoline pumps, excluding all roof signs and temporary signs, but permitting the erection toward the center of the premises of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend not more than 4 feet beyond the building line *that under section 7h for a similar term, there may be permitted the parking and storage of motor vehicles so as not to interfere with the servicing of the station*; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

*Correction—Reference to the parking and storage of motor vehicles inserted in the resolution, as indicated in *italics*.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on February 11, 1958, as they appeared in Bulletin No. 7, Vol. 43, hereby corrected to read as follows:

32-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Gulf Oil Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition under sections 7c, 7i and 7h of the Zoning Resolution permitting in a retail and residence use district, the reconstruction and maintenance of a gasoline service station, car wash, minor auto repairs, office and storage, lubritorium, parking and storage of motor vehicles, erection of diner and parking of patron's cars (no fee).

PREMISES AFFECTED—1701-1711 (1705-1709 official) Richmond Avenue and 2974-2994 Victory Boulevard southeast corner, Block 2070, Lot 42, Bulls Head, Borough of Richmond.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper

Negative:

Absent: Chairman Murdock and Commissioner Foley..

THE RESOLUTION—

WHEREAS, this application was granted by the Board July 25, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals do

MINUTES

hereby amend the resolution adopted on July 25, 1957 by adding thereto:

"that in the event the applicant desires to omit the installation of the diner heretofore proposed he may be permitted to do so; that he may also be permitted to install a brick enclosure 9 feet 4 inches by 9 feet 4 inches by 4 feet 4 inches in height as a rubbish screen; that the area at the rear of the accessory building and for a distance of 60 feet 0 inches from the south lot line may be paved with crushed stone, where shown on plans filed with this request for amendment marked 'Received January 3, 1958', one sheet; and that the curb cut to Richmond Avenue may be rearranged as shown on such plan; that in all other respects the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution; and that N.B. App. 1063/56 shall be withdrawn from the Building Department." (N.B. 1062/56)

*Correction—In the resolution, the height of the rubbish screen changed to read "4 feet, 4 inches."

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on January 28, 1958, as they appeared in Bulletin No. 5, Vol. 43, hereby corrected to read as follows:

37-57-BZ

APPLICANT—Jacob Lubroth and Sons, for Aaron Bring Bay Ridge, Inc., owner.

SUBJECT—Application February 25, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline selling station, lubritorium, and minor repairs for adjustments with hand tools only for the stated term of fifteen years.

REMISES AFFECTED—8813-8823 4th Avenue and 401-405 89th Street, northeast corner, Block 6065, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Opposition: None.

ACTION OF THE BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner

Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and

Commissioner Foley 3

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 10, 1957 after due notice by publication in the Bulletin; laid over to January 21, 1958, for inspection and decision; hearing closed; then to January 28, 1958, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 4th Avenue are in a business use, C area, class 1 $\frac{1}{4}$ height district; 88th Street and 4th Street are in business and unrestricted use, C area, class 4 height district; that this designation has not been changed since 1916 and no amendment is pending to change the present zoning; and

WHEREAS, the decision of the Borough Superintendent, dated January 31, 1957 acting on N.B. Applic. 2499-56, reads:

"1. Proposed building and premises, in a Business zone, to be used for Gasoline selling station, lubritorium and minor repairs for adjustments with hand tools only is contrary to Art. II, PP. 4a, subsections 29 and 46 of the Zoning Resolution."

WHEREAS, the applicant states that the premises consist of a plot, 85 feet and 53 feet 3 inches frontage by 105 feet irregular in depth, presently unimproved; that it is proposed to erect a one story building of class 3 construction, to be used as a gasoline selling station, lubritorium and for minor repairs for adjustments with hand tools only; that the building will be faced with face brick and will be of modern design; and

WHEREAS, the applicant contends that the character of the development of the properties in the neighborhood will be harmonious to a great extent, with the proposed usage as can be readily seen on the 500 foot radius diagram, indicating a number of motor vehicle repair shops, gasoline selling stations, etc.; that Fourth Avenue is an artery of heavy traffic and the use of the Fourth Avenue frontage as a gasoline selling station would serve the needs of passing motorists; that the granting of this application would do substantial justice in that it would enable the owner to obtain the beneficial use of the premises without harming anyone entitled to the protection of the zoning resolution, whereas a denial would deprive the owner of its beneficial use of the property; that the future welfare of the neighborhood is amply protected by the proposed limitation of the gasoline selling station permit to a term of fifteen years; and

WHEREAS, the applicant states that the present owner has held title to the property since January 19, 1951 and that the assessed valuation of land is \$13,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7f to permit the premises to be occupied as a gasoline service station and accessory uses for a term of fifteen years on condition that the premises shall be constructed and arranged substantially as indicated on plans filed with this application marked "Received February 25, 1957", 3 sheets, and "November 1, 1957", one sheet, on condition that the building shall be faced with face brick and shall be of the dimensions shown on such plans; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that three pump islands containing three pumps each shall be erected not nearer than 15 feet to the street building line; that the area of the premises, where not occupied by buildings and pumps, shall be surfaced with concrete or asphaltic pavement; that the masonry wall shown 2 feet in height shall be surmounted with a steel picket fence 3 feet 6 inches in height, to a total height of 5 feet 6 inches; that the parking of cars awaiting service may be permitted where such parking will not interfere with the proper servicing of the station; that under Section 7i, for a similar term, there may be minor repairs of motor vehicles with hand tools only for adjustments maintained solely within the accessory building; that signs shall be limited to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection at the intersection of 89th Street and 4th Avenue of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, which sign may extend beyond the building line for a distance of not more than four feet; that such portable fire extinguishing appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

* Correction:- In the resolution the pump islands changed from "two" to "three" as indicated in italics.

RULES

Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1922

(593-23-SR)

DEFINITION OF "FIRE DRILL"

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenants shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION

Premises
Name of concern.....
Building No. Story.....

FOREMAN OR PERSON IN CHARGE

Regular Substitute

WATCHMAN

.....
.....

MALE SEARCHER

.....

FEMALE SEARCHER

.....

STREET ALARM BOX RUNNER

.....

FIRE BRIGADE

.....
.....
.....

EXIT GUARDS

..... Exit.....
..... ".....
..... ".....
..... ".....
..... ".....
..... ".....

Squad Monitors

..... Squad No. 1.....
..... " " 2.....
..... " " 3.....
..... " " 4.....
..... " " 5.....
..... " " 6.....

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders shall be final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by the Fire Commissioner in writing from Fire Commissioner.

Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders and if his services are not required he shall promptly leave the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

RULES

Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the Fire Department, any fire that may occur. When it is necessary for the fire brigade to respond to different alarms in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion. EXIT GUARDS shall remain at their stations until all the occupants of the building have passed their station. When close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall return to their designated stations and remain there until all persons have returned to their respective floors.

Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall consist of all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory,

and drills shall be conducted at least twice, each year in which all of the persons on the premises shall participate simultaneously.

Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

Rule 11. Duties of Engineer.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc. are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

NOTICE

Applicants, under the zoning resolution, are entitled to one copy of Form 7NO. If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
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RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the power conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for

which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and the permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

(Continued from Front Page)

no sufficient proof that defendant was the owner of the property on that date.

"As to the first ground, it is enough to say that these continuing violations were clearly shown to have existed before after the date alleged.

"As to the second ground for reversal, we find in this record sufficient proof of ownership by this defendant as of the date. That fact was established by putting in evidence a deed to defendant of these premises, which deed was dated and recorded several years before the violations. Under the established presumption of continuance of ownership that was sufficient (see *Wilkins v. Earle*, 44 N.Y. 172, 192, and *Nehasane Park v. Lloyd*, 25 Misc. 207, 211, affd. without opinion of this point at 45 App. Div. 631 and 167 N.Y. 431; *Richardson v. Evidence* (7th ed.), Sec. 78. And that, of course, is the customary way of establishing prima facie the ownership of property (see *City Prac. Act*, Sec. 384; *Code Crim. Proc.*, Sec. 392, 1st sentence; *Abbott's Trial Evidence*, Vol. 3, pp. 1227, 1347; *Warren Wead*, *New York Real Property*, Vol. 1, Sec. 7.02, p. 324). Defendant never in any manner at the trial suggested that this proof was not sufficient or that he was testing the issue of ownership, and it was not until appeal that he made this point for the first time. We think it quite unreasonable to reverse a conviction on such a ground, particularly since there is other evidence in the record that defendant was the owner in 1952, about a year before these violations.

"On this appeal defendant asserts other arguments against the validity of the convictions but we have examined all of the points and find that none of them is sustained.

"The order should be reversed and the judgment of conviction reinstated."

* * * * *

Order reversed and judgments of the Magistrates' Court reinstated. Opinion by Desmond, J. All concur except Burke, J., taking no

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 13

DIRECTORY

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

CONTENTS

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, March
25, 1958, Affecting Calendar Numbers 263-43-BZ—Vol.
II, 612-45-BZ—Vol. V, 208-46-BZ—Vol. V, 638-50-BZ
—Vol. II, 902-52-BZ—Vol. III, 614-54-BZ—Vol. II,
134-56-BZ, 135-56-A, 468-56-BZ, 471-56-BZ, 472-56-BZ,
322-57-BZ, 420-57-BZ, 478-57-BZ, 519-57-BZ, 102-58-A,
524-57-BZ, 717-57-BZ, 750-57-BZ, 831-57-BZ, 844-57-
BZ, 864-57-BZ, 868-57-BZ, 890-57-BZ, 945-57-BZ,
987-57-BZ, 201-57-BZ, 718-57-BZ, 963-57-BZ, 1366-17-
BZ—Vol. II, 611-56-A, 344-38-BZ—Vol. IV, 564-41-BZ
—Vol. II, 804-41-BZ—Vol. II, 908-57-A, 822-45-BZ—
Vol. II, 145-47-BZ—Vol. III, 532-57-A, 36-53-BZ—
Vol. II, 804-53-BZ—Vol. II, 673-55-BZ—Vol. II,
932-57-A, 68-56-BZ—Vol. II, 69-56-A—Vol. II, 175-57-
BZ, 215-57-BZ, 389-57-BZ, 477-57-BZ, 498-57-BZ,
552-57-BZ, 591-57-BZ, 600-57-BZ, 602-57-BZ, 722-57-
BZ, 730-57-BZ, 733-57-BZ, 747-57-BZ, 798-57-BZ, 833-
57-BZ, 919-57-BZ and 925-57-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, March
25, 1958, Affecting Calendar Numbers 714-57-A, 901-
57-A, 13-58-A, 605-57-A, 152-49-A—Vol. II, 913-57-A,
60-31-BZ—Vol. II, 35-44-BZ, 522-44-BZ, 667-50-BZ—
Vol. IV, 766-56-BZ, 339-32-BZ—Vol. II, 273-39-BZ—
Vol. II, 628-39-BZ—Vol. III, 721-39-BZ—Vol. III,
655-44-BZ—Vol. IV, 167-55-BZ—Vol. II, 384-57-BZ,
453-55-BZ—Vol. II, 140-32-BZ, 232-28-BZ—Vol. I,
808-54-A, 91-51-SM, 121-51-SM, 160-51-SM, 161-51-SM,
162-51-SM, 257-51-SM, 281-51-SA, 323-51-SA, 341-51-
SM, 356-51-SA, 363-51-SA, 414-51-SM, 431-51-SA,
477-51-SA, 494-51-SA, 516-51-SA, 517-51-SA, 524-51-
SA, 525-51-SA, 542-51-SM, 545-51-SM, 546-51-SM,
547-51-SM, 548-51-SM—Vol. II, 567-51-SM, 571-51-SM,
581-51-SA, 604-51-SM, 638-51-SM, 658-51-SA, 659-51-
SA, 682-51-SM, 688-51-SM, 706-51-SA, 718-51-SM,
768-51-SM, 817-51-SM, 849-51-SM, 852-51-SM, 853-51-
SA and 854-51-SA.

NOTICE

Effective September 1, 1957, the subscription price of
the Bulletin is \$15.00 per year, payable in advance and
single copies, twenty-five (25) cents at the office of the
Board and thirty (30) cents by mail.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman.

CALENDAR

DOCKET

New Cases filed up to March 25, 1958

Cal. No. Dept. Premises Affected

136-58-SM—Atom. Arc 7016 Electrodes, manufactured by Alloy Rods Co., Material.

137-58-SM—American Fabricators Roof Structure Supports consisting of Glued Laminated Timbers, manufactured by American Fabricators Division of Bellingham Shipyards Co., Material.

139-58-SM—Cafco Spray for use as a fire retardant for floors, manufactured by United States Mineral Wool Co., Material.

138-58-SM—Cafco Spray for use as a fire retardant on Steel Columns, manufactured by United States Mineral Wool Co., Material.

140-58-BZ—B.Q.—93-24 Roosevelt Avenue and 40-02 to 40-10 94th Street, southwest corner, Block 1562, Lot 25, Elmhurst, Borough of Queens, N.B. 158-58—re gasoline service station, lubritorium, auto washing, office, parking and storage of motor vehicles, etc.; ground sign—business use district.

141-58-BZ—B.Bx.—201-203 East 201st Street and 3000-3008 Grand Concourse, northeast corner, Block 3307, Lots 67 and 68, Borough of The Bronx, Alt. 171-58—re funeral home; parking for patrons—residence use district.

142-58-A—B.Bx.—201-203 East 201st Street and 3000-3008 Grand Concourse, northeast corner, Block 3307, Lots 67 and 68, Borough of The Bronx, Alt. 171-58—re frame building for commercial use.

143-58-BZ—B.Bx.—1590 Hutchinson River Parkway, southeast corner of Middleton Road and Appleton Avenue, Block 5386, Lots 1, 2, 3, 6, 7, 8, Borough of The Bronx, N.B. 79-58—re gasoline service station, lubritorium, minor repairs, parking of motor vehicles, etc.—local retail and residence use district.

144-58-A—F.D.—104-28 Alstyne Avenue, south side, 51 feet west of 51st Avenue, Block 1934, Lot 5, Corona, Borough of Queens, Order No. 1640-8—re bars on windows.

145-58-SM—Belvedere Vacuum Breaker, Model 401, manufactured by Belvedere Products, Inc., Material.

146-58-SM—Belvedere New Flo-Temp, No. 26, Single-Handle Fixtures for Belvedere Shampoo Bowls, manufactured by Belvedere Products Inc., Material.

147-58-BZ—B.R.—2211 Hylan Boulevard, northwest corner of Lincoln Avenue, Block 3591, Lot 1, Grant City, Borough of Richmond, N.B. 100-58—re reconstruction of existing gasoline service station, lubritorium, auto repair, laundry, etc.—retail use district.

148-58-BZ—B.R.—3310 Richmond Road, southwest corner of Combs (Hitchcock) Avenue, Block 4328, Lot 6, New

Dorp, Borough of Richmond, N.B. 86-58—re reconstruction of existing gasoline service station, lubritorium, auto repairs, laundry, office, etc.—residence use district.

149-58-A—B.M.—41-115 West End Avenue, west side, 260 feet, 10 inches south of West 66th Street, Block 1171, Lot 62, Borough of Manhattan, N.B.—138-56—re vertical openings; windows, etc.

150-58-SM—Duriron, Corrosion Resisting Pipe and Fittings, manufactured by The Duriron Co., Inc., Material.

151-58-BZ—B.M.—33 Attorney Street, west side, 125 feet north of Grand Street, Block 346, Lot 58, Borough of Manhattan, Alt. 1667-57—re alteration and change in use to warehouse and storage—residence use district.

152-58-BZ—B.M.—342-344 East 63rd Street, south side, 80 feet west of 1st Avenue and 1147 1st Avenue, west side, 25 feet, 5 inches south of East 63rd Street, Block 1437, Lot 29, Borough of Manhattan, Alt. 251-58—re change in use to offices and showrooms—residence and business use district.

153-58-A—B.M.—342-344 East 63rd Street, south side, 80 feet west of 1st Avenue and 1147 1st Avenue, west side, 25 feet, 5 inches south of East 63rd Street, Block 1437, Lot 29, Borough of Manhattan, Alt. 251-58—re winders in required stairway not permitted.

154-58-A—B.Q.—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42 (tentative 32), Flushing, Borough of Queens; under section 35, General City Law re premises partially in bed of mapped street—proposed widening of Kissena Boulevard, N.B. 2614-57.

155-58-SM—Amweld 1¾ Commercial Door and Frame, for schools, hospitals and commercial buildings, manufactured by American Welding and Manufacturing Co., Material.

Restored to Docket

384-57-BZ—B.Bx.—41 East 182nd Street, northwest corner of Walton Avenue, Block 3186, Lots 80 and 81, Borough of The Bronx, Alt. 313-57—reopened—new facts—re parking lot—residence use district.

167-55-BZ—Vol. II—B.Q.—20-57 to 20-67 (20-65 official) Clintonville Street and 157-25 to 157-29 21st Avenue, northeast corner and 157-35 to 157-39 Willets Point Boulevard Block 4752, Lot 1, Whitestone, Borough of Queens, N.B. 50-58—re gasoline service station, lubritorium, minor repairs, car washing, parking of cars waiting service, etc.—curb cut, etc.—local retail use district.

339-32-BZ—Vol. III—B.B.—3509-3517 Fort Hamilton Parkway (3511-3513 displayed), south side, 179 feet, 10 inches east of 36th Street and 200-208 Minna Street, Block 5302, Lots 17 and 18, Borough of Brooklyn, Alt. 1001-50—re manufacturing of incombustibles, loading and unloading parking and storage of more than 5 cars, auto glass shop mixing of lubricating oils, etc.—manufacturing, business and residence use district.

CALENDAR

273-39-BZ—Vol. II—B.Q.—196-45 to 196-49 (196-47 official) Northern Boulevard and 42-50 to 42-72 Francis Lewis Boulevard, northwest corner, Block 5373, Lots 18 and 22, Bayside, Borough of Queens, N.B. 51-58—re gasoline service station, lubritorium, minor auto repairs, parking of cars waiting to be serviced; etc. ground signs and curb cut—retail use district.

53-55-BZ—Vol. II—B.B.—1007 to 1013 Utica Avenue and 001-5009 Tilden Avenue, northeast corner Block 4722, Lots 0 and 43, Borough of Brooklyn, Alt. 72-58—re sale and display of new and used motor vehicles, welding, incidental paint and spraying; business entrance and show windows, etc.; area excessive—business use district.

28-39-BZ—Vol. III—B.Bx.—1531-1541 Plimpton Avenue and 140-150 Featherbed Lane, southwest corner and 1550-564 University Avenue, Block 2875, Lots 51 and 56, Borough of The Bronx, Alt. 1083-58—re parking and storage of more than five motor vehicles—residence use district.

21-39-BZ—Vol. III—B.Q.—140-02 to 140-10 (140-10 official) 183rd Street and 182-08 to 182-26 140th Avenue, southwest corner and 140-01 to 140-09 182nd Street, Block 3040, Lot 1, Springfield Gardens, Borough of Queens, Alt. 11-58—re area excessive—residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Acetylene and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Asbestos, Air Entraining Portland Cement, Blended, Rules for Testing and Use of	April 12, 1955.
Certificate of Occupancy, approved form	Mar. 15, 1955—Vol. 40, No. 11
Concrete Flat Slabs, Rules	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	July 13, 1937—Vol. 22, No. 28
Cleaning Establishments, Rules covering	April 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Sept. 15, 1955.
Elevator Rules	Aug. 3, 1937—Vol. 22, No. 31
Excavation, Alteration, Repair, Excavation for and Demolition of buildings	Mar. 3, 1936—Vol. 21, No. 9
Exit Rules (Revolving Doors)	Feb. 1, 1956.
Exterior Veneering Materials, Rules	June 15, 1937—Vol. 22, No. 24
Factory Exit Rules	Mar. 11, 1952—Vol. 37, No. 11A
Alarm Rules (Interior)	Feb. 22, 1955.
Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Resistive, Flameproof Materials, etc., Rules for Testing of Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Mar. 4, 1952—Vol. 37, No. 10A
Proof Wood, Testing of	Jan. 8, 1957.
Shut-Off Rules	Apr. 22, 1952—Vol. 37, No. 17
Highway Protection	Apr. 13, 1937—Vol. 22, No. 15
Plating Fibre Board Rules	Apr. 7, 1925—Vol. 10, No. 14
Phyl Chloride Rules for Class B and C Refrigerating Systems	June 5, 1928—Vol. 13, No. 23
Burner Rules	Mar. 25, 1952—Vol. 37, No. 13A
Protective Assemblies, Rules for Inspection of	Feb. 11, 1947—Vol. 32, No. 6
Storage and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Nov. 20, 1956.
Shipping Rules	May 27, 1954.
Shipping Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Sept. 7, 1948—Vol. 33, No. 36
	Aug. 3, 1937—Vol. 22, No. 31
	Nov. 13, 1956.

Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1958.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

APRIL 8, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 8, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

864-56-BZ

APPLICANT—Robert S. Hansen, for The Cord-Meyer Co., owner (owner under contract: Irving Sussman).

SUBJECT—Application December 18, 1956—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen (15) years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—59-65 Fresh Pond Road, southeast corner of 59th Drive, (Mount Olivet Avenue); Block 2756, Lot 18, Maspeth, Borough of Queens.

Laid over from March 11, 1958, to April 8, 1958, for hearing after applicant has sent out required notice to property owners and filed proof of service with the Board.

961-57-BZ

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a one story building from minor motor vehicle repair shop to receiving, storage and shipping of United States serviceman's belongings.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet 11¼ inches east of 18th Avenue, Block 5480, Lot 14, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, at the request of an objector.

962-57-A

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—Appeal from a decision of the Borough Superintendent; re area of Class III construction excessive.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet, 11¼ inches east of 18th Avenue, 1st floor; Block 5480, Lot 14, Borough of Brooklyn.

624-57-BZ

APPLICANT—Robert J. Crinnion, for Robert Ahders, owner.

CALENDAR

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the change in use of two existing buildings from stores to garages and the use of the unbuilt upon portion for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1210-1212 Ogden Avenue, east side, 128 feet south of West 168th Street, Block 2516, Lots 17 and 18, Borough of The Bronx.

802-57-BZ

APPLICANT—Paul Trapani, for Josephine Recucci, and Angela Spada, owners.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of two (2) two-family homes.

PREMISES AFFECTED—3434-3440 Country Club Road, northwest corner of Agar Place, Block 5409, Lots 379 and 380, Borough of The Bronx.

988-57-BZ

APPLICANT—Wechsler and Schimenti, for Vincent Alessi and D. Schimmenti, owners; Michael Sforza, lessee.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a retail use district, the change in use of an existing building from a garage to a motor vehicle repair shop.

PREMISES AFFECTED—145-10 Liberty Avenue, south side, 75.04 feet east of Inwood Street, Block 10046, Lot 4, Richmond Hill, Borough of Queens.

68-40-BZ—Vol. III

APPLICANT—James E. Vassalotti, for 81 East 116th Street Realty Corp., owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail and residence use district, the extension of the present accessory building of an existing gasoline station and extend the present uses of lubricatorium, car wash, minor auto repairs and parking and storage of motor vehicles to include the parking and storage of motor vehicles on the residence portion of the premises.

PREMISES AFFECTED—75-85 East 116th Street, north side, 110 feet east of Madison Avenue and 60-62 East 117th Street, Block 1622, Lots 25, 44 and 45, Borough of Manhattan.

880-57-BZ

APPLICANT—Fred C. Dahlem, and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application December 10, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.

PREMISES AFFECTED—1454-1458 Morris Avenue, east side, 41 feet north of East 171st Street, Block 2787, Lots 2 and 3, Borough of The Bronx.

671-57-BZ

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner (Temple Garage, lessee).

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, roof parking for passenger type motor vehicles on an existing garage building.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

672-57-A

APPLICANT—Max Siegel Associates, for Atomic Garage Inc., owner.

SUBJECT—Application September 17, 1957—Appeal from a decision of the Borough Superintendent, re Class. construction, increase in tabular height.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

948-57-BZ

APPLICANT—F. C. Dahlem and V. E. Block, for Sid Jack Realty Corp., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1691-1711 Bryant Avenue, west side, 100 feet south of East 174th Street, Block 2997, Lot 30, Borough of The Bronx.

837-57-BZ

APPLICANT—Leonard F. Rothkrug, and Karl E. Blomberg, for Alan E. Murray and Lucille Marsh Murray, doing business as Murray Space Shoe, owners.

SUBJECT—Application November 14, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the maintenance of the basement and first stories of an existing three (3) story and basement building for a custom shoe store for a term of ten (10) years.

PREMISES AFFECTED—130 West 10th Street, south side, 60 feet, 4 inches west of Greenwich Avenue, Block 610, Lot 52, Borough of Manhattan.

724-57-BZ

APPLICANT—Robert Gottlieb, for Peter H. Galass owner.

SUBJECT—Application October 9, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles for a term of five (5) years.

PREMISES AFFECTED—921 Mace Avenue, northwest corner of Radcliff Avenue, Block 4445, Lots 1 and 2, Borough of The Bronx.

821-48-BZ—Vol. II

APPLICANT—William A. Giesen, for Silver Crest Farm Inc., owner.

SUBJECT—Application reopened November 27, 1957 Vol. II—re decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, for a term of ten years, the operation of a private parking lot for more than five motor vehicles.

PREMISES AFFECTED—81-17 Caldwell Avenue and 30 82nd Street, northwest corner, Block 2919, Lots 38, 39 and 47, Elmhurst, Borough of Queens.

917-57-BZ

APPLICANT—A. H. Salkowitz, for Famtan, Inc., owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence and retail use district, the erection of a supermarket and access free parking area with curb cuts and retail exits on the residence portion of the plot.

PREMISES AFFECTED—43-20 Bell Boulevard, west side, 90 feet south of 43rd Avenue, Block 6287, Lot 3, Bayside, Borough of Queens.

725-57-BZ

APPLICANT—Burke, Green and Groh, for Anthony Maniaci, owner.

CALENDAR

SUBJECT—Application October 8, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of an extension to a one family dwelling that encroaches on the required setbacks in the front and side yards.

PREMISES AFFECTED—261-19 83rd Avenue, northwest corner of 262nd Street, Block 8755, Lot 1, Floral Park, Borough of Queens.

480-57-BZ

APPLICANT—Michael Alfano, for Ralph Circelli, owner.

SUBJECT—Application June 27, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, A area district, the extension of an existing one story iron works shop by enlarging the first floor and the erection of a second floor to be used as offices, the extension to occupy more than the permitted area coverage.

PREMISES AFFECTED—2253 Light Street, north side, 50 feet west of Merritt Street, Block 4951, Lot 18, Borough of The Bronx.

574-57-BZ

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business-1 use district, roof parking for passenger-type motor vehicles on an existing garage building.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

75-57-A

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction exceeding tabular limits.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

39-57-BZ

APPLICANT—Paul Friedman, for Harold Morse, owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the parking and storage of more than five (5) motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—598-600 Parkside Avenue, south side, 81 feet, 5½ inches west of Rogers Avenue, Block 5056, Lots 45 and 46, Borough of Brooklyn.

1-57-BZ

APPLICANT—Leonard F. Rothkrug, for William Mintz, owner.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution to permit in an E-1 area district, the construction and maintenance of two six-story, Class A multiple dwellings, each having 63 apartments and accessory garage facilities for 30 cars.

PREMISES AFFECTED—8502 Narrows Avenue, west side, 120 feet north of 86th Street and 8365 Shore Road, east side, 151 feet, 7½ inches north of 86th Street, Block 5013, Lots 50, 53 and 57, Borough of Brooklyn.

7-57-BZ

APPLICANT—Harry S. Swain, owner.

SUBJECT—Application May 29, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, the continuance of two accessory garages for the storage of four (4) passenger motor vehicles.

PREMISES AFFECTED—394 Warwick Street, west side, 225 feet north of Pitkin Avenue, Block 3998, Lot 23, Borough of Brooklyn.

234-41-BZ—Vol. II

APPLICANT—Louis Provenzano, lessee, for Trustees of Columbia University in New York, owner.

SUBJECT—Application reopened October 16, 1956 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business use district, the maintenance of a motor vehicle repair shop, in an existing building, for a term of fifteen (15) years.

PREMISES AFFECTED—153 West 68th Street, north side, 122.99 feet west of Broadway, Block 1140, Lot 6, Borough of Manhattan.

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent, under sections 7c and 7A of the zoning resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubricatorium, car washing, parking and storage of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

Laid over from March 11, 1958, to April 8, 1958, for further hearing after applicant has corrected his plans.

887-56-BZ

APPLICANT—David Berg, substituted for Charles C. Weinstein, for Alfred Simon, owner.

SUBJECT—Application December 28, 1956—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairs, utility room, office and sale of accessories, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1412-1420 Edward L. Grant Highway, east side, 34 feet south of Plimpton Avenue, Block 2874, Lots 3, 5, 6, 8 and 9, Borough of The Bronx.

Laid over from November 19, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957; then to January 7, 1958, for further inspection and decision; then laid over for decision; date to be set; then set for March 11, 1958; then to April 8, 1958, for further hearing. subject to the regular procedure, waiving all requirements except notice by regular mail to affected property owners and applicant to certify to the Board such notices have been mailed.

174-55-BZ

APPLICANT—Burke, Green and Groh, for Calesto De Simplicis, owner.

SUBJECT—Application reopened May 21, 1957 for consideration as to extension of time to complete—expired December 6, 1956—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking of patron's and employee's cars, no fee to be charged.

PREMISES AFFECTED—227-15 147th Avenue, northwest corner of 228th Street, Block 13461, Lot 25, Springfield Gardens, Borough of Queens.

367-51-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Patrick Flood, Laura Grieco and John Banzer, owners.

CALENDAR

SUBJECT—Application reopened October 29, 1957 as Vol. III—re (decision of the Borough Superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension of an existing gasoline service station to be as a lubritorium, car washing (non automatic), minor repairs with hand tools only, office, storage and sale of auto accessories and parking of more than five (5) cars awaiting service.

PREMISES AFFECTED—50-72 Jamaica Avenue and 2-16 Pennsylvania Avenue, southwest corner and 1-7 Sheffield Avenue, Block 3659, Lots 1, 14 and 15, Borough of Brooklyn.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

910-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Gregmal Realty Corp., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, utility room, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2309-2319 8th Avenue and 301-315 West 124th Street, northwest corner, Block 1951, Lot 29, Borough of Manhattan.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

1253-25-BZ—Vol. III

APPLICANT—Wechsler and Schimenti, for Solomon N. Petchers, owner.

SUBJECT—Application reopened May 28, 1957 as Vol. II—re (decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage facilities for more than five (5) motor vehicles.

PREMISES AFFECTED—2150 Bolton Street, east side, 122.12 ft. north of Lydig Avenue, Block 4317, Lot 83, Borough of The Bronx.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

541-57-BZ

APPLICANT—Henry George Greene, for Wally and Lillian Nelson, Philip and Gilda Nelson and Hilda M. Folkman, owners.

SUBJECT—Application July 18, 1957—(decision of the Borough Superintendent) under section 7e of the zoning resolution, to permit in a residence use district, extending the present uses of existing structure from garage in cellar and first floor, office, loading and unloading and two apartments by eliminating the garage on the first floor and use the area for packing and storage of linen.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

542-57-A

APPLICANT—Henry George Greene, for Wally and Lillian Nelson; Philip and Gilda Nelson and Hilda M. Folkman, owners and co-partners.

SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re garages in excess of 5000 sq. ft. Class 3 residence structures.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

526-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sondra Vecchio and Anna Cara, owners.

SUBJECT—Application July 16, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence and manufacturing use district, the maintenance of a parking lot for a term of five (5) years.

PREMISES AFFECTED—22-28 North Portland Avenue, west side, 197 ft. south of Flushing Avenue, Block 2027, Lots 35, 36, 37 and 38, Borough of Brooklyn.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

924-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Halpern Stations, Inc., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—32-09 38th Street, east side, 100 feet south of Broadway, Block 656, Lot 33, Long Island City, Borough of Queens.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

529-57-BZ

APPLICANT—Burke, Green and Groh, for C.B.S. Trading Corp., owner.

SUBJECT—Application July 16, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district, the erection of a sales office and use the lot for the display and sale of used cars.

PREMISES AFFECTED—234-04 Northern Boulevard, southeast corner of 234th Street, Block 8167, Lots 28 and 293, Douglaston, Borough of Queens.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

832-57-BZ

APPLICANT—Richard B. Rutledge, for St. John Baptist Church, owner.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles of the pleasure type only.

PREMISES AFFECTED—455 West 152nd Street, north side, 151 feet west of St. Nicholas Avenue, Block 206, Lot 16, Borough of Manhattan.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

740-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. C. Equipment Co., owner.

SUBJECT—Application reopened, restored to docket order of the Court, April 12, 1955 re (decision of the borough superintendent) under Section 7c of the Zoning Resolution, to permit in a residence use district, the proposed extension of existing structure for storage of machinery and office.

PREMISES AFFECTED—175-02 to 175-14 147th Avenue and 147-01 to 147-23 175th Street, southeast corner, Block 13376, Lots 1, 5 and 54, South Ozone Park, Borough of Queens.

Laid over from November 14, 1956, to December 11, 1956, for inspection and decision; hearing closed; then to January 22, 1957, for applicant to furnish complete information to the basis for the use of the vacant portion of the premises and or further consideration and decision by the Board; then to February 19, 1957 for further consideration and decision; then to March 19, 1957, for applicant to file a revised proposal for Board's consideration; then laid over from March 19, 1957, date to be set for further consideration and

CALENDAR

cision; then set for February 25, 1958; then to April 8, 1958, for further inspection and decision; applicant to advise Board about proposed planting.

352-57-BZ

APPLICANT—Patrick D. Concagh, for 27 East 37th Street Corp., owner.

SUBJECT—Application May 2, 1957—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of the basement and first floor of an existing four-story dwelling to business use.

PREMISES AFFECTED—27 East 37th Street, north side, 200 feet east of Madison Avenue, Block 867, Lot 28, Borough of Manhattan.

Laid over from March 11, 1958, to April 8, 1958, for inspection and decision; hearing closed.

964-57-BZ

APPLICANT—Samuel Rosenblum, for International Business Machines Corp., owner.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7c and 21 of the zoning resolution, to permit in a residence use district, the change of occupancy of the present three story building from garage on the first floor and two apartments on the upper floors to a photographic studio in the cellar and first floor with no change on the upper floors.

PREMISES AFFECTED—117 East 83rd Street, north side, 185 feet, 6 $\frac{3}{4}$ inches east of Park Avenue, Block 1512, Lot 9, Borough of Manhattan.

Laid over from March 11, 1958, to April 8, 1958, for inspection and decision; hearing closed.

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs with hand tool only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed; then to April 8, 1958, for inspection and decision; hearing closed.

333-57-BZ

APPLICANT—Paul Friedman, for Woodsam Associates, Inc., owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—2177-2185 Starling Avenue, northwest corner of Castle Hill Avenue, Block 3948, Lot 47, Borough of The Bronx.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed.

330-57-BZ

APPLICANT—Patrick D. Concagh, for Isidore Maizes, owner.

SUBJECT—Application July 16, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the

erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), office for sale and storage of accessories, minor auto repairs with hand tools only and accessory parking of cars awaiting service.

PREMISES AFFECTED—985-989 Burke Avenue and 3201-3209 Paulding Avenue, northwest corner, Block 4610, Lots 1 and 2, Borough of The Bronx.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed.

597-57-BZ

APPLICANT—Milton S. Zeiberg, for Open Stair Dwellings Co., Inc., owner; James Joyner, lessee.

SUBJECT—Application August 21, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles. The term of the variance requested therein is for a period of five (5) years.

PREMISES AFFECTED—219 West 146th Street, north side, 333.4 feet west of 7th Avenue, Block 2032, Lots 17 and 47, Borough of Manhattan.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed.

969-57-BZ

APPLICANT—Morris Hannes, for Henry Payson, owner.

SUBJECT—Application December 26, 1957—decision of the Borough Superintendent, under sections 7b and 7c of the Zoning Resolution, to permit in a retail and residence use district, the change of occupancy of the present combined building from residence to restaurant in the cellar and first floor and two family residence above.

PREMISES AFFECTED—134-136 East 40th Street, south side, 87 feet east of Lexington Avenue, Block 895, Lots 67 and 68, Borough of Manhattan.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed.

193-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L.B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto laundry, minor auto repairs with hand tools only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1016-1030 Broadway and 874-876 Willoughby Avenue, southwest corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed.

222-57-BZ

APPLICANT—J. G. L. Molloy, for Embers Realty Corp., owner.

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a F area district, the erection of a six-story and cellar Class A Multiple Dwelling.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

Laid over from January 14, 1958, to March 18, 1958, for consideration and decision; with permission to applicant to file further statement; hearing closed; then to April 8, 1958 at the request of the applicant to obtain a new decision from the Building Department.

134-56-BZ

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—decision of the

CALENDAR

Borough Superintendent, under sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the extension of the garage use of the present three story building to include the parking and storage of more than five (5) motor vehicles of the passenger type on the roof.
PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

Laid over from February 18, 1958, to March 25, 1958, at the request of an objector, applicant concurring; then to April 8, 1958, for inspection and decision; hearing closed.

135-56-A

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—Appeal from a decision of the Borough Superintendent re non-fireproof construction—garage use.

PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

478-57-BZ

APPLICANT—William A. Giesen, for Frank Cerasoli, owner; Allison Motors, Inc., lessee.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the premises for an outdoor motor vehicle sales lot and office.

PREMISES AFFECTED—1965 Bruckner Boulevard, north side, 164.52 feet west of Pugsley Avenue, Block 3787, Lots 43, 44 and 45, Borough of The Bronx.

Laid over from March 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

890-57-BZ

APPLICANT—Ludwig P. Bono, for Alfred Servida, owner.

SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five pleasure type motor vehicles.

PREMISES AFFECTED—105 Rockwood Street and 1530 Walton Avenue, northeast corner, Block 2836, Lots 1, 2, 35, 37 and 38, Borough of The Bronx.

Laid over from March 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

468-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Ralph Isolano, lessee).

SUBJECT—Application July 3, 1956—decision of the borough superintendent) under sections 7e and 7c of the zoning resolution, to permit in manufacturing and residence use district, the maintenance and extension of auto wrecking yard.

PREMISES AFFECTED—34-36 Fairfield avenue (formerly 12024-12050 Flatlands avenue), 401-461 Falta street, southeast corner and 1028-1084 Alabama avenue, Block 4431, part of Lots 1 and 20, Borough of Brooklyn.

Laid over from January 8, 1957, date to be set; for consideration and decision on April 24, 1957; then to June 25, 1957, at request of the applicant, awaiting recommendation by Air Pollution Control as to incinerator; applicant to submit a complete record as to Fire Department permits issued for premises and certificates of occupancy issued by the Department of Buildings; then laid over from June 25, 1957, at request of the applicant; date to be set; then set for March 25, 1958; then to April 8, 1958, for applicant to file corrected plans; hearing previously closed.

471-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Mario Polese, lessee).

SUBJECT—Application July 6, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of an auto wrecking yard.

PREMISES AFFECTED—12074-12096 Flatlands avenue (Fairfield avenue) 1042-1098 Sheffield avenue southwest corner and 1037-1091 Georgia avenue, Block 4433, part of Lot 1, Borough of Brooklyn.

Laid over from January 8, 1957, date to be set; for consideration and decision; hearing closed; then set for decision on April 24, 1957; then to June 25, 1957, at request of applicant, awaiting recommendation by Air Pollution Control as to incinerator; applicant to submit a complete record of Fire Department permits and certificates of occupancy issued for subject premises; then laid over from June 25, 1957, at request of the applicant; date to be set; then set for March 25, 1958; then to April 8, 1958, for applicant to file corrected plans; hearing previously closed.

472-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Robert Miscione, lessee).

SUBJECT—Application July 6, 1956—decision of the borough superintendent) under sections 7e and 7c of the zoning resolution, to permit in manufacturing and residence use district, the maintenance and extension of auto wrecking yard and storage of used auto parts.

PREMISES AFFECTED—50-58 Fairfield avenue (formerly 12050-12060 Flatlands avenue), 1027-1053 Alabama avenue, southeast corner and 1038-1060 Georgia avenue, Block 4432, part of Lot 1, Borough of Brooklyn.

Laid over from January 8, 1957, date to be set; for consideration and decision; hearing closed; then set for decision on April 24, 1957; then to June 25, 1957, at request of the applicant, awaiting recommendation by Air Pollution Control as to incinerator; applicant to submit a complete record of Fire Department permits and certificates of occupancy issued for the premises; then laid over from June 25, 1957, at request of the applicant; date to be set; then set for March 25, 1958; then to April 8, 1958, for applicant to file corrected plans; hearing previously closed.

614-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn

Laid over from July 2, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to September 10, 1957, for further inspection and decision; then to September 24, 1957, for further inspection and decision; then to October 8, 1957, at request of the applicant and for decision; then to November 6, 1957, at request of the applicant as to possible sale of the premises; then to December 3, 1957, at request of the applicant, as to possible sale of the property; then to January 21, 1958 at the request of the applicant; then laid over to February 4, 1958, for inspection and decision; hearing closed; then to February 18, 1958, for vote by the full complement of the Board; then to March 25, 1958, at the request of the applicant; then to April 8, 1958, for vote of complete Board.

524-57-BZ

APPLICANT—Milton F. Kirchman, for Glenwood Jewish Center, owner.

CALENDAR

SUBJECT—Application July 12, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a D area district, the erection of an extension to the existing one story synagogue and school occupying more than the permitted area.

PREMISES AFFECTED—888 East 56th Street, west side, 455 north of Avenue H, Block 7739, Lots 55, 58, 60 and 62, Borough of Brooklyn

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed; then to April 8, 1958, applicant to correct plans as to class of construction.

868-57-BZ

APPLICANT—Leonard F. Rothkrug, for Charles and Eva Vardakis, owners.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop with hand tools only, lubritorium, car washing (non-automatic), office and sales, and parking of cars awaiting service all for a term of fifteen (15) years with show windows, business entrance and curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—5001-5007 Avenue I and 1701-1713 Utica Avenue, northeast corner of Avenue I, Block 7754, Lot 6, Borough of Brooklyn.

Laid over from March 11, 1958, to March 25, 1958, for inspection and decision; hearing closed; then to April 8, 1958, for Board to study revised plans.

HARRIS H. MURDOCK, *Chairman.*

APRIL 8, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 8, 1958, at 2 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

1-58-A

APPLICANT—Larry Meltzer, for Ariston Quality Exporters, owner.

SUBJECT—Application January 14, 1958—Appeal from a decision of the Borough Superintendent, re 2nd means of egress.

PREMISES AFFECTED—20 Bond Street, north side, 6 feet, 7½ inches east of Lafayette Street, Block 530, Lot 58, Borough of Manhattan.

-58-A

APPLICANT—H. M. Karson, for Congregation Gates of Zion, owner.

SUBJECT—Application January 7, 1958—Appeal from a decision of the Borough Superintendent, re Class 4 construction—use of basement as Synagogue.

PREMISES AFFECTED—834 Gerard Avenue, east side, 52 feet north of East 158th Street, Block 2474, Lot 30, Borough of The Bronx.

05-57-A

APPLICANT—Henry George Greene, for Henry Strauss Realty Corp., owner.

SUBJECT—Application August 29, 1957—Appeal from a decision of the Borough Superintendent—re stair enclosure—Class III structure, commercial use.

PREMISES—31 West 53rd Street, north side, 339 ft. 6 in. east of Avenue of The Americas, Block 1269, Lot 15, Borough of Manhattan.

13-57-A

APPLICANT—Morris Brody, for Nationwide Investors Inc., owner.

SUBJECT—Application December 13, 1957—Appeal from a decision of the Borough Superintendent, re non-fire-proof building, commercial use, re stair enclosures, etc.

PREMISES AFFECTED—12-14 East 37th Street, south side, 143 feet west of Madison Avenue, Block 866, Lots 67 and 68, Borough of Manhattan.

56-58-A

APPLICANT—Samuel Rosenblum, for Henry Baker, et al., owners.

SUBJECT—Application February 14, 1958—Appeal from a decision of the Borough Superintendent, re Class III construction, commercial occupancy—re stairs, etc.

PREMISES AFFECTED—519 Madison Avenue, east side, 80 feet, 5 inches north of Madison Avenue, Block 1289, Lot 23, Borough of Manhattan.

773-57-A

APPLICANT—H. E. Horwood for Dwight C. Harris, Rex Perpall and Lita Harris, owners.

SUBJECT—Application October 30, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, factory, egress, etc.

PREMISES AFFECTED—196-198 Chambers Street, south side, 96 feet, 6 inches east of West Street, Block 138, Lot 34, Borough of Manhattan.

2-58-A

APPLICANT—Robert Gottlieb, for Rose Rosen, owner.

SUBJECT—Application January 7, 1958—Appeal from a decision of the Borough Superintendent, re extension of commercial use in Frame building.

PREMISES AFFECTED—1335 Webster Avenue, west side, 322.49 feet north of East 169th Street, Block 2887, Lot 173, Borough of The Bronx.

116-58-A

APPLICANT—Voorhees, Walker, Smith and Smith, for Fordham University, owner.

SUBJECT—Application March 3, 1958—Appeal from a decision of the Borough Superintendent, re omission of Standpipe system.

PREMISES AFFECTED—444 East Fordham Road, north side, from New York Central Railroad to Southern Boulevard, Block 3273, Lot 1, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*

APRIL 15, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 15, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

874-57-BZ

APPLICANT—Murray Stockman, for David Koss, owner.

SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, and auto safety inspection station, for a stated term of fifteen (15) years.

PREMISES AFFECTED—22-02 to 22-18 (22-14 official) Beach Channel Drive, 10-46 to 10-52 Grassmere Terrace, northeast corner and 22-01 to 22-07 Regina Avenue, Block 216, Lot 46, Far Rockaway, Borough of Queens.

Laid over from February 4, 1958, to April 15, 1958, for hearing at request of the applicant, to purchase additional property; applicant to send out new notices to affected owners.

987-57-BZ

APPLICANT—Paul Friedman, for Carrie Lessner, Meyer Lessner and Anna Lessner, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h, 7i and

CALENDAR

7A of the Zoning Resolution, to permit on a plot located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles with entrances within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1888-1898 Jerome Avenue, southeast corner of East 177th Street, Block 2852, Lot 9, Borough of The Bronx.

Laid over from March 25, 1958 to April 15, 1958, at request of the applicant; no further requests for adjournment to be considered.

36-57-BZ

APPLICANT—Julius S. Rapson, for Ben D. Pivo, owner.
SUBJECT—Application January 22, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a business use district, the erection of a one-story extension to the existing automobile paint shop, with paint spray booth and infra-red bake unit to be used as an auto body and fender repair shop and the parking of more than five (5) cars for patrons only.

PREMISES AFFECTED—105-06 Sutphin Boulevard, southwest corner of 105th Avenue, Block 10056, Lot 12, Jamaica, Borough of Queens.

77-57-BZ

APPLICANT—George J. Regan, for Curtis Baar, owner.
SUBJECT—Application February 1, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, to use and maintain the premises as a day care agency, day camp and accessory dwelling.

PREMISES AFFECTED—150-12 Powells Cove Boulevard, southwest corner of 4th Avenue, Block 4508, Lot 7, Whitestone, Borough of Queens.

78-57-A

APPLICANT—George J. Regan, for Curtis Baar, owner.
SUBJECT—Application February 1, 1957—Appeal from a decision of the Borough Superintendent, re use of frame structure-day camp.

PREMISES AFFECTED—150-12 Powells Cove Boulevard, southwest corner of 4th Avenue, Block 4508, Lot 7, Whitestone, Borough of Queens.

921-57-BZ

APPLICANT—Charles M. Spindler, for Murray Eisenberg, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with show windows, business entrances and signs within 75 feet of the residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—6602-6610 New Utrecht Avenue, and 1460-1466 (1472-1478 displayed) 66th Street, southwest corner, Block 5762, Lot 36, Borough of Brooklyn.

693-50-BZ—Vol. II

APPLICANT—Frederick L. Flynn, for Frank Mosca, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a gasoline service station, auto washing, lubrication, minor repairs using hand tools only, office and sale of auto accessories for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1131-1141 East 233rd Street and 3985-3995 Grace Avenue, northwest corner and 1906-1920 Strang Avenue, Block 4954, Lot 1, Borough of The Bronx.

205-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Co., owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of the accessory building of the present gasoline service station and extend the uses to include office, lubritorium, car washing, minor repairs, parking and storage of motor vehicles and increase to twelve the number of gasoline tanks.

PREMISES AFFECTED—157-28 to 157-30 (157-30 Official) Willets Point Boulevard and 21-08 to 21-12 Clintonville Street, southeast corner, Block 4860, Lots 15 and 18, Whitestone, Borough of Queens.

752-57-BZ

APPLICANT—Leonard F. Rothkrug, for Dominick Lentini, owner doing business as Lentini's Funeral Chapel.

SUBJECT—Application October 17, 1957—decision of the Borough Superintendent under sections 7e, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use, D area district, the erection and maintenance of a funeral chapel and dwelling for one family, with off street loading area within 75 feet of the residence district and covering more than the permitted area.

PREMISES AFFECTED—2853 Middleton Road, northeast corner of Mayflower Avenue, Block 4157, Lot 7, Borough of The Bronx.

632-57-BZ

APPLICANT—Burke, Green and Groh, for Armagh Realty Co., Inc., owner.

SUBJECT—Application September 13, 1957—decision of the Borough Superintendent under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of accessories and minor repairs with hand tools only.

PREMISES AFFECTED—68-05 Queens Boulevard (68-01 to 68-07 official), northeast corner of 68th Street, Block 1348, Lot 53, Woodside, Borough of Queens.

636-57-BZ

APPLICANT—Moritz Simon, for Alice Tunis, owner; Power Flite Products, Inc., purchaser under contract.

SUBJECT—Application September 18, 1957—decision of Borough Superintendent under section 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a one story motor vehicle repair shop to serve the growing automobile industry with a special feature namely, the sale and installation of hydromatic transmissions only.

PREMISES AFFECTED—153-67 Rockaway Boulevard east side, 100.90 feet north of 137th Avenue (90.82 feet proposed); Block 12292, Lot 48, Jamaica, Borough of Queens.

216-57-BZ

APPLICANT—Henry Kohler, for F.G.A. Construction Corp., owner.

SUBJECT—Application March 21, 1957—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a masonry building covering the entire 80 foot x 100 foot plot and to be used for storage of buildings materials and office.

PREMISES AFFECTED—242-248 East 89th Street, west side, 200 feet north of Ditmas Avenue, Block 7913, Lots 52, 53, 54 and 55, Borough of Brooklyn.

CALENDAR

740-57-BZ

APPLICANT—T. Nilsen and Associates, for South Bronx Parking Service Inc., R.K.O. Theaters, Inc., and Rosmor Realty Corp., owners.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a business and residence use district, the parking and storage of more than five (5) motor vehicles on a plot that is comprised of the rear yard of a theatre and the partial rear yard of an existing multiple dwelling.

PREMISES AFFECTED—904 Union Avenue, east side, 198.7 feet south of East 163rd Street, Block 2677, Lots 67, 76 and 84, Borough of The Bronx.

781-57-BZ

APPLICANT—Andrew DiCamillo, for Veronica Holst, Dorothy Reardon and Daniel Robert Reardon, owners.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence and business use district of the rear of the existing two family dwelling, six one-car masonry garages with a frame attic above.

PREMISES AFFECTED—1471 72nd Street, north side, 90 feet west of 15th Avenue, Block 6179, Lot 49, Borough of Brooklyn.

782-57-A

APPLICANT—Andrew DiCamillo, for Veronica Holst, Dorothy Reardon and Daniel Robert Reardon, owners.

SUBJECT—Application October 31, 1957—Appeal from a decision of the Borough Superintendent, re Frame construction, garage.

PREMISES AFFECTED—1471 72nd Street, north side, 90 feet west of 15th Avenue, Block 6179, Lot 49, Borough of Brooklyn.

667-57-BZ

APPLICANT—H. M. Karson, for Hong Yick Realty Corp., owner; Min Sang Laundry, lessee.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the construction of a mezzanine floor, elevate the roof and extend the laundry use.

PREMISES AFFECTED—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

089-48-BZ—Vol. II

APPLICANT—Charles M. Spindler, for William Benson, owner.

SUBJECT—Application reopened January 7, 1958, as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the change of occupancy from non-storage garage, brakes, ignition, carburetor, radio and electric service to a motor vehicle repair shop.

PREMISES AFFECTED—139-23 Queens Boulevard, east side, 198-09 feet south of 87th Avenue, Block 9626, Lot 75, Jamaica, Borough of Queens.

14-57-BZ

APPLICANT—Patrick D. Concagh, for American Oil Co., owner.

SUBJECT—Application September 6, 1957—decision of the Borough Superintendent under sections 7h and 7e of the Zoning Resolution, to permit on a lot partly in a manufacturing and partly in a local retail use district, the use of the rear portion, the front of which is occupied by an existing gasoline service station, for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3010 Irwin Avenue, east side, 3.67 feet north of West 230th Street, Block 3406, Lot 66, Borough of The Bronx.

799-56-BZ

APPLICANT—Benjamin Webberman, for Harold Klein, owner; Accurate Dye Works, lessee.

SUBJECT—Application November 9, 1956—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the use of the fourth floor of an existing four-story building as a dyeing establishment.

PREMISES AFFECTED—7 East 30th Street, north side, 164 feet east of 5th Avenue, Block 860, Lot 8, Borough of Manhattan.

648-20-BZ—Vol. II

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Company, lessee.

SUBJECT—Application reopened September 24, 1957, as Vol. II—re decision of the Borough Superintendent, under sections 7a, 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, an extension of the present uses of a gasoline service station to include a one-bay lubritorium, accessory parking in the retail district and the installation of the necessary curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—3940-3952 Amboy Road and 2-20 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

1017-57-A

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Co., lessee.

SUBJECT—Application December 27, 1957—filed pursuant to section 35, General City Law re building partially in bed of a mapped street—proposed widening of Amboy Road.

PREMISES AFFECTED—3952 Amboy Road and 2 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

674-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Shelbee Corp., owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7e of the Zoning Resolution, to permit in a retail and residence use district, the extension of an existing gasoline service station, to include the parking and storage of more than five (5) motor vehicles on an adjoining lot.

PREMISES AFFECTED—1920-1924 Amsterdam Avenue and 501-503 West 155th Street, northwest corner, Block 2114, Lots 40 and 47, Borough of Manhattan.

778-57-BZ

APPLICANT—Burke, Green and Groh, for Morris Koral, owner.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles with a curb cut within 75 feet of the residence use district.

PREMISES AFFECTED—91-10 Astoria Boulevard, southeast corner of 91st Street, Block 1365, Lot 22, Astoria, Borough of Queens.

59-21-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 73 Realty Corp., owner.

SUBJECT—Application reopened March 4, 1958 for consideration as to extension of time to obtain Certificate of Occupancy—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the proposed change of use from public garage to motor

CALENDAR

vehicle repair shop and servicing, lubrication, truck washing, garage, wheel alignment, brake testing, welding, machine shop, parts, storage and sales, showroom and office.

PREMISES AFFECTED—73-07 Empire Boulevard and 81-103 McKeever Place, northeast corner and 56-58 Sullivan Place, Block 1306, Lot 28, Borough of Brooklyn.

861-48-BZ—Vol. I

APPLICANT—Charles A. Buckley, Jr., for Oncrest Realities, Inc., owner.

SUBJECT—Application reopened March 11, 1958, for consideration as to extension of term of variance—expired November 25, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution for a term of two years, permitting in a residence use district, the parking of more than five motor vehicles for customers and patrons of Alexander's Department store (no fee to be charged).

PREMISES AFFECTED—2519-2525 Creston Avenue and 62 East 191st Street, southwest corner, Block 3175, Lots 26 and 36, Borough of The Bronx.

219-56-BZ

APPLICANT—Sidney H. Kitzler, for Pitborn Realty Corp., owner; Madewell Appliance Co., lessee.

SUBJECT—Application reopened March 11, 1958, for amendment as to rear yard—decision of the Borough Superintendent, previously granted on condition under section 21 of the Zoning Resolution, permitting in a C area district the extension of the existing warehouse structure occupying more than the permitted area.

PREMISES AFFECTED—553-571 Thatford Avenue, east side, 41 feet 6½ inches south of Hegeman Avenue, Block 3637, Lot 24, Borough of Brooklyn.

863-47-BZ

APPLICANT—Philip Freshman, for Max Schoenfield, owner; Crown Beverage Corp., lessee.

SUBJECT—Application reopened March 18, 1958, for consideration as to extension of term of variance—expired January 27, 1958—decision of the Borough Superintendent, previously granted on condition under sections 7e and 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a building to be used as a soda water manufacturing and bottling plant, using more than the permitted area.

PREMISES AFFECTED—429-433 Watkins Street, east side, 150 feet north of Riverdale Avenue, Block 3593, Lots 7 and 8, Borough of Brooklyn.

788-57-BZ

APPLICANT—Burke, Green and Groh, for Fitchett-Crescent Corp., and Catherine DuMelle, owners.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of five (5) gasoline storage tanks and two pumps and the parking of employees cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42, Flushing, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed; then to April 15, 1958, for applicant to file a companion Administrative Appeal as to use of space mapped for street widening.

154-58-A

APPLICANT—Burke, Green and Groh, for Fitchett-Crescent Corp. and Catherine Du Melle, owners.

SUBJECT—Application March 21, 1958—filed pursuant to section 35, General City Law re premises partially in bed of proposed widening of Kissena Boulevard.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42 (32), Flushing, Borough of Queens.

796-49-BZ—Vol. IV

APPLICANT—Charles Abrahams, for Columbia Savings and Loan Association, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of an extension to the present bank building occupying more than the permitted area and alter an existing frame dwelling to provide additional offices.

PREMISES AFFECTED—93-20 to 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

Laid over from January 28, 1958, to February 18, 1958, at the request of an objector to permit filing of objections; no further request for adjournment considered; then to April 15, 1958, for inspection and decision; hearing closed.

835-57-A

APPLICANT—Charles Abrahams for Columbia Savings and Loan Association, owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re use of Frame building as Offices, Live Load, etc.

PREMISES AFFECTED—93-20 and 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

92-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application February 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, office, storage, parking and storage of motor vehicles and a ground sign.

PREMISES AFFECTED—14-40 to 14-50 (14-44 official) Clintonville Street west side, 61-63 feet south of 14th Road, Block 4697, Lot 5, Whitestone, Borough of Queens.

Laid over from September 17, 1957, to October 15, 1957, for inspection and decision; hearing closed; then to October 22, 1957, at the request of the applicant for consideration of proposed changes in the proposal; then to November 6, 1957, for applicant to file revised plans for relocation of proposed gasoline station in connection with the laundry building; then to November 26, 1957, for further study and for applicant to furnish the Board with a plan showing the area of the entire property and the surrounding streets; then to December 3, 1957, at the request of the applicant; then to December 17, 1957, then to January 28, 1958, for further study and inspection; then to February 25, 1958, for further consideration and decision; then to April 15, 1958, for further inspection and decision.

590-57-BZ

APPLICANT—Gilbert Lazerus, for Elsie C. Katz and Adele Wilson, owners.

SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the construction and maintenance for a term of fifteen (15) years of a gasoline service station with lubricatorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only (no welding or spraying), storage and sale of accessories, and incidental parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

CALENDAR

PREMISES AFFECTED—43-32 to 43-38 222nd Street and 221-11 to 221-19 Northern Boulevard, northwest corner, Block 6327, Lots 40 and 42, Bayside, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, at the request of an objector, applicant concurring; no further request for adjournment considered; then to April 15, 1958, for inspection and decision; hearing closed.

303-26-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened September 25, 1956 as Vol. IV—re decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence and business use district, the lower or ground floor of the property to be used for the storage of paper cartons and the upper floor to be used for the manufacture, storage and distribution of infants apparel, quilts, blankets, pillows and office incidental thereto.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

Laid over from March 11, 1958, to March 18, 1958, for hearing at request of attorney for objectors, applicant concurring; then to April 15, 1958, for inspection and decision; hearing closed.

52-48-A—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened January 8, 1957 as Vol. III—re Appeal from a decision of the Borough Superintendent—relating to egress.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

912-57-BZ

APPLICANT—Wechsler and Schiment, for Philip Rosenzweig, owner.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from garage on the first floor and storage on the second floor to a laundrette on the first floor and offices on the second floor.

PREMISES AFFECTED—2149 Caton Avenue, north side, 100 feet east of Flatbush Avenue, Block 5083, Lot 120, Borough of Brooklyn.

Laid over from March 18, 1958, to April 15, 1958, for inspection and decision; hearing closed.

169-57-BZ

APPLICANT—Alfred H. Eccles, for Polarad Electronics Corp., owner.

SUBJECT—Application September 25, 1957—decision of the Borough Superintendent, under section 19A of the Zoning Resolution, to permit in an unrestricted use district, the continued use of an existing building providing less than the required number of loading berths.

PREMISES AFFECTED—33-02 to 33-20 Queens Boulevard, 45-01 to 45-09 33rd Street, southeast corner and 45-02 to 45-10 34th Street, Block 247, Lot 30, Long Island City, Borough of Queens.

Laid over from March 18, 1958, to April 15, 1958, for inspection and decision; hearing closed.

70-57-A

APPLICANT—Alfred H. Eccles, for Polarad Electronics Corp., owner.

SUBJECT—Application September 25, 1957—Appeal from a decision of the Borough Superintendent—re exits, etc.

PREMISES AFFECTED—33-02 to 33-20 Queens Boulevard, 45-01 to 45-09 33rd Street, southeast corner and

45-02 to 45-10 34th Street, Block 247, Lot 30, Long Island City, Borough of Queens.

728-29-BZ—Vol. II

APPLICANT—Paul Friedman, for Nat Spinard, owner.

SUBJECT—Application reopened November 6, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i, 7A of the Zoning Resolution, to permit on a plot located partly within a residence use district, the erection and maintenance of a gasoline service station, car wash (non automatic), lubricatory, minor auto repairs with hand tools only, office and sale of automobile accessories, parking and storage of motor vehicles, with ground signs in a retail and residence use district, and with show windows, a sign and curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—154-02 to 154-12 (154-04 official) Horace Harding Expressway and 61-01 to 61-11 Kissena Boulevard, southeast corner, Block 6744, Lot 71, Flushing, Borough of Queens.

Laid over from March 18, 1958, to April 15, 1958, for inspection and decision; hearing closed.

910-55-BZ—Vol. II

APPLICANT—Dominick Salvati and Son, for Al Smith, owner.

SUBJECT—Application reopened July 2, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a one story extension to an existing broom factory that will occupy more than the permitted area coverage.

PREMISES AFFECTED—9517-9521 Avenue J, north side, 77 feet 11¾ inches east of East 95th Street, Block 8203, Lot 5, Borough of Brooklyn.

Laid over from March 18, 1958, to April 15, 1958, for inspection and decision; hearing closed.

319-57-BZ

APPLICANT—Mathew Manes, for William Rueck and Minnie A. Dunlop, owners; Sun Oil Co., lessee.

SUBJECT—Application April 22, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, lubricatorium, office, sale of auto accessories and parking of cars awaiting service, with curb cuts and show windows within 75 feet of a residence zone and the erection of post standards and illuminated signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—253-02 to 253-26 Hillside Avenue, 84-02 to 84-10 Little Neck Parkway, southwest corner and 84-01 to 84-09 253rd Street, Block 8607, Lot 180 (tentative), Bellerose, Borough of Queens.

Laid over from December 3, 1957, for inspection and decision; date to be set; hearing closed; then set for December 17, 1957; then to January 14, 1958, for further consideration and decision; then to February 11, 1958, for further consideration and possible further inspection; then to March 18, 1958, for further hearing, applicant to send notice to all owners by regular mail, to consider additional facts; then to April 15, 1958, for inspection and decision; hearing closed.

208-46-BZ—Vol. V

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. V—decision of the Borough Superintendent, under sections 7f and 7e of the Zoning Resolution, to permit in a business use district, the extending of the existing gasoline service station by the addition of two twin hose gasoline pumps and six 550 gallon approved type gasoline tanks and changing the use of that portion of the premises now used for yarn manufacturing to importing, shipping and storage of porcelain ceramics.

CALENDAR

PREMISES AFFECTED—1500-1546 McDonald Avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed.

263-43-BZ—Vol. II

APPLICANT—Louis Lieberman, for Harry Goldsen, owner; Standard Equipment Co., lessee.

SUBJECT—Application reopened April 24, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from a garage to a warehouse.

PREMISES AFFECTED—233-235 Norwood Avenue, east side, 193 feet 11 inches north of Atlantic Avenue, Block 4137, Lot 1, Borough of Brooklyn.

Laid over from March 25, 1958, to April 15, 1958, for inspection and decision; hearing closed.

638-50-BZ—Vol. II

APPLICANT—Haus and Bresin, for Estate of Edward F. Glacken, owner, Irving Trust Company and William F. Glacken, executors.

SUBJECT—Application reopened January 14, 1958 and restored to calendar—re decision of the Borough Superintendent, previously withdrawn, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles for the stated term of fifteen (15) years.

PREMISES AFFECTED—9001-9015 Church Avenue and 551-561 Remsen Avenue, northeast corner, Block 4687, Lots 4, 7, 8 and 9, Borough of Brooklyn.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed.

864-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed.

612-45-BZ—Vol. V

APPLICANT—Louis Lieberman, for Jackson Motor Corp., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. V—decision of the Borough Superintendent, under sections 21 and 7e of the Zoning Resolution, to permit in a business and retail use district, the change in occupancy of an existing auto showroom by using the cellar for the storage of parts and dead storage of cars and the first floor as an auto showroom, office, parts department, gasoline station, motor vehicle repair shop, sale of used cars and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—94-15 to 94-23 Northern Boulevard, 32-45 to 32-61 Junction Boulevard, northeast corner and 32-44 to 32-60 95th Street, Block 1424, Lot 33, Corona, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; applicant to submit a letter from the Planning Commission as to correct zoning of 95th Street and Junction Boulevard at this point.

750-57-BZ

APPLICANT—Ingram S. Carner, for Sanrod Realty Corp., owner.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and unrestricted use district, a two-bay extension to the existing accessory building and to eliminate thereby the outside lifts of the existing gasoline service station.

PREMISES AFFECTED—136-12 Farmers Boulevard, southwest corner of Garrett Street, Block 12527, Lot 1, Springfield, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed.

844-57-BZ

APPLICANT—Charles M. Spindler, for William Saloy and Fred A. Widulski, owners.

SUBJECT—Application November 20, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a modern gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—87-13 to 87-25 Rockaway Boulevard (87-19 official) and 97-48 to 97-58 88th Street, northwest corner, Block 9060, Lot 25, Woodhaven, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed.

945-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Abe Saperstein, owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, office, sales, storage, lubritorium, car washing, minor auto repairs and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1446-1456 Remsen Avenue and 8913-8923 Avenue L, northwest corner, Block 8055, Lot 1, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed; then to April 15, 1958, at request of attorney for the owner, who stated the property may be sold for conforming use and application subsequently withdrawn; no notices to be sent out.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

APRIL 15, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 15, 1958, at 2 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

96-56-SA

APPLICANT—Herron Stove & Foundry Company, Inc., owner.
SUBJECT—Application August 15, 1956—Comforter Gas-fired Room and Space Heater, Unvented, Models 1112-W and C, 118-S, 1125-S, 135-S and 235-S, approval of.

08-57-SA

APPLICANT—S. T. Johnson Company, owner.
SUBJECT—Application April 24, 1957—Bankheat Combination Oil or Gas Burners, Models BH-D-O, BH-D-OA, BH-D-1A, BH-D-2, BH-D-3, BH-D-3A, BH-G-O, BH-G-OA, BH-G-1A, BH-G-2, BH-G-2A, BH-G-3 and BH-G-3A, approval of.

16-57-SM

APPLICANT—Alwinseal, Inc., owner.
SUBJECT—Application July 12, 1957—Alwinseal Aluminum Window, approval of.

67-57-SA

APPLICANT—H. P. Bonesteel for Wilmot Castle Company, owner.
SUBJECT—Application August 13, 1957—Wilmot Castle Condenser, approval of.

84-57-SA

APPLICANT—Tokheim Corporation, owner.
SUBJECT—Application December 23, 1957—Tokheim Submerged Pumps for Pumping Motor Fuel, Gasoline, by remote control, Models 55-E, 55-ES, 72-E, 72-ES, 70-ES and Tokheim Pressure Regulator, Model 52, approval of.

5-57-SA

APPLICANT—Tokheim Corporation, owner.
SUBJECT—Application December 23, 1957—Tokheim Gasoline Dispensing Pedestals, Models 350-1-RC, 350-2-RC with or without suffix WNC or P, and Tokheim 350-1 Twin and 350-2 Twin, approval of.

01-57-SA

APPLICANT—Tokheim Corporation, owner.
SUBJECT—Application December 23, 1957—Tokheim Remote Control Gasoline Pumping Units, Models 45-RCP and 46-RCP and Tokheim Island Dispensing Pedestals, Models 45-H-RC and 45-TP-RC, approval of.

-34-SA

APPLICANT—Quiet May Div., of Penn Boiler & Burner Mfg. Corp., owner.
SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional trade names Mueller-Climatrol Models 442-450, 443-650, and 442-500 respectively—re May Oil Burner and Quiet May Oil Burner, Models N, O, U, D, B, NSJ, F, NSJ-1, W and Type BB; previously approved.

8-40-SM

APPLICANT—The H. H. Robertson Company, owner.
SUBJECT—Application reopened March 19, 1957 for amendment of resolution as to additional uses, Robertson Steel Floor—re Robertson Keystone Beam Steel Floor and Robertson Cellular Steel Floor; previously approved.

-51-SA

APPLICANT—Mueller Climatrol Div. of Worthington Corp., owner.
SUBJECT—Application reopened July 17, 1956 for amendment of resolution as to additional models 220-90, 228-10, 18-110E, 217-150, 219-110E, 219-125, 219-150, 253-110A,

253-350, 228-110E, 130, 131, 132; 133, 135, 136, 137, 166, 167 and 105-01 Oil-fired Air Conditioners—re Mueller Climatrol Oil-fired Air Conditioners, Models 50, 20, 202, 209, 211, 212, 214, 216, 218, 219 and 253; previously approved.

741-53-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application reopened January 7, 1958 for amendment to resolution as to additional lathing accessories—re Gold Bond Metal Base and Floor Clips—for use in Gold Bond Partition Systems; previously approved.

115-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyce Green, owners.
SUBJECT—Application December 22, 1955—Appeal from a decision of the Borough Superintendent—re review of Borough Superintendent's decision re zoning matter.
PREMISES AFFECTED—100-104 Central Park South and 1431-1439 Avenue of the Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.

882-57-A

APPLICANT—Julius S. Rapson, for F and A Development Inc., owner.
SUBJECT—Application December 11, 1957—filed pursuant to section 36, General City Law re erection of buildings not fronting on legal streets.
PREMISES AFFECTED—107-11 and 107-17 Muriel Court, north side, 20 feet west of 108th Street, Block 11482, Lots 48 and 148, South Ozone Park, Borough of Queens.

728-57-A

APPLICANT—Watchtower Bible and Tract Society, Inc., owner.
SUBJECT—Application September 30, 1957—Appeal from a decision of the Borough Superintendent, re installation of aluminum louvers in existing opening of Fire Tower, and storage of materials in Fire Tower balcony.
PREMISES AFFECTED—51-69 Sands Street, north side, entire block bounded by Adams, Sands, Pearl and Prospect Streets; 117-125 Adams Street, 140-146 Pearl Street and 54-72 Prospect Street, Block 76, Lot 1, Borough of Brooklyn.

814-57-A

APPLICANT—Wheeler Yacht Co., Inc., owner.
SUBJECT—Application October 28, 1957—Appeal from an order of the Fire Commissioner and a decision of the Borough Superintendent re Sprinkler System in lieu of Yard Hydrant System.
PREMISES AFFECTED—520 Compton Avenue, foot of Patterson Avenue, Block 3502, Lots 2-7, Pugsley Creek, Borough of The Bronx.

1027-40-A—Vol. III

APPLICANT—Burke, Green and Groh, for James T. Warner, owner.
SUBJECT—Application reopened October 15, 1957 as Vol. III—Appeal from a decision of the Borough Superintendent.
PREMISES AFFECTED—87-71 Kingston Place, northeast side, 94 feet west of Wexford Terrace, Block 9845, Lot 22, Jamaica, Borough of Queens.

785-56-A

APPLICANT—Ralph and Anna DiBari, owners.
SUBJECT—Application November 5, 1956—Appeal from a decision of the Borough Superintendent, re use of 3rd floor by more than 1 tenant.
PREMISES AFFECTED—306-308 East 149th Street, south side, 450 feet west of Courtlandt Avenue, Block 2330, Lot 22, Borough of The Bronx.

CALENDAR

816-56-A

APPLICANT—Sylvan Bien, for John-Platt Realty Corp., owner (Chubb and Son, lessee).

SUBJECT—Application November 13, 1956—Appeal from a decision of the Borough Superintendent, re use of wood stud partitions.

PREMISES AFFECTED—90-100 John Street, 24 Gold Street, southeast corner and 15-23 Platt Street, Block 69, Lot 39, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 22, 1958, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 22, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

420-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owner.

SUBJECT—Application June 4, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicles belonging to patrons, customers and employees of such market.

PREMISES AFFECTED—256-262 Clinton Street and 172-196 Congress Street, southwest corner, Block 301, Lots 61, 63, 66 and 71. Borough of Brooklyn.

Laid over from March 25, 1958 to April 22, 1958, at request of attorney for objectors, applicant concurring.

616-57-BZ

APPLICANT—Gustave Goldman, for Barney Scurti, owner.

SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one-story and cellar building to be used as a restaurant and apartment and the unbuilt upon portion to be used for the parking of patrons cars.

PREMISES AFFECTED—2878-2888 Linden Boulevard, south side, 40 feet west of Sapphire Street, and 314 Sapphire Street, Block 4497, Lots 4, 5, 8 and 11, Borough of Brooklyn.

944-57-BZ

APPLICANT—Moritz Simon, for 77 East 115th Street, Inc., owner; Charles Sigal, lessee.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a two-story extension for use as a retail store and office with show windows within 75 feet of a residence use district and business entrances exceeding 3 feet 6 inches in width.

PREMISES AFFECTED—75-79 East 115th Street, north side, 26 feet west of Park Avenue, Block 1621, Lots 32, 33 and 34, Borough of Manhattan.

871-57-BZ

APPLICANT—Robert Gottlieb, for John and Anna Richardson, owner.

SUBJECT—Application December 4, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, storage and parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—3812-3824 East Tremont Avenue, southwest corner of Lamport Place, Block 5562, Lots 143, 146, 147 and 148, Borough of The Bronx.

866-57-BZ

APPLICANT—Herbst and Rusciano and Leonard F. Rothkrug, for Homestead Associates, Inc., owner.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a parking lot (non-transient-pleasure type vehicles only) for a term of five (5) years.

PREMISES AFFECTED—112-118 Clarke Place, south side, 155.12 feet east of Walton Avenue, Block 2839, Lot 49, Borough of The Bronx.

446-24-BZ—Vol. II

APPLICANT—James J. Lyons, Jr., for Rose Orzo, owner

SUBJECT—Application reopened April 9, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, facilities for car washing and minor repairs, an office and salesroom and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—772-798 East 185th Street and 2337-2349 Southern Boulevard, southwest corner, Block 3114, Lots 17, 19, 21, 23, 25 and 26, Borough of The Bronx.

93-57-BZ

APPLICANT—Ludwig P. Bono, for Jennie Minieri, owner

SUBJECT—Application February 4, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2316 Beaumont Avenue, east side, 315 feet north of East 183rd Street, Block 3103, Lot 14, Borough of The Bronx.

641-57-BZ

APPLICANT—Aaron Halpern, for N. F. Walker, Inc., owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, E-area district, the construction of a one story and cellar extension with less than the required setback and extension the use of the funeral home and for parking of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—87-34 80th Street, west side 25.02 feet south of 87th Road, Block 8912, Lots 12, 13 and 16, Woodhaven, Borough of Queens.

424-27-BZ—Vol. II

APPLICANT—Robert J. Crinnion, for Antmar Realty Corp., owner; Gerhard Motors, Inc., lessee.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under section 7 of the Zoning Resolution, to permit in a business use district, the change in use of an existing two-story building from store and public garage to an automobile showroom motor vehicle repair shop to service cars sold by the agency and storage of new cars for a stated term of ten (10) years.

PREMISES AFFECTED—2431 Boston Post Road, north west corner of Waring Avenue and 2410 White Plair Road, Block 4430, Lot 4, Borough of The Bronx.

304-38-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 2 of the Zoning Resolution, to permit in a one and one-half height district, the erection of two additional floors to the East 37th Street section of the present central telephone exchange building exceeding the permitted height.

CALENDAR

PREMISES AFFECTED—221-231 (221 Official) East 37th Street, north side, 230 feet west of Second Avenue and 218-222 East 38th Street, Block 918, Lot 14, Borough of Manhattan.

38-41-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Isadore Gootzeit, owner.

SUBJECT—Application reopened April 24, 1957 as Vol. III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry extension to be used as a non-storage garage for more than five (5) motor vehicles or truck trailers, reduce the seven one car garages to a five (5) car garage and convert the two car garage to an auto laundry—non automatic.

PREMISES AFFECTED—67-12 to 67-18 73rd Place, west side, 107 feet 4¾ inches south of Metropolitan Avenue, Block 3667, Lot 362, Middle Village, Borough of Queens.

71-49-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Melmar Development Corp., owner, Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business and residence use district, a fifteen (15) foot rear extension to an existing auto seat cover establishment to provide a one bay minor motor vehicle repair shop for the replacement of muffler and tailpipes.

PREMISES AFFECTED—591 East Fordham Road, north side, 128 feet east of Hoffman Street and 584-588 East 191st Street, Block 3273, Lots 261 and 263, Borough of The Bronx.

5-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Gabriel H. Luff, owner; Luff's Hardware, Inc., lessee.

SUBJECT—Application reopened January 14, 1958 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and retail use district, the parking and storage of more than five (5) motor vehicles for patron and employees of the adjoining hardware store, the parking to be on the residence portion of the plot.

PREMISES AFFECTED—254-01 Northern Boulevard, northeast corner of Westmoreland Street, Block 8138, Lot 42, Little Neck, Borough of Queens.

89-57-BZ

APPLICANT—Guerino Salerni, for Mary Manzolillo, owner.

SUBJECT—Application August 5, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail and residence use district, the use of vacant land for parking motor vehicles.

PREMISES AFFECTED—31-48 48th Street, west side, 316.21 feet north of Newtown Road, Block 727, Lot 57, Astoria, Borough of Queens.

38-56-BZ—Vol. II

APPLICANT—Boris W. Dorfman, for Louis Dorfman, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the extension of an existing parking lot for the sale of used cars by the addition of an adjoining lot.

PREMISES AFFECTED—1947-1949 Bruckner Boulevard, north side, 103 feet east of Virginia Avenue, Block 3787, Lots 50 and 51, Borough of The Bronx.

35-31-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Mae Weissberg, owner.

SUBJECT—Application reopened February 4, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7f and 21 of the Zoning Resolution, to permit in a business use district, the extension of the present use of auto repair shop, welding, body and fender work, incidental paint and spray work, office and sale of accessories, parking and storage, sale and display of more than five (5) motor vehicles, two lubrication pits and one lift by adding thereto the use of gasoline service station and spraying of undercoating for a stated term of fifteen (15) years.

PREMISES AFFECTED—701-705 Utica Avenue, east side, 50 feet south of Clarkson Avenue, Block 4637, Lot 41, Borough of Brooklyn.

753-57-BZ

APPLICANT—Leonard F. Rothkrug, for Prisco Luongo, owner; Dolphas Kelly, doing business as Kelly's Auto Repairs, lessee.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use from storage to motor vehicle repair shop in the existing one story extension for a term of ten (10) years.

PREMISES AFFECTED—1263 Bedford Avenue and 9 Herkimer Street, northeast corner, Block 1860, Lot 1, Borough of Brooklyn.

38-50-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Thomas Loughran, owner.

SUBJECT—Application reopened December 3, 1957 as Vol. III—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

PREMISES AFFECTED—2200-2208 Chatterton Avenue and 1014-1028 Castlehill Avenue, southeast corner, Block 3815, Lot 6, Borough of The Bronx.

665-53-BZ

APPLICANT—Sidney H. Kitzler, for George Massabni, owner.

SUBJECT—Application reopened March 18, 1958 reopened for consideration as to extension of time to complete—decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district the use of more than the permitted percentage of structure for manufacturing use.

PREMISES AFFECTED—9108-9110 5th Avenue, west side, 50 feet south of 91st Street, Block 6087, Lot 21, Borough of Brooklyn.

717-57-BZ

APPLICANT—Albert Melniker, for Beatrice and Clara Migliori, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution to permit in an unrestricted and business use district, a variance to erect and maintain a gasoline service station, lubritorium, car washing (non automatic), minor motor vehicle repairs with hand tools only, sale of accessories and parking for more than five (5) motor vehicles.

PREMISES AFFECTED—373-385 Tompkins Avenue and 174-182 Lynhurst Avenue, northeast corner, Block 2843, Lot 1, Rosebank, Borough of Richmond.

Laid over from March 25, 1958, to April 22, 1958, for applicant to file a survey of the block front and for both streets, one additional photograph of the site and file an Administrative Appeal as to street widening.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

APRIL 22, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 22, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

968-57-A

APPLICANT—John F. Fitzsimons, for Anthony and Rose Rifilato, owners.

SUBJECT—Application December 26, 1957—filed pursuant to section 35, General City Law re premises in bed of mapped street—89th Avenue.

PREMISES AFFECTED—87-62 133rd Street, northwest corner of 89th Avenue, Block 9340, Lot 136, Richmond Hill, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

APRIL 29, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 29, 1958 at 10 o'clock in Room

1013, Municipal Building, Manhattan, on the following matter:

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway north side, 3.59 feet west of Utopia Parkway, Block 461, Lot 42, Beechhurst, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for consultation with engineer as to revision of plans and for inspection and decision; hearing closed; then to April 29, 1958, for applicant to confer with examiner and submit revised plan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

REGULAR MEETING

TUESDAY MORNING, MARCH 25, 1958, 10 A. M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 11, 1958, were approved as printed in the Bulletin of March 18, 1958, Vol. 43, No. 11.

263-43-BZ—Vol. II

APPLICANT—Louis Lieberman, for Harry Goldsen, owner (Standard Equipment Co., lessee).

SUBJECT—Application reopened April 24, 1957 as Vol. II—re decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from a garage to a warehouse.

PREMISES AFFECTED—233-235 Norwood Avenue, east side, 193 feet 11 inches north of Atlantic Avenue, Block 4137, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Richard Goldsen, Harry Goldsen, Louis Lieberman and Karl Klein.

For Opposition: Charles Reiser, Frances Reiser, Mrs. J. Walsh, Katherine M. Rohwerder, C. Combardella, Mrs. Francis Ascher, Mrs. Roger Amochio, Mrs. E. Scholz, Mrs. L. Casalinvovo, Mrs. E. Sestino, Mrs. A. Dagri, Mr. Danria, Mrs. A. Cortese, Elsie Milano, Olga Courtman, Michael C. Curci and Ralph Cambardella.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A. M. for inspection and decision; hearing closed.

612-45-BZ—Vol. V

APPLICANT—Louis Lieberman, for Jackson Motor Corp., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. V—re decision of the Borough Superintendent, under sections 21 and 7e of the Zoning Resolution, to permit in a business and retail use district, the change in occupancy of an existing auto showroom by using the cellar for the storage of parts and dead storage of cars and the first floor as an auto showroom, office, parts department, gasoline station, motor vehicle repair shop, sale of used cars and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—94-15 to 94-23 Northern Boulevard, 32-45 to 32-61 Junction Boulevard, northeast corner and 32-44 to 32-60 95th Street, Block 1424, Lot 33, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Louis Lieberman.

For Opposition: Tolly R. Broady, Lazarus Cardwe, Elizabeth Love and James H. Dais.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A. M. for inspection and decision; hearing closed; applicant to submit a letter from the Planning Commission as to correct zoning of 95th Street and Junction Boulevard at this point.

208-46-BZ—Vol. V

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. V—re decision of the Borough Superintendent, under sections 7f and 7e of the Zoning Resolution, to permit in a business use district, the extending of the existing gasoline service station by the addition of two twin hose gasoline pumps and six 550 gallon approved type gasoline tanks and changing the use of that portion of the premises now used for yarn manufacturing to importing, shipping and storage of porcelain ceramics.

PREMISES AFFECTED—1500-1546 McDonald Avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Dominick Farruggio.

For Opposition: Mary Balaban, Angelina Pastorella and John Cartisano.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A. M. for inspection and decision; hearing closed.

638-50-BZ—Vol. II

APPLICANT—Haus and Bresin, for Estate of Edward Glacken, owner, Irving Trust Company and William Glacken, executors.

SUBJECT—Application reopened January 14, 1958 and laid over to calendar—re decision of the Borough Superintendent, previously withdrawn, under sections 7f and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools on

MINUTES

parking and storage of more than five (5) motor vehicles for the stated term of fifteen (15) years.

REMISES AFFECTED—9001-9015 Church Avenue and 551-561 Remsen Avenue, northeast corner, Block 4687, Lots 4, 7, 8 and 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Haus.

For Opposition: Rabbi Gerald Turavel.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A. M. for inspection and decision; hearing closed.

02-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto (John R. Owens, Executor), owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—re decision of the Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

REMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: William Kerwick, Anthony Lester, Louis Groman, Sylvia Rathman, Josephine Friedlander, Helen Cohen, Aran Hoffman, Charles Wallach, Amelia Karitenos and William Lamb.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A. M. for inspection and decision; hearing closed.

14-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7h, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

REMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: James Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for vote of complete Board; hearing previously closed.

14-56-BZ

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—decision of the Borough Superintendent, under sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the extension of the garage use of the present three story building to include the parking and storage of more than five (5) motor vehicles of the passenger type on the roof.

REMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

For Opposition: Emanuel Warshauer, Harry Hurent, William Von der Horst and Bernard Liles.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for inspection and decision; hearing closed.

135-56-A

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—Appeal from a decision of the Borough Superintendent re non-fireproof construction—garage use.

REMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for inspection and decision in conjunction with Cal. No. 134-56-BZ; hearing closed.

468-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Ralph Isolano, lessee).

SUBJECT—Application July 3, 1956—decision of the Borough Superintendent under section 7e and 7c of the Zoning Resolution, to permit in manufacturing and residence use district, the maintenance and extension of auto wrecking yard.

REMISES AFFECTED—34-36 Fairfield Avenue (formerly 12024-12050 Flatlands Avenue), 401-461 Falta Street, southeast corner and 1028-1084 Alabama Avenue, Block 4431, part of Lots 1 and 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, and Milton P. Miller.

For Opposition: Benjamin Schatz and C. J. Cammarata, N. Y. City Housing Authority.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for applicant to file corrected plans; hearing previously closed.

471-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Mario Polese, lessee).

SUBJECT—Application July 6, 1956—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of an auto wrecking yard.

REMISES AFFECTED—12074-12096 Flatlands Avenue (Fairfield Avenue) 1042-1098 Sheffield Avenue southwest corner and 1037-1091 Georgia Avenue, Block 4433, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Milton P. Miller.

For Opposition: Benjamin Schatz and C. J. Cammarata, N. Y. City Housing Authority.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for applicant to file corrected plans; hearing previously closed.

472-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Robert Miscione, lessee).

SUBJECT—Application July 6, 1956—decision of the Borough Superintendent, under sections 7e and 7c of the Zoning Resolution, to permit in manufacturing and residence use district, the maintenance and extension of auto wrecking yard and storage of used auto parts.

REMISES AFFECTED—50-58 Fairfield Avenue (formerly 12050-12060 Flatlands Avenue), 1027-1053 Alabama Avenue, southeast corner and 1038-1060 Georgia Avenue, Block 4432, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Milton P. Miller.

For Opposition: Benjamin Schatz and C. J. Cammarata, N. Y. City Housing Authority.

MINUTES

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for applicant to file corrected plans; hearing previously closed.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: Donato Socci.

For Opposition: Jesse Luxenberg, Carl D. Meyer, Anna Meyer and Vincent Tesoriero.

ACTION OF BOARD—Laid over to April 29, 1958, at 10 A. M. for applicant to confer with Examiner and submit a revised plan; hearing previously closed.

420-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owners.

SUBJECT—Application June 4, 1957—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicles belonging to patrons, customers and employees of such market.

PREMISES AFFECTED—256-262 Clinton Street and 172-196 Congress Street, southwest corner, Block 301, Lots 61, 63, 66 and 71, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Raymond J. Ryan.

ACTION OF BOARD—Laid over to April 22, 1958, at 10 A. M. at request of attorney for objectors, applicant concurring.

478-57-BZ

APPLICANT—William A. Giesen, for Frank Cerasoli, owner (Allison Motors, Inc., lessee).

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the premises for an outdoor motor vehicle sales lot and office.

PREMISES AFFECTED—1965 Bruckner Boulevard, north side, 164.52 feet west of Pugsley Avenue, Block 3787, Lots 43, 44 and 45, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion, Susan C. Mariano and Frank Cerasoli.

For Opposition: None.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for inspection and decision; hearing closed.

519-57-BZ

APPLICANT—Albert Melniker, for Jo Mar Di Realty.

SUBJECT—Application July 9, 1957—decision of the Borough Superintendent under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, sale of accessories, minor motor vehicle repairs with hand tools, parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2071 Victory Boulevard and 8 Bradley Avenue, northwest corner, Block 462, Lot 35, Fairview Heights, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker and Peter Cirillo.

For Opposition: None.

ACTION OF BOARD—Laid over, date to be set for inspection and decision; hearing closed.

102-58-A

APPLICANT Melniker, for Jo Mar Di Realty Corp. owner.

SUBJECT—Application March 5, 1958—filed pursuant to section 35, General City Law re Curb Cuts in bed of a mapped Street—proposed widening of Victory Boulevard.

PREMISES AFFECTED—2071 Victory Boulevard, and 8 Bradley Avenue, northwest corner, Block 462, Lot 34, Fairview Heights, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker and Peter Cirillo.

ACTION OF BOARD—Laid over, date to be set for inspection and decision in conjunction with Cal. No. 519-57 BZ; hearing closed.

524-57-BZ

APPLICANT—Milton F. Kirchman, for Glenwood Jewish Center, owner.

SUBJECT—Application July 12, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the erection of an extension to the existing one story synagogue and school occupying more than the permitted area.

PREMISES AFFECTED—888 East 56th Street, west side, 455 feet north of Avenue H, Block 7739, Lots 55, 58, 60 and 62, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton F. Kirchman.

For Opposition: None.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for applicant to correct plans as to class of construction.

717-57-BZ

APPLICANT—Albert Melniker, for Beatrice and Clara Migliori, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution to permit in an unrestricted and business use district, a variance to erect and maintain a gasoline service station, lubritorium, car washing (non automatic), minor motor vehicle repairs with hand tools only, sale of accessories and parking for more than five (5) motor vehicles.

PREMISES AFFECTED—373-385 Tompkins Avenue and 174-182 Lynhurst Avenue, northeast corner, Block 284, Lot 1, Rosebank, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker, John T. Connolly and Silvio Migliori.

For Opposition: None.

ACTION OF BOARD—Laid over to April 22, 1958, at 10 A. M. for applicant to file a survey of the block front and for both streets, one additional photograph of the site and file an Administrative Appeal as to street widening.

750-57-BZ

APPLICANT—Ingram S. Carner, for Sanrod Realty Corp. owner.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and unrestricted use district, a two-bay extension to the existing accessory building and to eliminate thereby the outside lifts of the existing gasoline service station.

PREMISES AFFECTED—136-12 Farmers Boulevard, southwest corner of Garrett Street, Block 12527, Lot 1, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A. M. for inspection and decision; hearing closed.

MINUTES

331-57-BZ

APPLICANT—Herbert Gretschi, for New York City Housing Authority, owner; Frostone Corporation, lessee.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five (5) pleasure type motor vehicles on a plot located within a public housing development for the personnel of an electronic research company located on the lot abutting the site for a term of two (2) years.

PREMISES AFFECTED—212 Tillary Street, south side, 170 feet and 17½ inches east of Prince Street, Block 2050, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herbert Gretschi and Sam Spiro.

For Opposition: None.

ACTION OF BOARD—Taken off calendar; referred to examiner for new hearing date; no notices to effected owners were sent out.

344-57-BZ

APPLICANT—Charles M. Spindler, for William Saloy and Fred A. Widulski, owners.

SUBJECT—Application November 20, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a modern gasoline service station, auto washing (non automatic), lubrication, office and accessory sales, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—87-13 to 87-25 Rockaway Boulevard (87-19 official) and 97-48 to 97-58 88th Street, northwest corner, Block 9060, Lot 25, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Frances Ferrara, Josephine Dolgonieski and Raymond J. Ryan.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A. M. for inspection and decision; hearing closed.

64-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Milton Rosen,

For Opposition: C. J. Cammarata, N. Y. City Housing Authority, Anthony M. Petrosini, and Mrs. Lottie Ring.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A. M. for inspection and decision; hearing closed.

68-57-BZ

APPLICANT—Leonard F. Rothkrug, for Charles and Eva Vardakis, owners.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop with hand tools only, lubritorium, car washing (non-automatic), office and sales, and parking of cars awaiting service all for a term of fifteen (15) years with show windows, business entrance and curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—5001-5007 Avenue I and 1701-1713 Utica Avenue, northeast corner of Avenue I, Block 7754, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Louis Brenner.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for Board to study revised plans; hearing previously closed.

890-57-BZ

APPLICANT—Ludwig P. Bono, for Alfred Servida, owner.

SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five pleasure type motor vehicles for a stated term of years.

PREMISES AFFECTED—105 Rockwood Street and 1530 Walton Avenue, northeast corner, Block 2836, Lots 1, 2, 35, 37 and 38, Borough of The Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono and Alfred Servida.

For Opposition: None.

ACTION OF BOARD—Laid over to April 8, 1958, at 10 A. M. for inspection and decision; hearing closed.

945-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Abe Saperstein, owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, office, sales, storage, lubritorium, car washing, minor auto repairs and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1446-1456 Remsen Avenue and 8913-8923 Avenue L, northwest corner, Block 8055, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving B. Frank and Reginald S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A. M. at request of attorney for the owner, who stated the property may be sold for conforming use and application subsequently withdrawn; no notices to be sent out.

987-57-BZ

APPLICANT—Paul Friedman, for Carrie Lessner, Meyer Lessner and Anna Lessner, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h, 7i and 7A of the Zoning Resolution, to permit on a plot located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and a storage of motor vehicles with entrances within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1888-1898 Jerome Avenue, southeast corner of East 177th Street, Block 2852, Lot 9, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Shirley Kahn and Mrs. Minnett De Shield.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A. M. at request of the applicant, no further requests for adjournment to be considered.

MINUTES

201-57-BZ

APPLICANT—Joseph Levy Jr., for Marie Kramer, owner.
SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, motor vehicle repairs, storage and sales of accessories for the stated term of fifteen (15) years.

PREMISES AFFECTED—1141-1145 Bedford Avenue and 127-129 Madison Street, northeast corner, Block 1817, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: George Kramer.

For Opposition: None.

ACTION OF BOARD—Application withdrawn at request of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper. 4

Negative: 0

Absent: Commissioner Foley 1

718-57-BZ

APPLICANT—D. George Levine, for Vine Building Corp., owner.

SUBJECT—Application October 4, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a retail use district, the erection and maintenance thereon of a gasoline service station, lubritorium, non-automatic auto laundry, sale of auto accessories, motor vehicle repair shop for minor repairs with hand tools only and parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—6113-6123 Avenue U and 2074-2084 Mill Avenue, northwest corner, Block 8404, part of Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: D. George Levine.

For Opposition: None.

For Administration—John J. Saunders, B'd of Education.

ACTION OF BOARD—Application withdrawn, without prejudice at the suggestion of the Board, until houses in vicinity are sold.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley... 2

963-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Summer and James V. Cirillo, owners.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage, and the parking and storage of motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2407-2417 Linden Boulevard and 498-510 Montauk Avenue, northwest corner, Block 4478, Lots 24 and 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy and James E. Vassalotti.

For Opposition: None.

For Administration—John J. Saunders, B'd of Education.

ACTION OF BOARD—Application withdrawn at suggestion of the Board, to permit time for area to develop.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper. 4

Negative: 0

Absent: Commissioner Foley 1

1366-17-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Hauer Knitting Mills, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change in use in an existing legal factory building from the manufacture of paper boxes on the first floor to the manufacture of clothing.

PREMISES AFFECTED—1920 Harmon Street, south side, 164.59 feet west of Fairview Avenue, Block 3388, Lot 22, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Sidney S. Levine.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley... 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on September 24, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 4, 1958 after due notice by publication in the Bulletin; laid over to March 25, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Fairview Avenue are in a residence use, C area, class 1 height district; Harmon Street and Greene Avenue are in residence and business use, C area, class 1 height districts; Woodward Avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent dated August 20, 1957 acting on Alt. Applic. 1036-57, reads:

"1. The change of proposed occupancy from factory for manufacturing of paper boxes on first floor and factory for manufacturing clothing on second floor to factory, knitting mill, office, storage and shipping on first floor and factory, knitting mill, storage, office and finishing department on second floor in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution and contrary to Board of Stds. and Appeals Resolution BZ 1366-17 and is referred back to the Board for reconsideration."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 feet frontage by 100 feet in depth; that it is proposed to change the use of an existing legal factory building from the manufacture of paper boxes on the first floor, to the manufacture of clothing; and

WHEREAS, the applicant states that the existing Certificate of Occupancy No. 32547 issued April 18, 1945 reads as follows: cellar—boiler room; first floor—manufacturing of paper boxes; second floor—factory for manufacture of clothing; that these premises were the subject of previous appeals under Cal. No. 1366-17-BZ, Vol. I and Vol. II; that records indicate that the Board granted an appeal on October 30, 1917 to permit the increase in area and height of the existing one story factory building used for the manufacture of metal hospital furniture, and on November 8, 1944 the Board, in acting on Cal. No. 1366-17-BZ, Vol. II granted a variance in the use district regulations to permit the first floor to be used for the manufacture of pasteboard boxes, and the use of the second floor, in accordance with an amended resolution of January 23, 1945, for the use of clothing manufacture; and

WHEREAS, the applicant further states that the present owner purchased these premises in January, 1957 relying on the advice of his attorney to the effect that the present Certificate of Occupancy, which indicated factory use throughout the building, permitted him to use the entire building for the manufacture of clothing—knitting mill; that the owner, after purchasing the building, therefore estab-

MINUTES

lished his present occupancy of clothing manufacture—knitting mill—on both floors; and

WHEREAS, the applicant contends that there is pending an appeal under Cal. No. 611-56-A, filed by an adjoining property owner, requesting that the existing Certificate of Occupancy be revoked; that records indicate that this building was erected some time in 1898 and altered in accordance with the Resolutions of the Board, and the present owner is conducting his business in a most orderly manner; that he has reason to believe that the adjoining property owner at 1926 Harman Street, block 3388, lot 26, is endeavoring, for no good reason, to harass the present owner and occupant of the subject premises; that the business is conducted in a most orderly manner and it is surely far superior to the former occupancy of a paper box factory on the first floor with its attendant fire hazard; and

WHEREAS, the applicant states that the present owner has held title to the property since January 15, 1957; that the assessed valuation of land is \$7,500 and of the building \$28,500 making a total of \$36,000; that the building was erected June 27, 1898; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit the change in use of an existing legal factory building from the manufacture of paper boxes on the first floor to the manufacture of clothing, as proposed and indicated on plans filed with this application, marked "Received August 29, 1957" 4 sheets, *on condition* that all openings to the northeast shall be of glass block as approved for exterior walls; that during the term of this variance there shall be no other use except the knitting mill, formerly the manufacture of paper boxes, as approved by the Board under Cal. No. 1366-17-BZ, Vol. I, and amended under Vol. II through January 23, 1945; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

611-56-A

APPLICANT—Betty Foernsler, adjoining owner.

OWNER OF PREMISES—John M. Bauer and Frances Haver.

SUBJECT—Application August 29, 1956—Appeal from a decision of the Borough Superintendent re review of Borough Superintendent's decision—re commercial use in residence district.

PREMISES AFFECTED—1920 Harman Street, south side, 165 feet west of Fairview Avenue, Block 3388, Lot 21, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Sidney S. Levine, Betty Foernsler and Lillian Fleischmann.

For Owner: Charles M. Spindler.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Absent: Chairman Murdock and Commissioner Foley ..2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated August 29, 1956, reads:

"This is in answer to your letter of August 6, 1956, which contained a petition signed by sixty-seven (67) citizens protesting the rebuilding after a fire of a commercial building known as 1920 Harman Street, Ridge-

wood, Queens, which location is in a Residence Use District.

Our records indicate this building was erected for factory use in 1898. In 1917 this building was enlarged in area and increased from one-story to a two-story factory building under a modification of the Zone Resolution granted by the Board of Appeals, as premises were located in a Residence Use District. In 1944 a further modification was granted by the Board of Appeals to permit a change in the type of manufacturing on each floor of this building located in a Residence Use District.

"Section 25 of the Zone Resolution reads as follows:

'Restoration of Existing Buildings: Nothing in this resolution shall prevent the restoration of a building wholly or partly destroyed by fire, explosion, Act of God or Act of the Public Enemy, to prevent the continuance of such use of such building or part thereof as such use existed at the time of such destruction of such building or part thereof.'

Under the law, I am compelled to issue a permit to rebuild this building and permit the existing use to remain."

and

WHEREAS, the applicant, the owner of 1926 Harman Street, states that this is an appeal from a determination of the Borough Superintendent, issuing a permit to rebuild a commercial building in a residence district; and

WHEREAS, the applicant contends that in 1898 a commercial building was erected on 1920, 1922 and 1924 Harman Street and known as 1920 Harman Street; that the block on which this premises was situated was zoned in 1926 as a residential use district and still remains as such; that on June 26, 1956, the building in question was destroyed by fire and more than 50% of said building exclusive of foundations was destroyed and said building cannot be reconstructed nor can a commercial building be erected pursuant to Section 6, Article 2 of the Zoning Resolution which became effective May 10, 1956; that at the time of enactment of the Zoning Ordinances in 1916, the building was used exclusively for the manufacture of surgical and hospital furniture and without any permits having been issued, the owners changed the nature of the use to a paper box factory which became dangerous as a fire hazard from its inception and continued such unlawful use until the fire on June 26, 1956; that all the machinery of the paper box factory has been substantially destroyed or removed, but the owners intend to continue to rebuild and use the building as a paper box factory in violation of law; that entire block and an area within a radius of 1000 feet is zoned for residence use and there are no commercial buildings within said radius other than one that the owners of 1920 Harman Street intend to rebuild; that during the operation of the paper box factory it was a nuisance to the entire neighborhood because of the noise of loading and unloading trucks constantly and the dirt emanating therefrom, and a petition protesting against the issuance of a certificate of occupancy was signed by 67 owners and tenants in the vicinity; and

WHEREAS, the applicant requests that the determination of the Borough Superintendent to issue a permit to rebuild the commercial structure be reversed and vacated; and

WHEREAS, the applicant states that at the time of filing this appeal the premises were owned by the 1920 Harman Street Corporation and that on January 15, 1957, a deed was recorded in the Register's Office, Queens County conveying the property to John M. Haver and his wife Frances Haver; and

WHEREAS, the Board of Appeals on October 30, 1917 acting on Cal. No. 1366-17-BZ, Vol. I, granted a variance of the use district regulations to permit the increase in area and height of the existing 1-story factory building used for the manufacture of metal hospital furniture, on condition that the building shall not be used for any form of manufacturing other than that conducted therein and that the building be not further enlarged; and

MINUTES

WHEREAS, on November 8, 1944, the Board in acting on Cal. No. 1366-17-BZ, Vol. II granted a variation of the use district regulations so as to permit in lieu of the use previously permitted, that the 1st story may be used for the manufacture of pasteboard boxes and the use of the second floor, subject to further consideration by the Board after submission by the owner of the name and address of proposed tenant; and

WHEREAS, on January 23, 1945, the Board amended its prior resolution so as to permit the use of the 2nd story by the White Cloak and Suit Co. with no work performed on Saturday and Sunday; and

WHEREAS, Certificate of Occupancy #32547 was issued April 18, 1945, permitting the use and occupancy of the building as follows: cellar—boilerroom; 1st floor—manufacturing of paper boxes, 30 persons; 2nd floor—factory for manufacturing clothing, 45 persons, all in accordance with resolution adopted by the Board under Cal. No. 1366-17-BZ.

Resolved, that the decision of the Borough Superintendent, dated August 29, 1956 be and it hereby is *affirmed* and that the application be and it hereby is *denied*, in view of the action taken by the Board this day under Cal. No. 1366-17-BZ, Vol. III, granting a variance.

344-38-BZ—Vol. IV

APPLICANT—Joseph M. Lonergan, for Max Salz, owner.
SUBJECT—Application reopened February 13, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e, 7h, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, a gasoline service station, auto washing (non automatic), lubrication, office, sale of auto accessories, repairs with hand tools only, parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—942-958 DeKalb Avenue and 122-134 Lewis Avenue, southwest corner and 419-425 Kosciusko Street, Block 1601, Lot 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: J. M. Lonergan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner

Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on February 13, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 4, 1958 after due notice by publication in the Bulletin; laid over to March 25, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Kosciusko Street are in retail and residence use, C area, class 1 height districts; DeKalb Avenue and Lewis Avenue are in a retail use, C area, class 1 height district; that originally use along DeKalb Avenue and Lewis Avenue was unrestricted; that in 1924 along DeKalb Avenue it was changed to business use and in 1951 it was changed to a retail district; that on January 17, 1953 a portion of Kosciusko Street was placed in a residence district and this change took in a part of this lot 25 feet front by 100 feet deep at the southwest corner; and

WHEREAS, the decision of the Borough Superintendent, dated January 7, 1957 acting on N.B. Applic. 2297-56, reads:

"1. Proposed building and premises partly in a Retail and partly in a Residence zone to be used for gasoline service station, auto washing (non automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking and storage for more than 5 motor vehicles are contrary to Art. II, PP. 3 and

PP. 4-A of the Zoning Resolution. Note premises were subject of the Bd. of Standards and Appeals variance under Cal. #344-38-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 feet frontage by 225 feet in depth; that it is proposed to rehabilitate the present lot with a modern, up-to-date gasoline service station and to permit the parking of cars in the retail use portion thereof, not using that small portion in the southwest corner now zoned for residence use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, f, h and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7 Subsections e, f, h and i to permit the premises to be occupied as a gasoline service station and accessory uses for a term of fifteen years substantially as proposed and shown on plans filed with this application marked "Received January 29, 1957," three sheets, as amended by revised plans marked "Received February 24, 1958", one sheet, *on condition* that the premises where not occupied by accessory building and pumps shall be leveled to the grade of the abutting streets and shall be surfaced with concrete or asphaltic pavement; that the accessory building shall be of the design and arrangement as shown on such plans and shall be faced on all sides with face brick; that woven wire fences of the chain link type shall be erected on a masonry base to a total height of not less than five feet six inches as shown except for the masonry fence existing on the Kosciusko Street side, which shall be maintained; that such fence shall be fitted with gates, as shown, on the DeKalb Avenue side; that curb cuts shall be restricted to two curb cuts to DeKalb Avenue, as shown, namely two of 30 feet in width and one 16 feet in width, and three curb cuts not exceeding 30 feet in width each to Lewis Avenue, and not closer than five feet to an intersection; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs but permitting the erection at the intersection of DeKalb and Lewis Avenues of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that under Section 7h there may be parking of motor vehicles for a similar term; that all laws, rules and regulations applicable to the premises and occupancy shall be complied with where not inconsistent with the terms of this resolution; that under Section 7i for a similar term, there may be minor automobile repairs with hand tools only for adjustments maintained solely within the accessory building; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

564-41-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Helen Knopke, owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of the existing legal gasoline service station to be used as a lubritorium, car washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, parking of more than five (5) cars waiting to be served with show windows within seventy-five (75) feet of the residence use district.

MINUTES

PREMISES AFFECTED—521-531 Coney Island Avenue and 39-49 Hinckley Place, northeast corner, Block 5113, Lot 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner

Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley... 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 26, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 25, 1958 after due notice by publication in the Bulletin; laid over to March 11, 1958, for further hearing; then to March 25, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Turner Place and Hinckley Place are in business and residence use, C area class 1¼ height districts; Coney Island Avenue is in a business use, C area, class 1¼ height district; Stratford Road is in a residence use, G-1 area, class 1¼ height district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated January 23, 1958 acting on N.B. Applic. 1117-57, reads:

"1. Proposed building and premises, partly in a Business and partly in a Residence zone, to be used for gasoline service station, lubricatorium, car washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced, is contrary to Art. II, PP. 3 and PP. 4a, subsections 29 and 46 of the Zoning Resolution.

2. Show window within 75' of a Residence Zone in a transition from a non-residential to a residential zone is contrary to Art. II, PP. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120.32 feet frontage by 101.96 feet in depth, presently improved with a gasoline service station and greasing use, as established under Fire Department Applic. No. 1672-1922; that it is proposed to completely demolish the inadequate service station, remove the open pits and frame sheds, and erect a modern, two-bay gasoline service station, faced with face brick; and

WHEREAS, the applicant contends that the Board, under Cal. No. 564-41-BZ, granted the rebuilding of this site, but it was not until December 26, 1946 that the Writ of Certiorari was dismissed by the Court; that the daughter of the former owner has acquired title to this property; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c and 7A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c and 7A of the Zoning Resolution to permit the reconstruction of an existing legal gasoline service station substantially as shown on plans filed with this application marked "Received July 10, 1957", four sheets, on condition that on all lot lines except where walls of adjoining buildings occur there shall be erected a woven wire fence of the chain link type to a total height of five feet six inches on a masonry base and returning on Hinckley Place for a distance of approximately 61 feet, as

shown; that seeding and shrubbery shall be installed and maintained as shown and protected by a concrete curbing not less than eight inches in height and six inches in width; that parking for more than five motor vehicles awaiting service may be permitted provided that such parking does not interfere with the operation of the station; that six new approved 550 gallon gasoline may be installed; that pumps shall be of a low approved type and located where shown; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all temporary signs and roof signs but permitting the erection of a post standard for supporting a sign, at the intersection of Hinckley Place and Coney Island Avenue, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that show windows and entrances deemed to be in violation of Section 7A may be permitted as shown on such plans cited above; that in all other respects all laws, rules and regulations applicable thereto shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

804-41-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Sarah and Mahel Cohen, owners.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—143-155 Beach 71st Street, west side, 475 feet south of Rockaway Beach Boulevard, Block 607, Lot 83, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan and Mahel Cohen.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper. 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 26, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 25, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, D area, class 1 height district; Beach 71st Street and Beach 72nd Street are in residence and business use, D area, class 1 height districts; Rockaway Beach Boulevard and The Boardwalk are in a business use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 3, 1957 acting on Alt. Applic. 437-57, reads:

"1. Parking and storage of motor vehicles in a residence use district is contrary to the Zoning Resolution. Article II Section 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 feet frontage by 90 feet in depth; that it is proposed to revive its use as an open parking lot; and

WHEREAS, the applicant states that a variance was granted to the former owner under Cal. No. 804-41-BZ, allowing the use of the vacant land as an open parking lot for more than five motor vehicles; that Certificates of Occupancy were issued and the land was used continuously for this purpose until November 8, 1952; that copy of Certificate of Occupancy No. Q70338, the last one issued, is in the file of Cal. No. 804-41-BZ, Vol. I; and

WHEREAS, the applicant contends that the present owner purchased the property October 10, 1955 and wishes to con-

MINUTES

tinue its use as a parking lot; that the area is a summer resort and the plot is surrounded by rooming houses and summer bungalows.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 1, 1942, as thereafter amended by resolutions adopted through November 8, 1950, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of two years from the date of this amended resolution, to permit the parking and storage of motor vehicles, *on condition*; that other than as herein amended, the resolutions above cited shall be complied with."

908-57-A

APPLICANT—Gabriel Nathan, for Sarah and Mahel Cohen, owners.

SUBJECT—Application October 30, 1957—filed pursuant to section 35, General City Law re part of premises located in bed of a mapped street—proposed widening of Beach 71st Street.

PREMISES AFFECTED—143-155 Beach 71st Street, west side, 475 feet south of Rockaway Beach Boulevard, Block 607, Lot 83, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan and Mahel Cohen.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 8, 1957, on Alt. Applic. 437/57 reads:

"2. Secure approval of Board of Standards and Appeals as per Article #3 Section #35 of the General City Law, as part of premises is located within the bed of mapped street."

and

WHEREAS, the applicant states that the premises consist of a lot 80 feet front by 90 feet in depth, located in a residence use D area, class 1 height district, and used and occupied for the parking of motor vehicles, pursuant to variance granted by the Board under Calendar 804-41-BZ, Volume I; and

WHEREAS, the applicant states that there exists a mapped street widening of 5 feet which has been on the maps since May 11, 1923; that to date the City has taken no action towards acquiring the property necessary for the widening; and

WHEREAS, the applicant contends that there will be no structure involved, except a required fence or ground surfacing; that there will be no cost involved to the City in condemnation; and

WHEREAS, the Board has been advised by the President of the Borough of Queens; that Beach 71st Street is indicated at a width of 50 feet on the final map, adopted by the Board of Estimate and Apportionment on May 11, 1923; that there is an indicated widening about 5 feet on the easterly and westerly sides of Beach 71st Street; that there is no proceedings pending to acquire the land necessary for the proposed widening.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 437/57, Objection No. 2, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit a portion of the premises mapped for street widening to be occupied for parking, as permitted by resolution adopted by the Board this day under Cal. No. 804-41-BZ, Vol. II, *on condition*

that no use shall be made of such portion of plot proposed for street widening other than as permitted under such resolution.

822-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max Blatman, owner.

SUBJECT—Application reopened February 18, 1958 for consideration as to extension of term of variance, expired January 22, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business use district, the change in occupancy from public market to laundry (curtain cleaning business).

PREMISES AFFECTED—1573-1575 McDonald Avenue, east side, 140 feet north of Avenue N, Block 6564, Lot 58, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, on January 22, 1952, this application (Volume II) was granted by the Board on certain conditions, under Section 7e of the Zoning Resolution, to permit in a business use district, the change in occupancy from public market to laundry (curtain cleaning business), affecting premises 1573-1575 McDonald Avenue, east side, Block 6564, Lot 58, 140 feet north of Avenue N, Borough of Brooklyn; and

WHEREAS, this applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation January 22, 1957; and

WHEREAS, this application was reopened on February 18, 1958 and set for hearing on March 25, 1958 at 10 A. M., subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 5, 1958, acting on amendment to Alt. Applic. 4045/51, reads:

"1. Proposed change of use of two story class 3 structure, in a Business district, to dry cleaning and laundry on the first floor and storage of materials awaiting delivery on the second floor is contrary to Art. II, P.4 a subsections 51 and 53 of the Zoning Resolution.

"(Note—premises were subject of a Bd. of Standards and Appeals variance granted conditionally for a term of 5 years expires Jan. 22, 1957)."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 22, 1952, as thereafter amended by resolutions adopted through April 14, 1953, only insofar as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"granted under Section 7c for a term of five years to permit . . . that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this amended resolution."

145-47-BZ—Vol. III

APPLICANT—Abraham Grossman, for Zampieri Brothers, Inc., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. III—re decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a resi-

MINUTES

dence use district, the extension of the present bakery use to an adjoining building as a retail and wholesale bakery. PREMISES AFFECTED—17-19 Cornelia Street, north side, 191 feet, 1 inch west of West 4th Street, Block 590, Lots 39 and 40, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and A. P. Zampieri.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper. 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on June 25, 1957 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on March 4, 1958 after due notice by publication in the Bulletin; laid over to March 11, 1958, for inspection and decision; hearing closed; then to March 25, 1958, for further inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Cornelia Street, Bleeker Street, West 4th Street and Jones Street are in a residence use, C area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated April 30, 1957 acting on Alt. Applic. No. 1665-56, reads:

"8. Proposed changes of non-conforming uses from garage for more than 5 cars to retail store and bakery is not permitted in a residence use district.—Sec. 3 of Z.R.

9. Structural alteration of 2 buildings with change of use is contrary to Sections 3 and 6 of Z.R.; also, non-conforming use is being extended into #19 Cornelia St.

10. Use of 2nd and 3rd floors of #19 Cornelia St. for "mfg., offices and storage" is contrary to Sec. 3 of Z.R. and B.S. & A. Res. 145-47-BZ, Vol. II as amended 3/22/55, Bul. #13, Vol. XL, since Board resolution requires that 2nd and 3rd floors remain vacant."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet 3 inches frontage by 95 feet in depth; that it is proposed to obtain a variance in order to extend the bakery business which is now in No. 17 Cornelia Street, to No. 19 Cornelia Street so that both buildings would be used for the processing of products baked on the premises, prepared for delivery to retailers and retailed on the premises; that it is further proposed to construct a new enclosed stair in No. 19, leading from the cellar to a bulkhead in roof; that the freight elevator in this building will be removed; that in No. 17 a new enclosed stairway will be constructed to lead from cellar to first floor; that new horizontal openings will be cut in party wall at each floor to provide ingress and egress; that the removal of the existing unsightly garage doors at No. 19 and the bricking up of these openings on the street side would be an improvement to the neighborhood; that the front portion of the first floor of No. 19 will be used for loading and unloading, utilizing the existing curb cut; and

WHEREAS, the applicant states that No. 17 Cornelia Street was constructed as a bakery, private dwelling, one family and stable in rear under N.B. Applic. 790-1906; that in 1913 the stable was eliminated and storage space was substituted under Alt. Applic. No. 1127-1913; that in 1916 the entire building was converted to a bakery and storage under Alt. Applic. No. 1830-1916 thereby eliminating the one family dwelling; that in 1938, under B.N. Applic. No. 2761-1938 a new store front was constructed; that No. 19 Cornelia Street was erected as a stable under N.B. Applic. No. 230-1891, then altered into a stable and garage under Alt. Applic. No. 719-1909; that it was again altered for use as wagon storage and stable under Alt. Applic. 2415-39 and Certificate of

Occupancy No. 25468; that under Alt. Applic. 1529-44 and Cal. No. 145-47-BZ, the occupancy was as follows: cellar—storage; first floor—garage for ten motor trucks; second and third floors—vacant—granted by the Board for a period of five years; Certificate of Occupancy No. 39395; that the use was extended an additional five years to March 22, 1960—Certificate of Occupancy No. 44044; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e for a term of five years, to permit the building to be occupied for the uses shown as proposed in conjunction with the adjoining building as a bakery and with connecting doors as shown, substantially as proposed and as indicated on plans filed with this application, marked "Received May 28, 1957", 12 sheets, and "January 9, 1958", 4 sheets, on condition that there shall be no storage exceeding the floor loading of 75 pounds per square foot on the upper floors; that such floor loads shall be posted; that the cathead on the front of the building shall be removed; that the existing elevator in the building shall be removed as proposed; that the front of the building shall be restored and painted and altered as proposed and shown with enclosed stairs as proposed in both buildings; that the oven in the cellar as proposed shall be subject to the approval of the Department of Health; that all flour and heavy material used in connection with the bakery shall be stored in the cellar or on the first floor of the building where approved floor loading permits; that signs shall be restricted to permanent signs attached to the building as would be permitted if the building were located in a local retail district; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including exits, other than as amended by this Board this day under Cal. No. 532-57-A; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

532-57-A

APPLICANT—Abraham Grossman, for Zampieri Brothers, Inc., owner.

SUBJECT—Application May 28, 1957—Appeal from a decision of the Borough Superintendent, re live load, egress etc.

PREMISES AFFECTED—17-19 Cornelia Street, north side, 191 feet 1 inch west of West 4th Street, Block 590, Lots 39 and 40, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and A. P. Zampieri.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 2, 1957 on Alt. Applic. 1665/56 reads:

"5. Show floor construction adequate for minimum live load of 120 lbs. in #19 Cornelia Street, 2nd and 3rd floors since same are to be used for mfg. and storage."

and

WHEREAS, the applicant states that #17 Cornelia Street is 3 stories, 34 feet in height; 25½ feet front by 95 feet in depth, erected 1906, and used and occupied since 1906: Cellar—bakery; 1st floor—bakery and retail store; 2nd floor—flour storage and offices; 3rd floor—storage, that no certi-

MINUTES

ificate of occupancy has been issued; that #19 Cornelia Street is 3 stories, 34 feet in height, 25½ feet front by 95 feet in depth, erected 1891, and used and occupied since 1952 as follows: Cellar—storage; 1st floor—garage; 2nd and 3rd floors—vacant; that for which use temporary Certificate of Occupancy #39395 was issued January 18, 1952 against Alt. Applic. 1529/49; that pursuant to a variance granted by the Board under Calendar Number 145-47-BZ that both buildings are of class 3 construction, located in a residence use C area, class 1¼ height district, and when combined will be 50 feet 3 inches front by 95 feet in depth, 3 stories, 34 feet in height, class 3 construction and used and occupied as follows: Cellar—bakery, 10 persons; 1st floor—retail store and bakery, 10 persons; 2nd floor—factory, offices and storage, 8 persons; 3rd floor—storage of bakery supplies and motor room, 2 persons; that both buildings will be occupied throughout by a single tenant; that it will be provided with 3 feet wide and 3 feet 8 inches wide steel stairs and each enclosed in 1 hour fire retarded partitions equipped with fireproof self-closing doors and leading direct to street; that one stair will lead to roof bulkhead; that in addition there will be 1 fire escape on the front building extending to street by ladder, with window and door openings on the course of the fire escape which are fireproof self-closing; that adjoining buildings are 34 feet in height on the west and 38 feet in height on the east, thus affording safe egress from the roof; and

WHEREAS, the applicant contends that to Objection 5, that this refers to the live load on the 2nd floor and 3rd floors of #19 Cornelia Street; that these floors are structural safe for a live load of 75 lbs. per square foot and it is requested that the Board accept such live loads for these 2 floors as it would be a hardship to be required to reinforce these floors; that signs stating the loads will be posted on each floor and at all times loads on these floors will not exceed the maximum live loads as posted; and

WHEREAS, the applicant contends to Objection 11, as to lawful names of egress from the 2nd floor; that the manufacturing on the 2nd floor will not involve more than 5 persons, with 3 persons engaged in clerical work making a total of 8 persons on this floor; that a new steel stairs and 1 hour enclosure is proposed to be erected in #19 Cornelia Street, leading directly to the street, 3 feet 8 inches wide and extends to roof, where the roof on the west is the same height; that it is also proposed to extend the fire escape on the front building from #19 to #17 Cornelia Street and to remove the existing drop ladder and replace same with a counter balanced drop ladder; that in addition the horizontal openings between the 2 buildings will permit egress and since the fire escape on the front of the building will be remote from the enclosed stairs in #19 Cornelia Street, it is requested that it be accepted as a second means of egress; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated May 2, 1957, acting on Alt. Applic. 1665/56, Objection 5, be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that all heavy material used in the baking shall be stored on the first floor and cellar of the building, except where floor loads are sufficient in carrying capacity, such baking material as flour and other materials may be stored but not above the second floor; provided such floor loading is approved and posted and that the requirements of the resolution adopted this day by the Board under Cal. No. 145-47-BZ, Vol. III shall be complied with.

36-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Herman Weiner, owner.

SUBJECT—Application reopened November 26, 1957 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a hereto-

fore granted warehouse of one story in height, to be increased to the west by a three story and cellar addition and this addition will connect to the heretofore granted factory and warehouse under Calendar 820-48-BZ.

PREMISES AFFECTED—72-15 to 72-23 Metropolitan Avenue, north side, 69.74 feet east of Pleasantview Street, Block 3057, Lot 34, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Douglas A. Witschieben.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper

Negative

Absent: Chairman Murdock and Commissioner Foley..

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 26, 1957 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on March 4, 1958 after due notice by publication in the Bulletin; laid over to March 11, 1958, at the request of an objector, the applicant concurring; no further requests for adjournment considered; then to March 25, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Pleasantview Street and 73rd Place are in business and residence use, D area, class 1 height districts; Metropolitan Avenue is in a business use, D area, class 1 height district; 66th Drive is in a residence use, D area, class 1 height district; that as of July 25, 1916 the portion of the property between Metropolitan Avenue and the center line of the block between Metropolitan Avenue and 66th Drive was in a business use district and the remainder was in a residence district; that on April 23, 1937 the use district was changed to its present designation; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent dated July 11, 1957 acting on N.B. Applic. 7248-52, reads:

"1. The extension of use of the premises as a factory and storage warehouse by erection of an extension partly in a residence use district and partly in a business district is contrary to Art. II, Sec. 3 of Zoning Resolution and contrary to Board of Standards & Appeals approval granted under Cal. No. 36-53-BZ and is hereby returned to the Board for reconsideration."

and

WHEREAS, the applicant states that the premises consist of a plot, 210 feet frontage by 200 feet in depth, presently improved with a two story brick factory as approved under Cal. No. 820-48-BZ and attached thereto, one story frame and brick sheds, shops, and residence—old Lot No. 41—which had a frontage of only 100 feet; that the balance of the site—easterly 110 feet, old Lot No. 34—consists of one story warehouse erected under Cal. No. 36-53-BZ, and a two story frame building; that it is proposed to erect a three story and cellar addition to both the heretofore granted applications; that this will eliminate all the dilapidated, old buildings on the site and will provide for one continuous 210 foot industrial improvement, with adequate off street loading and parking, as the buildings will be approximately 52 feet back from Metropolitan Avenue; and

WHEREAS, the applicant contends that this improvement is sorely needed by the owner so that he can efficiently conduct his business and that since the zoning line of Metropolitan Avenue frontage is reduced by a proposed 34 foot widening, it would be a hardship to limit the building to the business portion only; that the rear lot line of this property is approximately 14 feet higher than the residential property to the north and it is separated by a retaining wall and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee

MINUTES

recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of the heretofore granted warehouse *on condition* that all buildings existing on the premises where the new addition is proposed shall be demolished and that the building shall be constructed substantially as proposed and as shown on plans filed with this application marked "Received November 19, 1957, five sheets; that the building shall be of Class One construction; that on the street building line of Metropolitan Avenue a woven wire fence of the chain link type shall be installed on a masonry base to a total height of five feet six inches, with gates opening to curb cuts as shown, namely three to Metropolitan Avenue, one existing and two proposed and of the size as shown; that the windows as shown on the rear lot line shall be of fixed glass of a type approved for exterior construction, and shall be for illumination only; that the open space in front of the building shall be paved; that during term of variance the premises shall be used as proposed and for no other use; that on the top of the existing retaining wall along the rear lot line a woven wire fence of the chain link type shall be erected to a total height of not less than five feet six inches; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

04-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Henry Nurick, for Pasquale Cievo, owner.

SUBJECT—Application reopened June 18, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e, 7i and 7h of the Zoning Resolution, to permit in a residence use district, the change in use from parking and storage of motor vehicles to the erection and maintenance of a gasoline service station, lubritorium, minor motor vehicle repairs with hand tools only, office and the parking of cars awaiting service, for a stated term of fifteen (15) years.

PREMISES AFFECTED—602-614 Elderts Lane and 685-695 Conduit Boulevard, northwest corner, Block 4240, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Henry Nurick.
For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 18, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 4, 1958 after due notice by publication in the Bulletin; laid over to March 25, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Conduit Boulevard and Elderts Lane are in a residence use, C and D area, class 1 height district; Grant Avenue and Pitkin Avenue are in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated May 3, 1957 acting on N.B. Applic. No. 1733-55, reads:

"1. Proposed building and premises in a Residence Zone to be used for gasoline service station, lubritorium,

minor motor vehicle repairs (hand tools only), parking of cars awaiting service and office is contrary to Article II, PP. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 102 feet, $\frac{1}{8}$ inch frontage by 80 feet 4 inches in depth, irregular in area, on which is located a two family dwelling and a one car garage; that the unbuilt upon portion of the plot is used and occupied for the parking and storage of motor vehicles in accordance with Resolution of the Board under Cal. No. 804-53-BZ, as amended; that it is proposed to demolish the existing buildings and to erect a modern gasoline service station with a lubritorium, minor motor vehicle repairs with hand tools only, and parking of cars awaiting service, and office; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e, i and h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 1733-55, Objection No One be and it hereby is *affirmed* and that the application be and it hereby is *denied*

673-55-BZ—Vol. II

APPLICANT—Henry J. Nurick, for 92 Car Wash Corp., owner.

SUBJECT—Application reopened December 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the extension of the gasoline service station westerly, into the bed of East 58th Street, until such time as the street will be legally open to the public.

PREMISES AFFECTED—5802-5824 Church Avenue and 119-129 East 58th Street, southeast corner, Block 4706, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. J. Nurick and A. M. Bell.
For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper. 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on December 10, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 11, 1958 after due notice by publication in the Bulletin; laid over to March 25, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Church Avenue are in a business use, C and D area, class 1 height district; East 58th Street and East 59th Street are in business and residence use, D area, class 1 height districts; Kings Highway is in business and residence use, C and D area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated November 12, 1957 acting on amendment to N.B. Applic. 1675-55, reads:

"1. Proposed amendment for extension of a plot which is in a business zone and was the subject of a Bd. of Standards and Appeals conditional variance for the following uses—automatic auto laundry, gasoline service station, office, lubritorium, minor repairing with hand tools only for adjustments and parking and storage of motor vehicles, is contrary to Art. II, PP. 4a, subsections 29, 46 & 52 of the Zoning Resolution.

MINUTES

2. Proposed omission of the fence wall near the westerly portion of the lot is not in accordance with the Bd. of Standards and Appeals approval under Cal. #673-55-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 230 feet and 210 feet 2½ inches frontage by 100 feet in depth; that it is proposed to erect an approved woven wire fence on the lot line in the bed of East 58th Street and provide openings into the gasoline station; and

WHEREAS, the applicant states that this gas station and auto laundry are now operating under a temporary Certificate of Occupancy, as per resolution of the Board; that this extension is from the westerly property line of East 58th Street to the center line of East 58th Street and is bounded as follows: beginning at the intersection of the southeast corner of Church Avenue and East 58th Street, running thence southerly 100 feet; thence westerly 30 feet to the center line of East 58th Street; thence northerly along the center line of East 58th Street, 47 feet 8¼ inches and 55 feet 10¾ inches to Church Avenue; thence easterly 10 feet 2½ inches to the point or place of beginning; and

WHEREAS, the applicant contends that East 58th Street is not legally open and cannot be used for traffic, as there are buildings extending into East 58th Street; that the buildings are in block 4705, lots 20 and 22; that East 58th Street is not paved; that there is a fence and an earth embankment approximately six feet high, retaining a plot of ground and a building in block 4706, lot 26; that East 58th Street, south of Church Avenue has not been acquired by the City for street purposes and that the portion of the street in question is not defined on the ground and not in public use; that submitted with this application is a letter from the Traffic Bureau which indicates that they would prefer to have an opening on East 58th Street to avoid congestion on the westerly end of the plot, as this is now used as a bus stop; that there is no intention on the part of the owner to charge the City for any improvement made by him, when the City acquires this property for street purposes; and

WHEREAS, the applicant states that the present owner has held title to the property since July 17, 1956; that the assessed valuation of land is \$31,000 and of the building \$9,000 making a total of \$40,000; that the building was erected in 1957; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted on condition.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 1, 1956, as thereafter amended by resolutions adopted through July 23, 1957, by adding thereto:

"that in the event the owner desires to extend the area, as indicated on revised plans, marked 'Received November 14, 1957', 5 sheets, such extension of area may be permitted, *on condition* that there shall be erected on the exterior lot lines a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet, 6 inches, continuously on all lot lines with the exception of one curb cut to Kings Highway, not over 20 feet in width, adjacent to Church Avenue, as shown; that such added portion of plot shall be paved similarly to the balance of the premises and used for the extension of the parking and storage use; that there may be a sign post erected within the intersection of Church Avenue and Kings Highway, advertising the automatic laundry use, such sign to be on a metal standard and with an advertising face not to exceed 12 square feet in area; and that all permits shall be obtained and all work completed within six months from the date of this *amended resolution*."

932-57-A

APPLICANT—Henry J. Nurick, for 92 Car Wash Corp., owner.

SUBJECT—Application November 14, 1957 filed pursuant

to section 35, General City Law re construction in bed of mapped street—East 58th Street.

PREMISES AFFECTED—5802-5824 Church Avenue, and 119-129 East 58th Street, southeast corner, Block 4706 Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. J. Nurick and A. M. Bell.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper

Negative:

Absent: Commissioner Foley

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated November 12, 1957 on amendment to N.B. Application 1675/55, reads:

"3. Proposed construction in the bed of a mapped street is contrary to General City Law #35."

and

WHEREAS, the applicant states that the premises consist of a lot 230 feet and 210 feet 2½ inches front by 100 feet in depth, upon which it is proposed to erect a one story building, 13 feet in height, 105 feet front by 50 feet in depth, of class 3 construction, used and occupied as permitted by the Board under variance granted under Calendar Number 673-55-BZ; and

WHEREAS, the applicant states that the existing gasoline station and auto laundry are in operation under temporary certificate of occupancy in accordance with the resolution adopted by the Board under Calendar Number 673-55-BZ and

WHEREAS, the applicant states that it is now proposed to extend the lot westerly into the bed of East 58th Street until such time as street will be legally opened; and

WHEREAS, the applicant contends that East 58th Street is not legally opened and cannot be used for traffic as there are buildings extending into East 58th Street in Block 4705 Lots 20 and 22; that East 58th Street is not paved north of Snyder Avenue; that there is an earth embankment approximately 6 feet high retaining a plot of ground and a building located in Block 4706, Lot 26; and

WHEREAS, the applicant states that it is proposed to erect an approved woven wire fence on the lot line in the bed of East 58th Street and provide openings into the gasoline service station as indicated on plans filed with this application; and

WHEREAS, the applicant states that there is no proposal on behalf of the owners to charge the city for any improvements within the portion eventually to be taken for street widening purposes; and

WHEREAS, the applicant filed a copy of communication dated April 29, 1957, to the owner from the Department of Traffic, refusing to permit the relocation of the existing bus stop on the northeast corner of Church Avenue and Kings Highway and recommending that the entrance to the premises be placed on East 58th Street; and

WHEREAS, in a report of the Chief Engineer of the Borough of Brooklyn, dated April 10, 1957, it was stated that East 58th Street, south of Church Avenue, has not been acquired by the city for street purposes, nor has any opinion been rendered by the Corporation Counsel as to its dedication to public use; that the portion of the street in question is not defined on the ground and not in public use; and that the office of the Borough President has no objection to the use of the easterly half of East 58th Street abutting Lot 36 provided that no buildings are erected in the proposed extension within the street widening area and that in the event of condemnation for street purposes, any award will be limited to the value of the land only; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent acting on amendment to N.B. App. 1675-55 Objection No.

MINUTES

be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted on condition*, that the extension of the gasoline service station into the bed of the portion of the premises indicated as a mapped street may be used, as permitted this day under Cal. No. 673-55-BZ, Vol. II without the construction of any building thereon.

68-56-BZ—Vol. II

APPLICANT—Paul Friedman, for Randolph J. Kruger and Bertha Surdut as trustee for Joan Carol Friedman and Judith Lynn Friedman, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the rearrangement and extension of area of use of the proposed gasoline service station, lubritorium, minor repairs with hand tools only, car washing (non automatic), office, storage and sales of auto accessories, parking of more than five (5) cars, with sign and light standard, all for a stated term of fifteen (15) years.

PREMISES AFFECTED—142-16 to 142-26 (142-18 Official) Rockaway Boulevard, southeast corner of 142nd Street, Block 12059, Lot 7 (7, 9, 12, 14), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 4, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 25, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Rockaway Boulevard are in a retail use, D area, class 1 height district; 142nd Street and 143rd Street are in retail and residence use, D and E-1 area, class 1 and class 1½ height districts; Bascom Avenue is in a residence use, E-1 area, class 1½ height district; that as of July 25, 1916 the premises was zoned for business use and on May 23, 1957 the present retail use designation became effective; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated November 15, 1957 acting on amendment to N.B. Applic. No. 5499-55, reads:

"1. In a retail district the proposed rearrangement and extension of area of use of the proposed gasoline service station, lubritorium, minor repairs with hand tools only, car washing (non-automatic), office storage and sales of auto accessories, parking of more than five cars is contrary to Art. 2, Sect. 4-A of the Zoning Resolution and is contrary to the conditional variance granted by the Board of Standards and Appeals under Cal. 68-56-BZ and must be referred back to BSA for its determination.

Note: Use district designation changed from business to retail 5/23/57.

3. Sign & light standard contrary to Art. II Sec. 4 (49) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 feet frontage by 95.28 feet and 95.24 feet in depth; that the plot consists of four tax lots in block 12059, designed as official lots 7, 9, 12 and 14, all of which

are described as lot No. 7 for the purpose of this application; that it is proposed to enlarge the site heretofore approved by the Board—official lots 7 and 9—to include official lots 12 and 14, so as to permit the proposed use on a plot having a frontage of 120 feet on Rockaway Boulevard, instead of 70 feet as heretofore approved; that it is also proposed to enlarge the building by adding an additional bay and to make incidental rearrangements by relocating the building, the easterly curb cut, pump islands, easterly fence, etc.; that except for the above mentioned enlargement and rearrangement, no change from the heretofore approved use is proposed for the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, non-automatic car washing, office, storage and sales of auto accessories, parking of more than five cars, with sign and light standard, for a stated term of fifteen years; and

WHEREAS, the applicant states that on October 23, 1956 the Board under Cal. No. 68-56-BZ unanimously granted an application for a zoning variance, affecting official lots 7 and 9, consisting of a plot having a frontage of 70 feet on Rockaway Boulevard and 95.28 feet on 142nd Street, to permit the erection of a gas station and customary incidental accessory uses; that on the same day, the Board granted on condition an appeal under Cal. No. 6956-A under Section 35 of the General City Law to permit on condition the use of that portion of the premises within a mapped street—approximately 5 feet in depth of the 142nd Street frontage; that on November 27, 1956 the design of the building was approved under the BZ case and the A case was amended to conform therewith; and

WHEREAS, the applicant contends that a grant of the instant application would be in harmony with the intention of the Board when it unanimously granted an application on October 23, 1956 under Cal. No. 68-56-BZ to permit on official lots 7 and 9 the erection and maintenance of a gas station and customary, incidental accessory uses for a stated term of fifteen years; that before the Board granted the application on October 23, 1956, the Chairman of the Board stated as follows:

"... If the Board grants this, which we are planning to do, we would like to see it larger if possible. Then he (the owner) probably wouldn't build until he could acquire the adjoining lot or lots. Then you would come in for an amendment..."

that thereafter the present owners acquired title to adjoining lots 12 and 14 from The City of New York on October 29, 1957 and filed an amended application in the Department of Buildings to enlarge the plot by including the said adjoining lots as part of the site of the proposed use, and to make the building larger by adding an additional bay; that the heretofore approved building would have occupied 21% of the area of the heretofore site, whereas the proposed building with the proposed additional bay will occupy less than 16% of the area of the enlarged site; that therefore more light and ventilation will be provided than would be available if the premises were developed to the full area of coverage—62%—permitted under the Zoning Resolution; that for the reasons set forth in the original application and for the reasons set forth in this amendatory application, it is respectfully submitted that a grant of this amendatory application would do substantial justice; and

WHEREAS, the applicant states that the present owners have held title to the property since November 14, 1956 and October 27, 1957 and that the assessed valuation of land is \$12,400.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 23, 1956 under Vol. I of this calendar number, by adding thereto:

"that in the event the owner has acquired additional lot numbers 12 and 14 so as to enlarge the subject site and provide a revised arrangement, as indicated on plans filed with this application, marked 'Received December 12, 1957', 4 sheets, such rearrangement and extension of area of the proposed gasoline service station

MINUTES

may be permitted, *on condition* that the requirements of the resolution above cited shall be complied with and with similar conditions where applicable to the extended area and the plans herein referred to shall be carried out; that the term of this variance under section 7f may be for fifteen years from the date of this *amended* resolution; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

69-56-A—Vol. II

APPLICANT—Paul Friedman, for Randolph J. Kruger and Bertha Surdut as trustee for Joan Carol Friedman and Judith Lynn Friedman, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—filed pursuant to Section 35, General City Law re premises in bed of mapped street—142nd Street.

PREMISES AFFECTED—142-16 to 142-26 (142-18 Official) Rockaway Boulevard, southeast corner of 142nd Street, Block 12059, Lot 7 (7, 9, 12, 14), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 15, 1957 on amendment to N.B. Applic. 5499/55 reads:

"2. Conditional approval of BSA under Cal. 69-56-A under Section 35 General City Law, permitting proposed gasoline station lying partially in the bed of a mapped street (142 St.) was subject to conditions imposed by BSA under Cal. 68-56-BZ by Resolution adopted 10/23/56 as amended 11/27/56, and any change in such condition must be referred back to the Board for its determination."

and

WHEREAS, the applicant states that the premises consists of a lot 120 feet front by 95.28 feet and 95.24 feet in depth, located in a retail use D area, class 1 height district, upon which it is proposed to erect a 1 story building, 16 feet 8 inches in height, 60 feet front by 30 feet and 31 feet in depth of class 3 construction, and use and occupy the premises as a gasoline service station, lubritorium, minor motor vehicle repairs using hand tools only, non-automatic car washing, office, storage and sale of auto accessories and the parking of more than 5 cars with sign and light standard as more fully described in application for zoning variance filed under Calendar Number 68-56-BZ, Volume II; and

WHEREAS, the applicant states that this application was granted October 23, 1956 at which time the Board indicated that it would prefer the site to be larger; that thereafter the owners acquired title to the adjoining lots 12 and 14; that it has included said additional lots as part of the site for the proposed use; that it is therefore proposed to construct the building larger by adding one additional bay; and

WHEREAS, the applicant therefore requests that the Board amend its Resolution adopted under Calendar Number 69-56-A, Volume I, so as to permit the use of the portion of the premises within a mapped street as now proposed on condition that the requirement of such Resolution as may be adopted by the Board under Calendar Number 68-56-BZ, Volume II, be complied with; and

WHEREAS, the Board has been advised by the President of the Borough of Queens under date of March 6, 1958 that 142nd Street is indicated at a width of 60 feet on the final map adopted by the Board of Estimate and Apportionment October 24, 1919; that there is an indicated widening of about 5 feet on the easterly and westerly sides of 142nd

Street; that there is no proceeding pending to acquire title to the property necessary for such proposed widening.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 27, 1956 under Vol. I of Cal. No. 69-56-A; by adding thereto:

"that in the event the owner has increased the size of the subject lot along Rockaway Boulevard as provided for in resolution adopted this day under Cal. No. 68-56-BZ, Vol. II, this use may be permitted, provided that the requirements of the above cited resolution and the resolution adopted this day under Cal. No. 68-56-BZ, Vol. II are complied with."

175-57-BZ

APPLICANT—Benjamin Gollay, for Rolashire Realty Corp., owner. (Park Yorkshire Garage Corp., lessee).

SUBJECT—Application February 25, 1957—decision of the Borough Superintendent, under sections 7i and 21 of the Zoning Resolution, to permit in a residence use district, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—151-159 West 108th Street, north side, 100 feet east of Amsterdam Avenue, Block 1863, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: N. B. Rosenblatt.

For Opposition: None.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 25, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1½ height district; West 108th Street and West 109th Street are in residence and business use, B area, class 1½ height districts; Amsterdam Avenue and Columbus Avenue are in a business use, B area, class 1½ height district; that on September 15, 1946 the area was rezoned from unrestricted to business use; and

WHEREAS, the decision of the Borough Superintendent, dated January 30, 1957 acting on Alt. Applic. No. 1103-56, reads:

"1. Proposed repair work in a residential use district is not permitted by Art. II Sec. 3 Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 feet frontage by 100 feet 11 inches in depth, on which is located a four story and basement building of fire-proof construction; that Certificate of Occupancy No. 9830-1925 was issued authorizing the use of the building as a garage for more than five motor vehicles; and

WHEREAS, the applicant states that in 1948, one half of the eastern portion of the basement was rented to Emil Russo, the lessee for use as a repair shop; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7i, for a term of five years, to permit a motor vehicle repair shop with hand tools only, for minor repairs, to be maintained in the portion of the cellar toward the east, as shown on plans filed with this application, marked "Received February 25, 1957", 5 sheets, *on condition* that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed under the requirements of Section 22A of the Zoning Resolution.

MINUTES

215-57-BZ

APPLICANT—Henry Kohler, for Harry Sweedler, owner.
SUBJECT—Application March 21, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, a change in use of an existing masonry structure from an office and storage of composition shingle, to permit storage of not more than five (5) motor vehicles, body and fender repair work, use of acetylene torch, and spraying of finished motor vehicle repairs.

PREMISES AFFECTED—1603 Coney Island Avenue, east side, 103 feet 9¼ inches north of Locust Avenue, Block 6731, Lot 70, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Joseph Holtzer.

ACTION OF BOARD—Application denied.

THE VOTE—

Affirmative: 0

Negative: Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3

Absent: Chairman Murdock and Commissioner Foley... 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 4, 1958 after due notice by publication in the Bulletin; laid over to March 25, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Coney Island Avenue and Avenue M are in a business use, C area, class 1¼ height district; Avenue L and East 12th Street are in residence and business use, C area, class 1¼ height districts; that these designations have not been changed since July, 1916 and no zoning amendment is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated March 15, 1957 acting on Alt. Applic. No. 1961-56, reads:

"1. Proposed change of occupancy to storage of not more than 5 motor vehicles, body and fender repairs work, use of acetylene torch, and spraying of finished repairs, and motor vehicle repairs, in a Business zone is contrary to Art. II, PP. 4a, subsections 4 and 29 of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 27 feet 5 inches frontage by 100 feet and 103 feet 8¼ inches in depth, triangular in area; that it is proposed to change the use of an existing masonry structure from an office and storage of composition shingles, to storage of not more than five motor vehicles, body and fender repair work, use of acetylene torch and spraying of finished motor vehicle repairs; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 1961-56, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

389-57-BZ

APPLICANT—Larry Meltzer, for John Clancy, owner.
SUBJECT—Application May 15, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—50-58 East 94th Street, west side, 350 feet 3¾ inches north of Rutland Road and

60-62 Tapscott Avenue, Block 4596, Lots 27 and 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner

Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 4, 1958 after due notice by publication in the Bulletin; laid over to March 25, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, C area, class 1 height district; East 94th Street and East 93rd Street are in residence, retail and local retail use, C area, class 1 height districts; East New York Avenue is in a retail use, C area, class 1 height district; Rutland Road is in a local retail use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated May 13, 1957 acting on Alt. Applic. No. 239-57, reads:

"1. Parking and storage of motor vehicles in a Residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 81 feet 8½ inches frontage by 41 feet 8 inches and 87 feet 10 inches in depth, irregular, with a frame two car garage abutting Tapscott Avenue; that the vacant portion of the lot is used for the parking and storage of the owner's trucks; that it is proposed to demolish the frame two car garage and to complete the fencing of the lot and to legalize the use of the lot for the storage and parking of motor vehicles; and

WHEREAS, the applicant states that the property was originally improved with a dwelling and stables for 8 to 10 horses; that the stables and dwelling have since been demolished; that the present owner has been parking his motor vehicles on the vacant portion of the lot since about 1950; that originally this was done with the permission of the prior owner; that in 1953 the premises were acquired by the City for non-payment of taxes; that from January 23, 1953 to November 22, 1954 the present owner rented the premises from the City for the purposes of parking his vehicles; and

WHEREAS, the applicant contends that the use of the land for the construction of new dwellings or any other use is not feasible as the neighborhood is not desirable because of the age and condition of the existing homes and neighborhood; that the parking lot has always been maintained in a clean and neat condition; that the lot is properly enclosed; that there is no entrance on East 94th Street; that the traffic caused by the use of the parking lot is negligible since the use involves only one entrance and exit per day for each vehicle, if used; that since the plot was acquired from the City for the purpose of continuing the parking and storage of motor vehicles, it is requested that the present use of the premises be permitted to continue; and

WHEREAS, the applicant states that the present owner has held title to the property since November 22, 1954; that the assessed valuation of land is \$4,500 and of the building \$200 making a total of \$4,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district

MINUTES

regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h to permit the premises to be occupied for the parking and storage of more than five motor vehicles for a term of five years as proposed and as shown on plans filed with this application marked "Received May 15, 1957," 3 sheets, *on condition* that the premises shall be leveled substantially to the grade of Tapscott Avenue and East 94th Street; that any structures on the premises not shown to be retained shall be removed; that the existing fence on East 94th Street may be permitted to remain but shall be painted and maintained in good structural condition; that on all other lot lines there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of not less than five feet six inches, with an opening in such fence, where shown, to Tapscott Avenue, which shall be fitted with gates which shall be normally kept closed when the parking lot is not in operation; that there may be a curb cut opposite such opening to Tapscott Avenue not more than fifteen feet in width; that the premises shall be surfaced with clean gravel or steam binders and treated with a binder and properly rolled; that there may be a sign attached to the fence near the entrance not exceeding four square feet in area, not illuminated, and not extending beyond the building line, which shall advertise the parking and storage use and such other information as may be required by the Commissioner of Licenses; that such fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that during the term of this variance the premises shall be used for no other use; and that all permits shall be obtained, including a certificate of occupancy, and all work completed within the requirements of Section 22A of the Zoning Resolution.

477-57-BZ

APPLICANT—Gerard M. Bloomfield, for Thirbrook Corp., and Safeway Stores, Inc., owners.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in an unrestricted use and business use districts, the erection and maintenance of a gasoline service station, car washing, lubricatorium, minor auto repairs, storage rooms and storage for more than five (5) motor vehicles on the vacant portion of the lot, and extending from the unrestricted portion into the business portion of the plot.

PREMISES AFFECTED—851-865 St. Anns Avenue and 3150-3172 3rd Avenue, southwest corner, Block 2360, Lots 92 and 97, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerard M. Bloomfield.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3

Absent: Chairman Murdock and Commissioner Foley... 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 26, 1957 after due notice by publication in the Bulletin; laid over to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further examination of plans and decision; then to January 14, 1958, for revised plans and decision; then to January 21, 1958, for applicant to consult examiner; then to January 28, 1958, at request of the applicant; then to February 18, 1958, for consideration of exits and decision; hearing closed; then to February 25, 1958, for applicant to obtain objection from the Building Department; then to March 4, 1958, at request of the applicant; then to March 25, 1958, at request of applicant's representative; applicant to file additional information previously required by the Board as to the entrance to the adjoining school; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in unrestricted and business use, B area, class 1½ height districts; that there has been

no change in use, height or area designation affecting this plot since July 25, 1916; and

WHEREAS, the decision of the Borough Superintendent, dated May 28, 1957 acting on N.B. Applic. 574-57, reads:

"1. In a business district the proposed Gasoline service station, car washing and parking and storage of motor vehicles is contrary to Sect. 4, Art. II Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 212.68 feet frontage by 180.23 feet., irregular in depth, presently occupied by a one story brick building and by a three story building which has stores on the ground floor and dwelling units above the ground floor; that the dwelling units are vacant and have not been occupied because of their poor condition, for many years; that there is also an attendant's shanty on the area now used as a parking lot; that it is proposed to demolish all of the building on the site and to erect a modern gasoline service station and auto laundry; that the proposed structure will be modern in design, one story in height, of class 3 construction containing the conjunctive uses of salesroom, storage, car washing, lubricatorium and minor auto repairs; that the balance of the plot will be used for storage and parking of motor vehicles; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 574-57, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

498-57-BZ

APPLICANT—Ferdinand Savignano, for S. and L. Lumber Co., owner.

SUBJECT—Application July 2, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a business and residence use district, the use of an existing building as a lumber yard, cabinet making shop and for the storage of material used in conjunction with the cabinet shop.

PREMISES AFFECTED—2356 Coney Island Avenue, west side, 329 feet 11 inches south of Avenue T, Block 7112, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Dominick Fanuggio and Seymour Moncarz.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley... 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 4, 1958 after due notice by publication in the Bulletin; laid over to March 25, 1958, for inspection and decision; hearing closed, and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 9th Street and Avenue T are in business and residence use, D area, class 1 height districts; Coney Island Avenue and Avenue U are in a business use, D area, class 1 height district; and

MINUTES

WHEREAS, the decision of the Borough Superintendent, dated June 18, 1957 acting on Alt. Applic. 1591-57, reads:

"4. Proposed lumber yard, cabinet making & storage bldg., located within a business & residential use district is contrary to Art. 2 Sect. 3 & Art. 2 Sect. 4a-31 of Zone Resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 feet frontage by 112 feet 8 $\frac{5}{8}$ inches in depth, upon which there exist the following buildings: a two story masonry structure at front erected under N.B. Applic. 8496-23 for occupancy of store on first floor and one family on second floor, permitted under Certificate of Occupancy No. 31277-24; a one story masonry structure at rear erected under N.B. Applic. 14897-22 for plumbing work shop, with four male employees, permitted under Certificate of Occupancy No. 31442-25; and a one story masonry structure at side, permitted under Alt. Applic. No. 625-25 for one car private garage and under Certificate of Occupancy No. 5660-25; that the two story structure at front has been changed as to occupancy under Alt. Applic. No. 3877-45 as follows: first floor—storage of household goods; second floor—one family—Certificate of Occupancy No. 115448-46; that it is proposed to use the buildings on the lot as follows: rear structure, formerly plumbing shop and side structure, formerly one car garage; first floor, formerly storage, all in conjunction as lumber storage in the rear and side structure, and cabinet making on the first floor with display room and office, and second floor to be used for storage of cabinets and lumber; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 to permit in a business and residence use district, the use of an existing building as a lumber yard, cabinet making shop, and for the storage of material used in conjunction with the cabinet shop *on condition* that the premises shall be maintained as shown on plans filed with this application marked "Received July 2, 1957", ten sheets, and on the further condition that the building shall be sprinklered throughout by a one-source sprinkler system; that the courtyard in front of the building now shown as being occupied by trucks shall be kept clear except when loading operations are in progress; that where not inconsistent with the terms of this resolution all laws, rules and regulations applicable thereto shall be complied with; and that all permits shall be obtained, including a certificate of occupancy, and all work completed within the requirements of Section 22A of the Zoning Resolution.

552-57-BZ

APPLICANT—Albert Melniker, for Isle Fuel Oil Service Co., owner.

SUBJECT—Application July 25, 1957—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and operation of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—1310 Forest Avenue and 66 Hamlin Place, southwest corner, Block 386, Lot 20, Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.
For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Vice Chairman Keating, Commissioner Klein-
ert and Commissioner Sleeper 3
Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 4, 1958 after due notice by publication in the Bulletin; laid over to March 25, 1958, for inspection; hearing kept open to permit full ten day's notice to affected owners; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Forest Avenue, Veltman Avenue and Hamlin Place are in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated July 5, 1957 acting on N.B. Applic. 972-56, reads:

"1. Proposed gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and parking of more than five motor vehicles located in a Retail Use District is contrary to Art II Sect. 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 112.23 feet frontage by 103.43 feet in depth; that it is proposed to erect and operate a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories, and the parking of more than five motor vehicles; and

WHEREAS, the applicant contends that the location of this proposed site has a direct relationship to the aforementioned shopping center consisting of a Food Fair supermarket, a Sears-Roebuck store, and a multitude of small shops to the east and west of this proposed location; that south of the site in question is a residential area with a heavy concentration of older dwellings and a good deal of people that require automobile service facilities; that Forest Avenue in addition to its commercial and non-commercial traffic connects not only to the Bayonne and Goethals bridges but forms the connection to Richmond Avenue which in turn connects to Drumgoole Boulevard and the Outerbridge crossing to Perth Amboy; that the Bayonne and Goethals bridges are the major links between Staten Island and the New Jersey Turnpike and the Garden State Parkways; and

WHEREAS, the Committee of the Board is familiar with the premises and surrounding area and recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f, e and i of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 972/56, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

591-57-BZ

APPLICANT—John F. Fitzsimons, for August Steindl, owner.

SUBJECT—Application August 7, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a residence and business use district, the extension of a building used for the manufacturing of cast stone products.

PREMISES AFFECTED—76-01 Rockaway Boulevard and 91-07 76th Street, northeast corner, Block 8950, Lot 45, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and August Steindl.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 25, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 76th Street and 77th Street are in business and residence use, D and E-1 area, class 1 height districts; Rockaway Boulevard is in a business use, D area, class 1 height district; 91st Avenue is in a residence use, E-1 area, class 1 height district; that as of July 25, 1916 the property was zoned business use, D area, class 1 height; that the portion of the property beyond 100 feet from Rockaway Boulevard was changed to residence E-1 on November 29, 1956; and

WHEREAS, the decision of the Borough Superintendent, dated July 29, 1957 acting on Alt. Applic. No. 1248-57, reads:

"1. Proposed extension of existing structure for the manufacturing of cast stone products in a business zone extending into residence zone is contrary to Art. II Secs. 3 & 4 (29) of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 72.83 feet frontage by 100.11 feet in depth, irregular; that it is proposed to extend the building to the property line of 76th Street and to construct a 10 foot by 10 foot overhead door opposite the more northerly curb cut on that street, and two 8 foot by 8 foot overhead doors on the south side of the new extension, leading into the display area; that the extension will be constructed of 8 inch cinder blocks; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of the existing building for the existing use, as proposed and indicated on plans filed with this application, marked "Received August 7, 1957", 3 sheets, *on condition* that there shall be no windows opening on the rear and west side on to adjoining premises; that if any openings exist at such locations, they shall be filled with glass blocks as approved for exterior walls; that there shall be constructed on the street building line, except where entrance and exits occur, a masonry wall constructed of cement blocks, properly coped and to a height of not less than 4 feet, and properly stuccoed, to replace the present wire fence; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

600-57-BZ

APPLICANT—Reginald S. Hardy, for John and Tessie Dugach, Steve and Natalie Washilchuk and Daniel Karotka, owners.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing—non-automatic, minor repairs, with hand tools only, office, sales and storage of auto accessories, and parking of cars waiting for service, with curb cuts and ground sign in a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—76-26 to 76-46 (76-36 official) 164th Street, west side, from 76th Road to 77th Avenue;

162-27 to 162-37 77th Avenue and 162-28 to 162-38 76th Road, Block 6848, Lots 1, 6 and 8(1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy.
For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE—

Affirmative: 0
Negative: Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Absent: Chairman Murdock and Commissioner Foley... 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 14, 1958 after due notice by publication in the Bulletin; laid over to February 18, 1958, for inspection and decision; hearing closed; then to March 25, 1958, at the request of the applicant; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 76th Road and 162nd Street are in a residence use, E-1 area, class 1 height district; 164th Street and 77th Avenue are in residence and local retail use, E-1 area, class 1 height districts; that from July 25, 1916 to September 18, 1947 the portion of the property within 100 feet of 164th Street was located in a business use district and the portion beyond 100 feet of 164th Street was located in a residence use district; that since September 18, 1947 the entire property has been located in a residence use district; that from July 25, 1916 to February 7, 1949 the property was located in a D area district, and since February 7, 1949 the property has been located in an E-1 area district; that from July 25, 1916 the property has been located in a class 1 height district; that no petition is pending before the City Planning Commission to change the zoning designations affecting this plot; and

WHEREAS, the decision of the Borough Superintendent, dated August 1, 1957 acting on N.B. Applic. 2430-57, reads:

"1. Installation of gasoline service station, lubritorium, car washing (non-automatic), minor repairs with hand tools only, office, sales & storage of auto accessories & parking of cars waiting for service in a Residence district is contrary to Art. II Sec. 3 of the Zoning Resolution.

2. Proposed curb cuts in a Residence use district are contrary to Art. II Sec. 3 of the Zoning Resolution.

3. Proposed ground sign in a Residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200.48 feet frontage by 96.02 feet and 110.43 feet in depth, irregular; that the proposed development of the subject premises with a modern parkway type gasoline service station would be in harmony with, rather than an alteration of the essential character of the neighborhood; that 164th Street is 120 feet wide from building line to building line; that the roadway is divided by a center mall separating three lanes of northbound from three lanes of southbound motor vehicular traffic; that it is a heavily trafficked roadway connecting several other main thoroughfares; that the area is only partly residential and includes a gas station, three large billboard signs, a public utility electric substation and stores; that the area is zoned partly as a local retail use district and partly as a residence use district; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, there is a distinction between the facts in this application and the prior application across the street granted under Cal. No. 754-53-BZ; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 2430/57, Objection Nos. 1, 2 and 3, be

MINUTES

and it hereby is *affirmed* and that the application be and it hereby is *denied*.

602-57-BZ

APPLICANT—Robert Gottlieb, for Rose Gscheidle, owner.
SUBJECT—Application August 27, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 4, 1958 after due notice by publication in the Bulletin; laid over to March 25, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Havemeyer Avenue are in a residence use, E-1 area, class ½ height district; Zerega Avenue is in a business use, E-1 area, class ½ height district; Story Avenue and Hermany Avenue are in business and residence use, E-1 area, class ½ height districts; that the entire section originally was unrestricted, then changed to business and finally to residential; and

WHEREAS, the decision of the Borough Superintendent, dated August 21, 1957 acting on Alt. Applic. 704-57, reads:

"1. In a residence district the proposed parking & storage of motor vehicles is contrary to Sect. 3, Art. II Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 feet frontage by 153 feet in depth, presently vacant; that it is proposed to erect a corrugated aluminum fence six feet high, set back about five feet from the building line, and to plant substantially high evergreen trees along both street frontages; that the plot adjoins a beer distributing and trucking business, Block 3698, Lot 1, and a 50 by 100 foot vacant lot at the side; and

WHEREAS, the applicant states that the owner and her husband moved into the area in 1928, erected a home and some metal garages in 1928 when the zone was unrestricted; that they have continuously conducted a trucking business, using Lots 73 and 77 of Block 3699, and still reside in the house at 2321 Story Avenue; that one son lives at 912 Havemeyer Avenue, Block 3699, Lots 5 and 6, and one son at 910 Havemeyer Avenue, Block 3699, Lot 1, both of which adjoin the present trucking business and opposite the lot proposed for parking; and

WHEREAS, the applicant contends that there would be no opening on Havemeyer Avenue and the one opening proposed on Story Avenue would be practically opposite the trucking business carried on by owner, whose son lives directly across the street in Block 3699, Lot 1; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use dis-

trict regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for parking and storage of motor vehicles substantially as proposed and as indicated on plans filed with this application marked "Received August 27, 1957", two sheets, *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be leveled substantially to the grade of Story Avenue and Havemeyer Avenue; that there shall be erected on all lot lines a woven wire fence of the chain link type not less than five feet six inches in height; that along Havemeyer Avenue, Story Avenue and the lot lines adjacent to the residential occupancy there shall be erected within the fence a hemlock hedge in area not less than five feet in width protected with concrete curbing not less than eight inches above grade and not less than six inches in width; that bumpers at proper distance shall be maintained to protect the hedge; that the balance of the plot shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that there may be an entrance in the fence to Story Avenue fitted with gates not over 14 feet in width which shall remain closed except when the parking lot is in operation and opposite there may be a curb cut of similar width; that the sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to one sign attached to the fence at the entrance to Story Avenue not exceeding four square feet in area provided such sign is not illuminated and does not extend beyond the building line advertising the private use of the premises and such other information as may be required by the Commissioner of Licenses; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

722-57-BZ

APPLICANT—Leonard F. Rothkrug, for Richmond Snyder, owner (Court Auction Merchandise Co., lessee).

SUBJECT—Application October 8, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the maintenance of an auction room on part of the first story for a term of five (5) years.

PREMISES AFFECTED—84 Court Street, west side, 71 feet 9 inches north of Schermerhorn Street, Block 268, Lot 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative 0
Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 4, 1958 after due notice by publication in the Bulletin; laid over to March 25, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Court Street are in a retail use, B area, class 2 height district; Livingston Street and Schermerhorn Street are in retail and residence use, B area, class 2 height districts; Clinton Street is in a residence use, B area, class 2 height district; that on July 25, 1916 the premises was located in a business use district and was rezoned to retail on July 28, 1952; and

MINUTES

WHEREAS, the decision of the Borough Superintendent, dated September 17, 1957 acting on Alt. Applic. No. 2829-57, reads:

"1. Auction room below the 1st story ceiling is contrary to Art. II Sec. 4-A, Sub. (b) 5 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 24 feet frontage by 104 feet 5 inches in depth, irregular in area, on which is located a five story building, 58 feet in height, 24 feet frontage by 100 feet in depth, altered in 1933 and occupied under Certificate of Occupancy No. 71123 as a luncheonette on the first story and dwellings for three families on each of the upper floors, and presently altered for occupancy on the first story by a retail dry goods store and luncheonette; that it is proposed to change the occupancy of the retail dry goods portion of the building, to permit an auction room; and

WHEREAS, the applicant contends that the very specialized and unique nature of the auction room proposed is not such as will create an overcrowded condition; that the tenant deals only in new, unused saleable dry goods; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e to permit the premises to be occupied as an auction room for a term of two years as proposed and shown on plans filed with this application marked "Received October 8, 1957", five sheets, *on condition* that in all other respects all laws, rules and regulations applicable thereto shall be complied with; and that the proper licenses shall be issued by the Commissioner of Licenses.

730-57-BZ

APPLICANT—James E. Vassalotti, for Bartholdi Turecamo, owner.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2375-2385 Cropsey Avenue and 8846-8858 24th Avenue, northwest corner, Block 6890, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti and R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner

Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley... 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 4, 1958 after due notice by publication in the Bulletin; laid over to March 4, 1958, for hearing after applicant has sent out notices to affected property owners; then to March 11, 1958, at the request of an objector, applicant concurring; no further request for adjournment considered; then to March 25, 1958, for inspection if necessary, and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Cropsey Avenue, Bay 35th Street and 24th Avenue are in a residence use, D area, class

1 height district; that as of July 25, 1916 the premises were in an undetermined use district; that on March 23, 1923 that part of the premises within 100 feet of Cropsey Avenue was changed to a business use district and the balance of the plot to a residence use district; that the present use designation became effective July 29, 1940; and

WHEREAS, the decision of the Borough Superintendent, dated September 13, 1957 acting on N.B. Applic. 1274-57, reads:

"1. Proposed gasoline service station, lubritorium, minor auto repairs, car wash, storage, office & sales, parking & storage of motor vehicles within a residence use district is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 feet frontage by 112 feet 7¾ inches in depth, irregular, and presently vacant; that it is proposed to obtain a variance for a temporary period of fifteen years in order to erect a modern gasoline service station consisting of twelve 550 gallon gasoline tanks and four dispensing pumps; that the proposed accessory building will be one story in height, of class 3 construction, having a frontage of 54 feet 8 inches, a depth of 28 feet 8 inches and will contain the conjunctive uses of lubritorium, minor auto repairs, car washing, storage room, office and sales, that the open area, not occupied by the gas station, is proposed for parking and storage of motor vehicles; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition, and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e to permit the premises to be occupied as a gasoline service station substantially as shown on plans filed with this application marked "Received October 10, 1957", 3 sheets, for a term of fifteen years *on condition* that there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of five feet six inches where shown on such plans; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that there may be installed two pump islands, where shown, not less than fifteen feet from the street building line; that curb cuts shall be restricted to two curb cuts to Cropsey Avenue not more than 30 feet in width and not closer than five feet to the intersection, with similar curb cuts not more than 30 feet in width to 24th Avenue, as shown on such plans above cited; that where not occupied by accessory building and pumps the premises shall be surfaced with concrete or bituminous paving; that the accessory building shall be faced with face brick; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs but permitting the erection of one post standard at the intersection of Cropsey Avenue and 24th Avenue for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that under Section 7h for a similar term the parking of automobiles may be permitted on the vacant portion of the premises provided such parking does not interfere with the operation of the gasoline service station, that under Section 7i for a similar term there may be minor auto repairs with hand tools only for adjustments maintained solely within the accessory building; that in all other respects all laws, rules and regulations applicable thereto shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

MINUTES

13-57-BZ

APPLICANT—Paul Friedman, for Harry Augen and Anna Palenychka, owners (Esso Standard Oil Co., Conditional vendee).

SUBJECT—Application October 11, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories and parking and storage of cars awaiting service, with ground sign in a residence use district, for a stated term of fifteen (15) years.

REMISES AFFECTED—111-02 to 111-18 (111-10 official Springfield Boulevard and 216-40 to 216-48 111th Avenue, southwest corner, Block 11144, Lot 26 (26, 31, 32, 33, 34 and 35), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application March 11, 1958 after due notice by publication in the Bulletin; laid over to March 25, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Deleran Street, 11th Avenue, 11th Road and Springfield Boulevard are in a residence use, R-1 area, class 1/2 height district; that as of July 25, 1916 the property was zoned as a business use, a one times height district; that the present residence use designation became effective on January 21, 1947 and the present height and area designations became effective on June 30, 1952; that there are no zoning amendments relating to this property pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated September 16, 1957, acting on N. B. Applic. 2817-57, reads:

"1. Proposed erection of a gasoline service station, lubritorium, auto washing (non-automatic) minor auto repairs with hand tools only, office, sales and storage of auto accessories and parking and storage of cars awaiting service and the erection of a ground sign on a lot in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R."

WHEREAS, the applicant states that the premises consist of plot, 180 feet frontage by 100.03 feet in depth, presently vacant; that it is proposed to erect a parkway type gasoline service station, lubritorium, non-automatic auto wash, minor repairs with hand tools only, office, sales and storage of auto accessories, parking and storage of cars awaiting service, with a ground sign in a residence use district; and

WHEREAS, the applicant contends that a grant of the instant application would permit the property to be developed for a only beneficial use for which there is an economic demand and would be in harmony with the existing character of the development of Springfield Boulevard in the immediate vicinity; that it would have no adverse effect upon nearby properties, and would provide more light and ventilation than nearby properties than if the property were developed with conforming buildings; that a grant of the instant application would safeguard rather than jeopardize pedestrian and automobile traffic safety; and

WHEREAS, the applicant further contends that with respect to the parking and storage of cars awaiting service, the Board has jurisdiction to grant under section 7h because it is customarily a permitted accessory use incidental to a gasoline service station; that with respect to the proposed

ground sign in a residence use district, the Board has jurisdiction to grant under section 7e, because this is also a customarily permitted incident to a gas station; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e and h, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under section 7e, for a term of fifteen years, to permit the building to be occupied as a gasoline service station, substantially as proposed and indicated on plans filed with this application, marked "Received October 11, 1957", 4 sheets, on condition that all uses on the plot shall be removed and the plot leveled substantially to the grade of Springfield Boulevard, and constructed and arranged as shown on plans above cited; that there shall be erected on the lot lines to the west, north and south, except on the southerly lot line where a wall of a 2-story building exists on the lot line, a masonry wall not less than 2 feet in height with iron picket fence above, erected to a total height of 5 feet, 6 inches; that inside such wall there shall be a continuous band of shrubbery, occupying a width of not less than 5 feet and with a 6 inch wide curb in front thereof, erected to a total height above grade of not less than 8 inches, for protection of such shrubbery; that the accessory building shall be of the design and arrangement indicated on plans and be without cellar and in all other respects shall comply with the Building Code and located where shown; that pumps shall be of a low approved type erected not less than 15 feet from the base of the street building line; that gasoline storage tanks shall not exceed twelve 550 gallon tanks; that curb cuts shall be restricted to three on Springfield Boulevard, each 30 feet in width, located where shown and with no portion nearer than 5 feet to a side lot line as prolonged; that signs shall be restricted to signs attached to the accessory building and the illuminated globes of pumps, excluding all roof signs, temporary signs and advertising devices but permitting the erection within the building line at the intersection of 111th Avenue of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, which sign may extend not more than 4 feet beyond the building line and at right angles to Springfield Boulevard; that sidewalks and curbs abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the station where not occupied by planting, pumps and accessory building shall be paved with bituminous or concrete paving; that under section 7h for a similar term there may be parking and storage of cars awaiting service; and under section 7e for a similar term there may be minor repairing for adjustments with minor repairing for adjustments with hand tools only, maintained solely within the accessory building; and that all permits required shall be obtained and all work completed within the requirements of section 22A of the Zoning Resolution.

747-57-BZ

APPLICANT—Simeon Heller and George J. Meltzer, for 172nd Street Corp., owner, Eutectic Welding Alloys Corp., lessee.

SUBJECT—Application October 10, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in the residence portion of the plot, the parking for more than five (5) motor vehicles for employees and patrons.

PREMISES AFFECTED—40-40 172nd Street west side and 171-20 Station Road, entire block bounded by 172nd Street, Station Road, Auburndale Lane and 42nd Avenue, Block 5351, Lot 1, Auburndale, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Opposition: Earl Ch. Walker.

MINUTES

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper..... 3
Absent: Chairman Murdock and Commissioner Foley... 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 4, 1958 after due notice by publication in the Bulletin; laid over to March 25, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Auburndale Lane are in unrestricted, business and residence use, C and DD area, class 1 height districts; 42nd Avenue, Station Road and 172nd Street are in a business use, C and DD area, class 1 height district; that on July 25, 1916 the plot was zoned as business use for 100 feet south of Station Road and the balance was in a residential use district; that the entire plot was then zoned as C area and class 1 height district; that on March 24, 1948 the use district was changed to its present uses; that on March 24, 1955 the area district for 100 feet north of 42nd Avenue was changed from C to DD and the balance of the plot remained in C area district; and

WHEREAS, the decision of the Borough Superintendent, dated October 4, 1957 acting on Alt. Applic. 2767-56, reads:

"1. The proposed use of that portion of the lot in the residential use district as a parking field for more than five vehicles is contrary to Article II Sec. 3 of the Zoning Resolutions. (B. S. A. decision Cal. 938-54-A states that present occupancy shall continue as proposed.)"

and

WHEREAS, the applicant states that the premises consist of a plot, 200.01 feet frontage by 535 feet in depth; that at present, the business and unrestricted portions of the site are improved with two buildings of class 3 construction, occupied for factory and office use; that Certificate of Occupancy No. Q-110286 was issued on July 6, 1956 for these uses; that it is proposed to use a portion of the vacant land at the southerly part of the residence use portion of the lot, for parking of more than five motor vehicles; that this use is required in order to accommodate the great number of employees as well as transient salesmen and customers coming to their offices; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision h, of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2767/56, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

798-57-BZ

APPLICANT—Paul Friedman, for 36-20 168th Street, Inc., and William Sparago, owners.

SUBJECT—Application November 4, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h and 7A of the Zoning Resolution, to permit for a stated term of 15 years on a plot located partly in a business use and partly in a residence use district, the erection and maintenance in the business portion of the premises of a gasoline service station, auto washing (non-automatic), lubritorium, minor repair with hand tools only, office, storage and sale of auto accessories, and parking of more than five (5) cars awaiting service with proposed curb cuts and business entrances within 75 feet of a residence use district, and the maintenance on the portion of the premises within the residence use district, of parking and storage of motor vehicles of the pleasure type only.

PREMISES AFFECTED—1414-1424 Gravesend Neck Road, southwest corner of East 15th Street, Block 7399, Lot 89, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Lucille Di Tucci.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative:
Negative: Charmain Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper...
Absent: Commissioner Foley

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 11, 1958 after due notice by publication in the Bulletin; laid over to March 25, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 14th Street and East 15th Street are in business and residence use, D area, class 1 height districts; Gravesend Neck Road is in a business use, D area, class 1 height district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated October 14, 1957 acting on N.B. Applic. 1847-57 reads:

"1. Proposed bldg. & premises, on a plot which is partly in a business zone and partly in a residential zone, to be used for gasoline service station, auto washing, (non-automatic), lubritorium, minor repairs (hand tool only), office, storage and sale of auto accessories. Parking of more than 5 cars waiting to be serviced and parking and storage of motor vehicles (pleasure car only) is contrary to Art II, PP. 3 and PP. 4a, subdivisions 29 and 46 of the Zoning Resolution.

"2. Proposed curb cuts and business entrances on East 15th St. within 75' of a Residence zone is contrary to Art. II, PP. 7A of the Zoning Resolution."

WHEREAS, the applicant states that the premises consist of a plot 101 feet 1½ inches frontage by 160 feet 10 inches in depth, vacant; that it is proposed to erect and maintain within the business use district portion of the property a modern, parkway type gasoline service station, non-automatic auto wash, lubritorium, minor repairs with hand tool only, office, storage and sale of auto accessories and parking of more than five cars awaiting service, with curb cut and business entrances within 75 feet of a residence use district, for a term of fifteen years, and on the portion of the premises within the residence use district, to maintain for a similar term, the parking and storage of motor vehicles of the pleasure type only; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e, f, h and A of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 1847/57, Objection Nos. 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

833-57-BZ

APPLICANT—Leonard F. Rothkrug, for Lawrence Marino, doing business as L. Marino, Inc., owner.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, a two story extension of an existing shop for the manufacture of canvas covers occupying more than the permitted area.

PREMISES AFFECTED—8802-8810 Foster Avenue southeast corner of East 88th Street, Block 7967, Lot 35 Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 11, 1958, after due notice by publication in the Bulletin; laid over to March 25, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a manufacturing use, D area and Class One height district; Foster Avenue is in a manufacturing use, Class One height district; East 88th Street is in a manufacturing and residence use district, D area and Class One height district; East 89th Street is in a manufacturing and residence use, D area and Class One height district; Bedell Lane is in a residence use, D area and Class One height district; that on July 25, 1916 the premises was in a Business use district and was rezoned to Manufacturing on August 14, 1943; and

WHEREAS, the decision of the Borough Superintendent, dated November 1, 1957, dated November 1, 1957, acting on N.B. App. 3434-1957, reads:

"1. Area of Bldg. is excessive for 'D' area district—contrary to Sect. 14, Art. IV of Zone Resol."

and

WHEREAS, the applicant states that the premises consist of a plot 70 feet five and seven eighths inches frontage, by 99 feet 10 and one quarter inch in depth, irregular in area, in which is located a one story building, 13 feet 10 inches in height, of Class 3 construction, 69 feet 11 7/8 inches frontage on East 88th Street, 63 feet 3 inches front on Foster Avenue by 63 feet and 64 feet in depth, irregular in area, erected in 1953 and occupied under C. O. 136935 by the owner as a shop for the manufacture of canvas covers; that it is proposed to extend the building with a two-story extension 31 feet 2 3/4 inch front on Foster Avenue by 61 feet 3 1/2 inches in depth, irregular in area, 21 feet in height, to be used in conjunction with the existing building as a shop for the manufacture of canvas covers; and

WHEREAS, the applicant contends that the present owner purchased these premises on July 9, 1946 and subsequently erected the existing factory building for the conduct of his business; that the increase in business since the completion of the building in 1953 necessitates the extension of the building as proposed to provide additional area; that in 1916 these premises were originally zoned business; on August 14, 1943 the zone was downgraded to manufacturing so that the present time Foster Avenue for a depth of 200 feet along East 88th Street is zoned manufacturing; this downgrading of zone has the effect of increasing the floor area of any structure that may be used for manufacturing and as intended to increase the manufacturing uses in the area; that unfortunately the area district zone was not changed when the use district zone was changed; that the area of the plot is approximately 6407 square feet, the area of the existing building is 4410 square feet, the permitted area coverage is seventy per cent of the corner 5000 square feet and per cent of the balance for a total of 4273 square feet, the permitted deduction for two off-street loading areas (indicated by overhead doors) is 792 square feet, so that the proposed extension will be approximately 1342 square feet in excess of that permitted; that the area of the second story as proposed complies with the area district percentages; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant

under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21, to permit the excess area of the proposed building, as indicated on plans filed with this application, marked "Received November 12, 1957," 8 sheets, on condition that the building shall not exceed two stories in height, as proposed, and shall be of the design, arrangement and for the use indicated on above cited plans; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

919-57-BZ

APPLICANT—Gabriel Nathan, for Jo-Max Realty Corp., owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a two story building to be occupied by a retail store on the first floor and a two family dwelling on the second floor.

PREMISES AFFECTED—4912 Avenue K, south side, 20 feet, 3 1/2 inches east of Flatlands Avenue, Block 7829, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 11, 1958, after due notice by publication in the Bulletin; laid over to March 25, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, D area and class 1/2 height district; that East 99th Street is in a residence and business use, D and E-1 area and class 1/2 height district; that Avenue K, Utica Avenue and Flatlands Avenue are in a residence and business use, D area, class 1/2 height district; that as of July 25, 1916 the property was zoned as a business district, 1 height district; that on May 26, 1955 the present residence designation became effective August 25, 1955; and

WHEREAS, the decision of the Borough Superintendent, dated November 20, 1957, acting on N.B. Applic. 2102/57, reads:

"1. Proposed bldg. with a commercial use and the 1st floor located in a residential use district, is contrary to Art. 2, Sec. 3 of Zone Resolutions."

WHEREAS, the applicant states that the premises consist of a plot, 25 feet frontage, by 90 feet in depth; that it is proposed to construct a two story structure of class 3 construction with a frontage of 17 feet and 67 feet in depth and having a store on the 1st floor and two apartments on the 2nd floor; and

WHEREAS, the applicant contends that this plot is immediately adjoining the business zone of Utica Avenue; that several stores of the adjoining corner building face Avenue K, just to the east of the plot; that the owner of this plot is currently a tenant of one of these stores at 4918 Avenue K, operating a retail liquor store; that his store is only 10 feet by 25 feet with no additional storage space and he finds himself unable to obtain additional space as the building is fully rented; that under Liquor Authority rules he could not move to another location unless he were operating at a loss; that the Authority prefers a store to remain in

MINUTES

its current location if it is of service to the neighborhood; that this precludes moving anywhere around the corner on Utica Avenue since that constitutes a change of location; that under these circumstances the owner is blocked in his efforts to properly service his current business and to expand; that the proposed building would solve his problem, giving him a 16 feet 8 inches by 65 feet store with a full cellar for storage; that it will be the same location as far as the Liquor Authority is concerned; that the proposed building would have no ill effect on the immediate neighborhood since it would be actually an extension of the present store to a distance of 25 feet; that the nature of this particular intersection of Avenue K, Utica Avenue and Flatlands Avenue is such that the proposed building would actually be a part of the business block and could not have an adverse effect upon the residential area; that there is a gas station diagonally opposite the subject site, in Block 7798, Lot 9, granted under Calendar Number 582-55-BZ, and another gas station across the street in Block 7798, Lot 33; that every effort will be made to create a building residential in character in order to help safeguard the adjoining residential area; that it is felt that the granting of this variance will not be detrimental to the general purpose of the Zoning Resolution; and

WHEREAS, the applicant states that the present owner has held title to the property since May 10, 1957; that the assessed valuation of the land is \$1,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations on the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, to permit the erection of a two-story building, as proposed and indicated on plans filed with this application, marked "Received December 17, 1957", 3 sheets, and "February 6, 1958", 2 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area beyond what is now proposed; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

925-57-BZ

APPLICANT—James E. Vassalotti, for Harry Augen, owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles and a ground sign on the retail portion of the plot, for a stated term of fifteen (15) years.

PREMISES AFFECTED—133-10 to 133-16 (133-12 official), Liberty Avenue and 104-01 to 104-11 133rd Street, southeast corner Block 9587, Lots 1 and 2, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti and R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner

Kleinert and Commissioner Sleeper..... 3

Negative 0

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 4, 1958 after due notice by publication in the Bulletin; laid over to March 11, 1958, at the request of an objector; no further request for adjournment to be considered; then to March 25, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 133rd Street and 134th Street are in retail and residence use, D and E area, class 1 and class ½ height districts; Liberty Avenue is in a retail use D area, class 1 height district; 105th Avenue is in a residence use, E area, class ½ height district; that as of July 25, 1916 that part of the premises within 100 feet of Liberty Avenue was in a business use district; that the present height and area designations for that part of the premises within the residence use district became effective June 30, 1947; that the present use designation for that part of the premises within 100 feet of Liberty Avenue became effective May 23, 1957; and

WHEREAS, the decision of the Borough Superintendent dated December 5, 1957 acting on N.B. Applic. No. 3546-57 reads:

"1. Proposed erection of a gasoline service station lubritorium, minor auto repairs, car washing, office and sales, and storage and parking of motor vehicles on a lot in a retail use district and extending into a residence use district is contrary to Art. 2, Sec. 4-A and Sec. 3 of the Z.R.

2. Proposed erection of a ground sign on the retail portion of the lot is contrary to Art. 2, Sec. 4-A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 78.17 feet frontage by 125.10 feet in depth, irregular, presently vacant except for two billboards; that a variance is requested for a temporary period of fifteen years to erect a modern gasoline service station consisting of twelve 550 gallon gasoline tanks and six dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction without cellar and with a frontage of 58 feet, a depth of 28 feet and will contain the conjunctive uses of lubritorium, car wash, minor auto repairs, store room, office and sales; that the open portion of the plot will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that although the site is situated in a retail and residence use district, the gasoline station will be confined strictly to the retail portion of the plot; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, f and i, to permit the premises to be occupied as a gasoline service station and accessory uses for a term of fifteen years substantially as shown and proposed on plans filed with this application marked "Received December 18, 1957", 4 sheets *on condition* that on the lot line to the south where the applicant proposes a woven wire fence there shall be erected a brick wall not less than five feet six inches in height which brick wall shall be moved five feet off the lot line and which shall be continued on the lot line to the east where the woven wire fence is presently shown; that this brick wall required to be erected along the easterly lot line may be stepped down to a height of four feet within 20 feet of the building line; that a planted area shall be maintained, as shown, and protected by a concrete curbing not less than six inches in height; that tanks shall be restricted to twelve 550 gallon approved gasoline storage tanks; that three pump islands may be permitted facing Liberty Avenue and not less than fifteen feet from the building line; that there may also be three similar pump islands, as shown not less than fifteen feet from the 133rd Street building line; that pumps shall be of an approved low type; that where not occupied by the accessory building and pump the balance of the premises shall be surfaced with concrete

MINUTES

bituminous paving; that under Section 7h for a similar in the parking of motor vehicles may be permitted; that under Section 7i for a similar term there may be minor pairs with hand tools only for adjustments maintained solely within the accessory building; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps including all roof signs and temporary signs but permitting the erection of a post standard for supporting a sign, which may be illuminated, at the intersection of Liberty Avenue and 133rd Street, as shown, and permitting such sign to extend beyond the building line for a distance of not more than four feet; that in all other respects all laws, rules and regulations applicable to the premises and occupancy shall be complied with; that curb cuts shall be restricted to one to 133rd Street not more than 30 feet in width and two to Liberty Avenue not more than 20 feet in width, as shown; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that there shall be no cellar under the accessory building; that the sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; and that all permits, including a Certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the zoning Resolution.

Adjourned: 4:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 25, 1958, 2 P.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper.

4-57-A

APPLICANT—Lama, Proskauer and Prober, for 18th Avenue-64th Street Corp., owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re factory use in Theatre building.

PREMISES AFFECTED—6401-6411 18th Avenue, southeast corner of 64th Street, 2nd floor; Block 5547, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 19, 1957, on Alt. Applic. 2504/54 reads:

"1. Proposed factory use on 2nd floor of a building occupied for theatre purposes is contrary to C 26-717 of the building code. (Note premises subject to a variance by the Bd. of Standards and Appeals 172-27-BZ as building is partly within a residential use district.)"

WHEREAS, the applicant states that the building is 1 and 2 stories 30 feet and 64 feet in height, 100 feet $\frac{1}{4}$ inch front 240 feet and $\frac{7}{8}$ inches in depth, of class 1 and class 3 construction, erected 1927, located on a lot 100 feet $\frac{1}{4}$ inch 240 feet $\frac{7}{8}$ inch in depth in a business and residence use area, class 1 height district, and used and occupied since 1927 as follows: Cellar—ordinary; 1st floor—theatre and residences, 2,312 persons; 2nd floor—offices, 20 persons; that no change in use and occupancy is proposed except for the 2nd floor which will be used for manufacturing draperies with an occupancy of 60 persons; that the building is provided with an approved standpipe system in the theatre portion only; that there are two interior 4 feet wide steel stairs from the factory portion, leading from street to roof bulkhead, fireproof enclosed, equipped with fireproof self-closing door;

WHEREAS, Certificate of Occupancy #54727 was issued January 22, 1929, against Permit Number N. B. 8161/27; 2nd floor—office or billiard room; that pursuant to variance granted by the Board under Calendar Number 172-27-BZ; and

WHEREAS, the applicant states that it is now proposed to secure a variance in order to maintain the present legal uses of the cellar as ordinary use; 1st floor as theatre and store; that to change the use of the 2nd floor from offices to factory (manufacturing draperies); and

WHEREAS, the applicant contends that the 2nd floor proposed for factory use is completely separated from the theatre by a fire wall and a fireproof 12 inch concrete arch floor; that this separation isolates the factory portion of the building from the theatre; that inasmuch as the proposed use is not of a hazardous nature, it is requested that this application be granted; and

WHEREAS, the Board is passing on the question covered by the decision of the Borough Superintendent only which is for the use of the second floor for factory use in a theatre building.

Resolved, that the decision of the Borough Superintendent, dated September 19, 1957, acting on Alt. App. 2504/54 be and it hereby is modified and that the appeal be and it hereby is granted to permit the proposed factory use (drapery manufacture) on the second floor of the building as proposed and as indicated on plans filed with this appeal marked "Received September 26, 1957", 5 sheets, on condition that such portion of the building shall be completely isolated from the theatre portion of the building and shall have two stairs serving only the second floor and above and leading directly to the street as shown on such plans; that in all other respects the requirements of the Building Code and the Labor Law shall be complied with and the conditions of the resolution adopted by the Board under Calendar Number 172-27-BZ in so far as they apply.

901-57-A

APPLICANT—Howard M. Dowling, for the Board of Education, City of New York, owner.

SUBJECT—Application December 9, 1957—Appeal from an order of the Fire Commissioner, re Standpipe system.

PREMISES AFFECTED—121-127 Amsterdam Avenue and 147-165 West 65th Street, northeast corner, and 142-148 West 66th Street, Block 1137, Lot 1, High School of Commerce, Borough of Manhattan.

APPEARANCES—

For Applicant: Bela C. Alexy and Edward A. Hoffer.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated November 19, 1957, repeating Item 8 of an order (Reference Number 4318-11816) issued by the Fire Commissioner May 25, 1943 as follows:

"Your request that we re-issue our order dated May 25, 1943, requiring the installation of a standpipe system in the above captioned building and that we send you a copy of the original violation must be denied, as we cannot do either.

The requirement in question was item 8 of a violation order containing nine, all of which have been complied with except item 8 which reads as follows:

Item 8. Provide a 4" standpipe system to cover the entire building.

However, if you see fit, you can make an appeal to the Board of Standards and Appeals, H. H. Murdock, Chairman, Room 1000, Municipal Building, within thirty days from date, on forms obtainable at the office of the said board, from the decision expressed in this letter and from the violation in question, as quote above."

and

WHEREAS, the applicant states that the building is 5 stories,

MINUTES

103 feet 10 inches in height, 350 feet front by 100 feet 5 inches and 195 feet in area, of fireproof construction, erected 1903 and 1925, located in a business use B area, class 1½ height district, and used and occupied since 1903 and 1925 as follows: Cellar—plant equipment; basement—shop, cafeteria and class rooms, 185 persons; 1st floor—class rooms and offices, 380 persons; 2nd floor—class rooms, 380 persons; 3rd floor—class rooms, 560 persons; 4th floor—class rooms, 455 persons; 5th floor—gymnasium; roof—playground and fan room; and

WHEREAS, the applicant states that the building is equipped with a partial one-source sprinkler system and an approved fire alarm system and regular monthly fire drills are maintained; that there are 6 interior steel stairs in the new portion of the building and 8 in the old portion; that the stairs are 4 feet wide, enclosed in partitions of 4 inch Terra Cotta plastered both sides, equipped with kalamein and glass doors which are self-closing; that stairhall leads from roof to street bulkhead; and

WHEREAS, Certificate of Occupancy #17810 was issued September 4, 1931, against N. B. Applic. 177/24, which permits the present use and occupancy; and

WHEREAS, the applicant contends that the building was erected in two sections, the original building in 1903 and the addition in 1925; that all corridors are continuous throughout the original building and the addition; that the certificate of occupancy was issued on the basis of complete compliance with the Building Code; that the building has been occupied from erection to the present date without any physical changes thereto; that the building is equipped with a fire alarm telegraph box, located adjacent to the Principal's office; that an interior fire alarm system for evacuation of the building in event of fire; that in those rooms in the building which even remotely resemble hazardous occupancy, automatic sprinklers are provided, such as in store room, paper chutes and general shop, etc.; that the building is completely equipped with hand extinguishers, as required by the Fire Department, conveniently located throughout the building; that since the Fire Department responds within a matter of minutes, after an alarm; that since the personnel in the building is not trained to handle fire hoses and since the Fire Department uses its own hose coupled to hydrants and pumpers, installation of a standpipe system in this building is unnecessary and would require an unwarranted expenditure of public funds; that the Board of Education receives a limited amount of money for maintaining school buildings and any diversion of these funds would seriously create hardships resulting in a possible breakdown in maintenance of school properties; that in view of the precautionary means already installed to protect the occupants, it is requested that favorable action be taken on this appeal; and

WHEREAS, in the opinion of the Board the penthouse should not be considered as an additional story.

Resolved, that the decision of the Fire Commissioner dated November 19, 1957, as issued May 25, 1943 be and it hereby is modified and that the appeal be and it hereby is granted to permit the omission of four inch standpipe system as required in view of the height of the building; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; as shown on revised plans marked "Received December 9, 1957", 25 sheets.

13-58-A

APPLICANT—Lama, Proskauer and Prober, for Hunts Point Homes, Inc., owner.

SUBJECT—Application January 10, 1958—Appeal from a decision of the Borough Superintendent, re increase in number of beds—Nursing Home.

PREMISES AFFECTED—1295-1297 Lafayette Avenue, northwest corner of Faile Street, Block 2762, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: Eugene S. Ginsberg and Abraham E. Gall.

For Administration: Vincent J. Rice, Dept. of Hospitals.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper

Negative:

Absent: Commissioner Foley

THE VOTE TO RECONSIDER—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper

Negative:

Absent: Commissioner Foley

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper

Negative: Commissioner Kleinert

Absent: Commissioner Foley

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 8, 1957, on Alt. Applic. 684/57 redened January 8, 1958, reads:

"1. Proposed change of bedroom arrangements and increase in number of beds in approved convalescent home is contrary to Bd. of S & A Cal. #424-48-A."

and

WHEREAS, the applicant states that the building is stories, and basement, 45 feet in height, 49 feet 11 inches front by 78 feet in depth, class 3 construction, erected 1925, located on a lot 50 feet front by 120 feet irregular in depth, in business and residence use B area, class 1½ height district, and used and occupied since 1948 as follows: Basement—boiler room and storage, 7 persons; 1st floor—administration, kitchen, dining room and convalescent recreation room, 20 persons; 2nd floor—convalescent home, 32 persons; 3rd floor—convalescent home, 32 persons; that no change in use and occupancy is now proposed; that the building is provided with one 3 foot 6 inch wide interior wood stairs with soffits plastered, enclosed in partitions of wood lath and plaster equipped with wood doors which are not self-closing, stairhall leads direct to street and is provided with a ladder and scuttle to roof; that in addition there is one fire escape on the rear, extending to roof by ladder, doors on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant states that the building was erected under N.B. Applic. 2874 and Certificate of Occupancy #532 issued for the following use: Basement—nurses dormitories and janitor's apartment; 1st, 2nd and 3rd floors—nurses dormitories; that under Alt. Applic. 85/48 the Board under Calendar Number 424-48-A permitted the building to be converted for the following use: Basement—boiler room, morgue, office and storage; 1st floor—convalescent home, dining, recreation and kitchen; 2nd floor—convalescent home; 3rd floor—convalescent home; that Certificate of Occupancy #5092 was issued for these uses; and

WHEREAS, Certificate of Occupancy #5092 issued December 23, 1948, against Alt. Applic. 85/48 and pursuant to resolution adopted by the Board under Calendar Number 424-48-A permits the following use and occupancy; basement—boiler room, morgue, offices and storage, 7 persons; 1st floor—dining, kitchen, recreation and convalescent home, 10 persons, 9 rooms; 2nd floor, convalescent home, 17 persons, 16 rooms; 3rd floor convalescent home, 17 persons, 16 rooms; that it contains the statement "Fire Department approval of sprinkler system and portable fire-fighting appliances, received November 22, 1948. Fire Department approval of watchman, time detector and the interior fire alarm, received December 17, 1948"; and

WHEREAS, the applicant states that the building was further altered under Alt. Applic. 648/56 and the number of beds increased from 50 to 75 by removing the non-bearing partitions and enlarging the rooms on the 2nd and 3rd floors; that these changes were also approved by the Department of Hospitals on August 30, 1956; and

WHEREAS, the applicant states that it is now proposed to maintain the existing use and occupancy as approved by

MINUTES

Department of Buildings under Alt. 648/56 and by the Department of Hospitals, August 30, 1956; and WHEREAS, the applicant contends that the construction work called for under Alt. Applic. 648/56 was signed off completed on August 25, 1957; that the plumbing was completed August 30, 1957 and a new certificate of occupancy was applied for and denied on September 20, 1957 being contrary to the resolution of the Board under Lendar Number 424-48-A; and

WHEREAS, the applicant contends that inasmuch as all of the work called for under Alt. Applic. 648/56 was completed, and approved by the Department of Hospitals, that these changes should be accepted and the owner relieved of an undue hardship; and

WHEREAS, the Department of Hospitals has stated to the Board that plans for interior alteration to increase the bed capacity was received by that department August 30, 1956 and found to conform to the requirements of the Hospital Code.

Resolved, that the decision of the Borough Superintendent, dated October 8, 1957, acting on Alt. App. 684/57, objection No. One as redenned January 8, 1958 be and it hereby is *modified* and that the appeal be and it hereby is *amended* to permit the occupancy of the building as previously permitted by the Board under resolution adopted under Cal. No. 424-48-A, July 20, 1948, to be *amended* as to occupancy so that such occupancy may have an increase of number of beds as indicated on revised plans marked "Received February 13, 1958", 7 sheets, and "March 13, 1958", three sheets, as *amended* by revised plans as to first floor revised plans marked "Received March 24, 1958", one sheet, *on condition* that the building shall not be increased in height or area beyond what is now proposed; that the occupancy of the first three floors of the building shall be in accordance with the requirements of the rules of the Department of Hospitals; that a certificate of occupancy shall be obtained classifying the building as a nursing home and not a convalescent home; that the building throughout shall be equipped with a sprinkler system complying with the requirements therefor; that the building shall be maintained to the satisfaction of the Department of Hospitals.

5-57-A

APPLICANT—Henry George Greene, for Henry Strauss Realty Corp., owner.

SUBJECT—Application August 29, 1957—Appeal from a decision of the Borough Superintendent—re stair enclosure—Class III structure, commercial use.

PREMISES—31 West 53rd Street, north side, 339 ft. 6 in. east of Avenue of The Americas, Block 1269, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy.

ACTION OF BOARD—Laid over to April 8, 1958, at 2 P.M., for inspection and decision; hearing closed.

2-49-A—Vol. III

APPLICANT—Norman Lederer and Leonard Joseph, for Hugh Doonan, owner.

SUBJECT—Application reopened December 3, 1957 as Vol. III—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—304 Beach 90th Street, east side, 301.96 feet north of Rockaway Beach Boulevard, Block 574, Lot 11, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant, Norman Lederer.

ACTION OF BOARD—Laid over to date to be set, for inspection and decision; hearing closed.

3-57-A

APPLICANT—Morris Brody, for Nationwide Investors Inc., owner.

SUBJECT—Application December 13, 1957—Appeal from a decision of the Borough Superintendent, re non-fireproof building, commercial use, re stair enclosures, etc.

PREMISES AFFECTED—12-14 East 37th Street, south

side, 143 feet west of Madison Avenue, Block 866, Lots 67 and 68, Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Brody.

ACTION OF BOARD—Laid over to April 8, 1958, at 2 P.M., for inspection and decision; hearing closed.

60-31-BZ—Vol. II

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner. Bay Ridge Lumber Company, Inc., lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic) minor repairs with hand tools only, office, storage and sales of auto accessories and parking and storage of more than 5 cars, for a stated term of 15 years.

PREMISES AFFECTED—6313-6327 5th Avenue, east side, 100 feet south of 63rd Street, Block 5810, Lots 1, 2, 5 and 83, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper... 4

Negative 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 4, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on February 4, 1958 in relation to bumpers so that in place of the wording, "that suitable bumpers shall be installed where necessary", the resolution shall read:

"provision shall be made for concrete curbing not less than eight inches in height and six inches in width on the northerly and easterly lines and for curbing one foot above grade and two feet below, properly anchored, on the southerly side", and as to signs the resolution shall read:

"that signs shall be restricted to permanent signs attached to the facade of the accessory building, as shown, and to the illuminated globes of the pumps, excluding all roof signs and temporary signs; and that a post standard for supporting a sign advertising only the brand of gasoline sold may be installed on the southwesterly corner on a concrete block, which sign may be illuminated and may extend not more than four feet beyond the building line",

"and that the reference to the curb cut at the intersection of Fifth Avenue shall be omitted and the wording shall be:

"not nearer than five feet from a lot line as prolonged" and as to walls the resolution shall be amended to read:

"that there shall be erected on the easterly lot line from the accessory building to the north lot line a solid brick wall not less than five feet six inches in height, which wall shall be continued along the northerly lot line to a point where walls of an adjoining building occur." as shown on revised plans marked 'Received March 21, 1958', two sheets.

35-44-BZ

APPLICANT—Irving Ditchik, for Esther Ditchik, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7i of the Zoning Resolution, permitting in a business use district, for a term of years, the conversion of occupancy of an existing building to a

MINUTES

motor vehicles repair shop for a term of years.
PREMISES AFFECTED—8230 18th Avenue, west side,
46 feet 6 inches north of 84th Street, Block 6314, Lot 75,
Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Ditchik.

ACTION OF BOARD—Application reopened and term of
variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keat-

ing, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION:

WHEREAS, this application was granted by the Board on
June 20, 1944, on certain conditions; and

WHEREAS, the term of variance was extended from time
to time and last extended on April 10, 1956; and

WHEREAS, the resolution was amended on July 1, 1947;
and

WHEREAS, the applicant requested a further extension of
the term of variance.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on April 22, 1952, as
thereafter *amended* by resolution *adopted* April 10, 1956
only so far as it refers to the term of the variance, so that
as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision i for a
term of five years from the date of this *amended* reso-
lution, to permit the premises to be occupied and main-
tained in conjunction with the adjoining premises
under the same management for which variance was
granted under Cal. No. 522-44-BZ . . . ; that other
than as herein *amended* the resolution above cited shall
be complied within all respects; and that all permits,
including a new certificate of occupancy, shall be ob-
tained and all work completed within the requirements
of Section 22A of the Zoning Resolution from the date
of this *amended* resolution.” (Alt. App. 2976/44).

522-44-BZ

APPLICANT—Irving Ditchik, for Jack Ditchik, owner.

SUBJECT—Application for consideration—reopening for
extension of term of variance—re Application, decision of
the Borough Superintendent, previously granted on condi-
tion, under section 7i of the Zoning Resolution, permit-
ting in a business use district, the change of occupancy
from automobile accessories store, to motor vehicle repair
shop, for a term of years.

PREMISES AFFECTED—8232 18th Avenue, west side,
23 feet north of 84th Street, Block 6314, Lot 76, Borough
of Brooklyn.

APPEARANCES—

For Applicant: Irving Ditchik.

ACTION OF BOARD—Application reopened and term of
variance extended.

THE VOTE—

Affirmative: Charmain Murdock, Vice Chairman Keat-

ing, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as
Vol. II, on June 25, 1946, on certain conditions; and

WHEREAS, the resolution was amended on July 1, 1947;
and

WHEREAS, the term of variance was extended from time
to time and last extended on April 10, 1956; and

WHEREAS, the applicant requested a further extension of
the term of variance.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on April 22, 1952, as
thereafter *amended* by resolution adopted April 10, 1956 only
so far as it refers to the term of the variance, so that as
amended this portion of the resolution shall read:

“... granted under Section 7, Subdivision i for a

term of five years from the date of this *amended* reso-
lution, to permit the premises to be occupied and main-
tained in conjunction with the adjoining premises under
the same management for which variance was granted
under Cal. No. 35-44-BZ . . . ; that other than as here-
amended the resolution above cited shall be complied
with in all respects; and that all permits, including
new certificate of occupancy, shall be obtained and all
work completed within the requirements of Section 22
of the Zoning Resolution from the date of this *amended*
resolution.” (Alt. App. 560/46)

667-50-BZ—Vol. IV

APPLICANT—Haus & Bresin, for C. R. T. Holding Corp.
owner.

SUBJECT—Application for consideration—reopening for
extension of time to complete which expired March 1,
1957—re Application, decision of the Borough Superin-
tendent, previously granted on condition, under sections 7
7f, 7i and 7c of the Zoning Resolution, permitting in
business, retail and residence use district, the proposed
extension in area of plot and extension in area of the
building area of present auto laundry and gasoline serv-
ice station and proposed use of premises as auto laundry
offices, gasoline service station, sale of auto accessories,
parking and storage of more than 5 cars, lubrication
wheel alignment, brake, testing and repairs, minor repair
and auto safety inspection station.

PREMISES AFFECTED—85-07 Queens Boulevard and
51-25 to 51-39 Reeder Street, northeast corner, Block 154
Lots 41, 48 and 51 (Lot 41, tentative) Elmhurst, Borough
of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

ACTION OF BOARD—Application reopened and time to
complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Vice Chairman Keat-

ing, Commissioner Kleinert, and Commissioner Sleeper

Negative: 0

Absent: Commissioner Foley..... 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as
Vol. IV, on January 24, 1956, on certain conditions; and

WHEREAS, the resolution was amended on March 19, 1957;
and

WHEREAS, the applicant requested an extension of time to
obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on April 10, 1951, as
thereafter *amended* by resolutions adopted through March
19, 1957 only as to the time within which to obtain permits
and complete the work, so that as *amended* this portion of
the resolution shall read:

“that all permits required, including a certificate of
occupancy, shall be obtained and all work completed
within the requirements of section 22A of the Zoning
Resolution from the date of this *amended* resolution.”
(Alt. App. 2119/54)

766-56-BZ

APPLICANT—Leonard F. Rothkrug, for Louis Balliran
owner.

SUBJECT—Application for consideration—reopening for
amendment of resolution—re Application, decision of the
Borough Superintendent, previously granted on condition
under section 7e of the Zoning Resolution, permitting in
business use district, the erection and maintenance of a
automatic auto laundry and parking lot.

PREMISES AFFECTED—245 4th Avenue, east side, 6
feet north of Carroll Street, 553-555 Carroll Street, north
side 100 feet east of 4th Avenue and 596-602 President
Street, Block 958, Lot 12, and part of Lot 4, Borough of
Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution
amended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Sleeper..... 3
 Negative: 0
 Absent: Vice Chairman Keating, Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 2, 1957, on certain conditions; and
 WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board on April 1957 to permit the relocation of entrance to the east side Lot 4; to permit the interior rearrangement of the auto undry building and to extend the time to complete as indicated on plans filed with this request for amendment marked "Received March 3, 1958" 2 sheets, as passed on by the Borough Superintendent under N. B. App 2069/56 under date of February 28, 1958.

69-32-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 3515 Fort Hamilton Parkway Realty Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7A and 21 of the Zoning Resolution, permitting in the business and residence use portion of a lot located in a residence, business and unrestricted use district, the proposed factory occupancy of building and also permitting the occupancy of more than the equivalent area in business use district; and permitting a curb cut more than the permitted distance from the intersection.

PREMISES AFFECTED—3509-3517 Ft. Hamilton Parkway (displayed 3511-3513), south side, 179 feet, 5 inches east of 36th Street and 200-208 Minna Street, Block 5302, Lots 17 and 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. III to consider extension of use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
 Negative: 0
 Absent: Commissioner Foley 1

73-39-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Emma Ekholm, owner. Charles Kotan, Lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under section 21 of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—196-45 to 196-49 Northern Boulevard and 42-50 to 42-72 Francis Lewis Boulevard, northwest corner, Block 5373, Lots 18 and 22, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened subject to the regular procedure to consider the application under a different section of the Building Zone Resolution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
 Negative: 0
 Absent: Commissioner Foley 1

628-39-BZ—Vol. III

APPLICANT—Leonard Rothkrug, for Irving Haas, Emil Mosbacher, Jr., Gertrude and Robert Mosbacher and Barbars Smullyan, owners.

SUBJECT—Application for consideration—reopening as Vol. III as to consider new use, subject to regular procedure—re Application, decision of the Borough Superintendent, previously denied, under section 7h of the Zoning Resolution, to permit partly in a business use and partly in a residence use district, for a temporary term of 2 years, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—140-150 Featherbed Lane, 1554-1564 University Avenue, southwest corner and 1535-1541 Plimpton Avenue, Block 2875, Lots 51 and 56, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Volume III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
 Negative: 0
 Absent: Commissioner Foley 1

721-39-BZ—Vol. III

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted, under section 7d of the Zoning Resolution, permitting in a residence use district, the extension to an existing business building (telephone exchange).

PREMISES AFFECTED—140-02 to 140-10 183rd Street and 182-08 to 182-26 140th Avenue, south side, from 182nd to 183rd Streets and 140-01 to 140-11 182nd Street, Block 13040, Lot 1, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Marion E. Horsburgh.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure to consider extension of area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Sleeper 3
 Negative: 0
 Absent: Vice Chairman Keating and Commissioner Foley 2

655-44-BZ—Vol. IV

APPLICANT—Max Horn, for A. Joseph Geist, George E. Netter and Morris A. Marks, owners.

SUBJECT—Application for consideration—dismiss reopening of April 30, 1946—re Application, decision of the Borough Superintendent, previously denied reopened, subject to regular procedure and dismissed for lack of prosecution, under section 7h of the Zoning Resolution, to permit in a business use district, for a temporary term of 2 years, the parking of more than five motor vehicles.

PREMISES AFFECTED—224 Beach 99th Street, east side, 120 feet north of Rockaway Beach Boulevard and 225 Beach 98th Street, Block 583, Lots 1 and part of 23, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Reopening of April 30, 1946 rescinded.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
 Negative: 0
 Absent: Commissioner Foley 1

167-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Ralph Gargano, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied,

MINUTES

under sections 7e and 7i of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—20-57 to 20-67 (official 20-65) Clintonville Street northeast corner of 157-25 to 157-29 21st Avenue and 157-35 to 157-39 Willets Point Boulevard, Block 4752, Lot 1, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened subject to the regular procedure as Vol. II, to consider extension of area and use.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley..... 1

384-57-BZ

APPLICANT—Milton S. Zeiberg, for Regina Strickberger, owner.

SUBJECT—Application for consideration—reopening on basis of new facts—re Application, decision of the Borough Superintendent, previously denied, under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot, for the parking and storage of motor vehicles, for a stated term of 5 years.

PREMISES AFFECTED—41 East 182nd Street, northwest corner of Walton Avenue, Block 3186, Lots 80 and 81, Borough of The Bronx.

APPEARANCES—

For Applicant: Milton S. Zeiberg.

ACTION OF BOARD—Application reopened subject to the regular procedure to consider a new proposal under which the lots are to have all rock or dirt removed above the grade of the surrounding streets and to provide for drainage toward the westerly end.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley..... 1

453-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Angelastro, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously withdrawn, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor auto repairs, sales and storage room, parking and storage of motor vehicles with proposed curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—1007-1013 Utica Avenue and 5001-5009 Tilden Avenue, northeast corner, Block 4722, Lots 40 and 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider a new proposal previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley..... 1

140-32-BZ

APPLICANT—Charles J. Sturla, owner.

SUBJECT—Application—re decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the erection and main-

tance of a gasoline service station (previously withdrawn under section 21; reopened and restored to Calendar June 21, 1932).

PREMISES AFFECTED—Southeast corner of Lawrence Street and North Hempstead Turnpike, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley..... 1

232-28-BZ—Vol. I

APPLICANT—Conroy & Hardy, substituted for McCooey & Conroy, for Cordova Holding Corp., owner.

SUBJECT—Application—re decision of the Borough Superintendent, under section 21 of the Zoning Resolution to permit partly in a business district and partly in a residence district, the alteration and conversion of a portion of a garage to an automobile repair shop (reopened October 19, 1954).

PREMISES AFFECTED—445 Empire Boulevard north side, 202 ft. 2½ in. east of New York Avenue, Block 1310, Lot 68, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper... 4

Negative: 0

Absent: Commissioner Foley..... 1

91-51-SM

APPLICANT—Harry Dixon & Sons, Inc., for Alsen'sche Portland Cement, Fabriken K.G., owner-manufacturer. H. Dixon & Sons, Inc., Agent.

SUBJECT—Application filed January 24, 1951—Normal Artificial Grey Portland Cement "Alsen" Brand (building Material).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

121-51-SM

APPLICANT—Coast Foundry and Manufacturing Co., owner-manufacturer.

SUBJECT—1-B Master Anti-Siphonic Ballcock, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

160-51-SM

APPLICANT—New York Hanseatic Corp., for Portland Cementfabrik Germania A. G., approval of.

SUBJECT—Portland Cementfabrik Germania A. G. (portland cement British Standard Specifications 12/1947), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
 Negative: 0
 Absent: Commissioner Foley 1

61-51-SM

APPLICANT—New York Hanspatic Corp., for Teutonia Misburger Portland Cementwerk, owner-manufacturer.

SUBJECT—Union Brand German Portland Cement, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
 Negative: 0
 Absent: Commissioner Foley 1

62-51-SM

APPLICANT—New York Hanseatic Corp., for Norddersche Portland Cementfabriken, owner-manufacturer.

SUBJECT—Norddeutsche Portland-Cementfabriken A.G. "Five oak-leaves" Portland Cement (British Standard Specifications 12/47), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
 Negative: 0
 Absent: Commissioner Foley 1

257-51-SM

APPLICANT—Elton Hardware Mfg. Co., Inc., owner-manufacturer.

SUBJECT—Elton Hardware Mfg. Co., Inc. Fire and Exit Panic Locks, Models A, AP, AC, ACP, ACSP, ACK, ACH, ACSH, AL, APL, ACL, ACPL, ACSPL, ACKL, ACHL, ACSHL, R, RL, RCK, RCKL, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
 Negative: 0
 Absent: Commissioner Foley 1

281-51-SA

APPLICANT—Heavy Oil Burner Distributors, agent, for Cleaver-Brooks Co., owner-manufacturer.

SUBJECT—Hev-E-Oil Burner, Models AMH-5 and AMH-7, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
 Negative: 0
 Absent: Commissioner Foley 1

323-51-SA

APPLICANT—Avco Manufacturing Corp. Bendix Home Appliance Division, owner-manufacturer (New York Telecoin Corporation & Bruno-New York, Inc., agents).

SUBJECT—Bendix Automatic Dryer, Models E-804 and E-850, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
 Negative: 0
 Absent: Commissioner Foley 1

341-51-SM

APPLICANT—St. Louis Fire Door Company, owner.

SUBJECT—Application for consideration—dismiss reopening of January 27, 1953—re St. Louis Fire Door Steel Paneled and Insulated Panel Type Vertical Sliding Bi-parting Counterbalanced Freight Elevator Door, Models SP-1 and HM-1; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
 Negative: 0
 Absent: Commissioner Foley 1

356-51-SA

APPLICANT—Aston Products, Inc., owner-manufacturer (A. T. August, agent).

SUBJECT—Aston, Models A 300-1, A 300-3 and A 300-6 (converting oil and coal heating units to gas), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
 Negative: 0
 Absent: Commissioner Foley 1

363-51-SA

APPLICANT—King Products Corp., owner-manufacturer.

SUBJECT—King Thoroflame, Models 125, 160, 240 and 360, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
 Negative: 0
 Absent: Commissioner Foley 1

414-51-SM

APPLICANT—Lorimer Paint Works, Inc., owner-manufacturer.

SUBJECT—Weathertite (caulking compounds), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
 Negative: 0
 Absent: Commissioner Foley 1

431-51-SA

APPLICANT—John Gilbert, for Ashdee Products, Inc., owner-manufacturer.

SUBJECT—Ashdee Electronic Paint Miser, P. M. 50, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
 Negative: 0
 Absent: Commissioner Foley 1

477-51-SA

APPLICANT—Delco Appliance Division, GMC owner.
 SUBJECT—ROH Series E-High Pressure Atomizing Oil Burners, to be marketed also as Homart Oil Burner, Model 726.13, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
 Negative: 0
 Absent: Commissioner Foley 1

494-51-SA

APPLICANT—Magnus Chemical Co. Inc., owner-manufacturer.

SUBJECT—Magnus Hot Dip Tank (metal parts cleaning, gas heated for use in garage), Models 1 to 10 inclusive, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
 Negative 0
 Absent: Commissioner Foley 1

516-51-SA

APPLICANT—Peerless Appliance Company, Inc., owner-manufacturer.

SUBJECT—Peerless Cuspidor, Model C (cuspidor is part of a dental operating unit used in dentistry), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
 Negative 0
 Absent: Commissioner Foley 1

517-51-SA

APPLICANT—Armstrong Furnace Company, owner-manufacturer (T. M. Gallagher, agent).

SUBJECT—Armstrong Steel Gas Fired Furnaces, Models G2-85, Ga-105 and G2-135, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper.. 4
 Negative: 0
 Absent: Commissioner Foley 1

524-51-SA

APPLICANT—Bryant Heater Division Affiliated Gas Equipment, Inc., owner-manufacturer.

SUBJECT—Bryant Venter Circulator Type Gas Room Heater, Model 428, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative:

Absent: Commissioner Foley..... 1

525-51-SA

APPLICANT—Bryant Heater Division, Affiliated Gas Equipment, Inc., owner-manufacturer.

SUBJECT—Bryant Gas-Fired All Weather Conditioner, Model 576 (domestic and commercial), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative:

Absent: Commissioner Foley..... 1

542-51-SM

APPLICANT—Raisler Corporation, owner-manufacturer.

SUBJECT—Grimes Alarm Check Valve, Model B (4 in., 6 in. and 8 in. sizes), approval of.

APPEARANCES—

For Application: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative:

Absent: Commissioner Foley..... 1

545-51-SM

APPLICANT—The Dicks-Pontius Co., owner-manufacturer (Gordon S. Parker, agent).

SUBJECT—D-P Caulking Compound (around window, door frames, etc.), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative:

Absent: Commissioner Foley..... 1

546-51-SM

APPLICANT—The Dicks-Pontius Company, owner-manufacturer (Gordon S. Parker, agent).

SUBJECT—D-P Glazing Compound (on glass in windows, transoms, etc.), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative 0

Absent: Commissioner Foley 1

547-51-SM

APPLICANT—The Dicks-Pontius Company, owner-manufacturer (Gordon S. Parker, agent).

SUBJECT—D-P Putty (on glass in windows, etc.), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative 0

Absent: Commissioner Foley 1

548-51-SM—Vol. II

APPLICANT—E. F. Hauserman Co., owner.

SUBJECT—Application reopened February 5, 1952 as Vol.

MINUTES

II—re Hauserman Movable Partitions, Model CCA (revised construction).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

7-51-SM

APPLICANT—The Ohio Can and Crown Co., owner-manufacturer (L. O. Naylor, agent).

SUBJECT—Crown Metal Wall Tile, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

1-51-SM

APPLICANT—The Glover Mfg. and Sales Co., owner-manufacturer; L. O. Naylor, agent.

SUBJECT—Hercules Metal Bridging (cross bracing floor joists), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

1-51-SA

APPLICANT—ADT Company, Inc., owner.

SUBJECT—Application September 12, 1951—ADT Power Units, approval of.

APPEARANCES—

For Applicant: A. E. Wieboldt.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

4-51-SM

APPLICANT—Surgical Mechanical Research, for J. J. Cantor, owner-manufacturer; Surgical Mechanical Research, agent.

SUBJECT—SMR Vacuum Breakers—Model Nos. 400 and 403.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

3-51-SM

APPLICANT—Signal Chemical Mfg. Co., owner-manufacturer.

SUBJECT—Signal Flameproofers (fire retardant solution for fabrics), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

658-51-SA

APPLICANT—W. W. Stevens, agent for Century Engineering Corp., manufacturer.

SUBJECT—Century Oil Burner, Models L1, L2, L3, L4, 01 and 02 and Ceco Oil Burners, Models M-1 and M-2, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

659-51-SA

APPLICANT—Conrad Forschner, owner-manufacturer.

SUBJECT—Bru-Max Coffee Maker Machine, Model Nos. BM-3, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

682-51-SM

APPLICANT—John J. Dwyer, for Permalastic, owner-manufacturer; Interstate Tile Co., agent.

SUBJECT—Mason Mastic B—20, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

688-51-SM

APPLICANT—Sprayed Insulation, Inc., owner.

SUBJECT—Spraycraft Firetest Fibre 1102A, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

706-51-SA

APPLICANT—Arctic Vendor Sales Co., Inc., owner-manufacturer.

SUBJECT—Arctic Vendor Ice Cream Vending Machine—Model Nos. B-151 and C-151, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

3

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718-51-SM

APPLICANT—Higgins, Incorporated, owner-manufacturer.

SUBJECT—Thermo-Con Cellular Concrete—method of construction, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

768-51-SM

APPLICANT—Building Service, Incorporated, owner-manufacturer (Owens-Corning Fiberglas Corporation, agent).

SUBJECT—Economy T System (system for suspending fiberglas noncombustible acoustical board), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

817-51-SM

APPLICANT—Peerless Pump Division, Food Machinery and Chemical Corp., owner-manufacturer.

SUBJECT—Peerless Horizontal Split Case Fuel Pumps (fuel transfer service—bulk stations, etc.), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

849-51-SM

APPLICANT—Abraham S. Werner, for Brooklyn Bridle Iron and Steel Corp., owner-manufacturer.

SUBJECT—City Concrete Filled Steel Column Heavy Weights (compression member used in construction), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper

Negative: 0

Absent: Commissioner Foley 1

852-51-SM

APPLICANT—Long Island Railroad, for Vapor Heating Corp., owner-manufacturer.

SUBJECT—Application May 2, 1953—re Vapor-Clarkson Steam Generator, Model AER-220-3-4932-A, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper

Negative: 0

Absent: Commissioner Foley 1

853-51-SA

APPLICANT—Whirlpool Corporation, owner-manufacturer.

SUBJECT—Kenmore Electric Dryer, Model 110.503821 and Whirlpool Electric Dryer, Model 182, Mfr. 501820, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper

Negative: 0

Absent: Commissioner Foley 1

854-51-SA

APPLICANT—Whirlpool Corporation, owner-manufacturer.

SUBJECT—Kenmore Gas Dryer, Model 110.93831 and Whirlpool Gas Dryer, Model 183, Mfg. 501830, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper

Negative: 0

Absent: Commissioner Foley 1

Adjourned: 5:50 P.M.

JOSEPH J. DOYLE, Chief Clerk.

BULLETIN

OF THE

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HAROLD R. SLEEPER

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS

On March 26, 1958, Copy of Petition and Order of Certiorari, with Exhibit, was served on the Board by Edward S. Lentel, attorney, representing Mrs. Frank Preston, et al, objecting property owners, seeking a review of the Board's determination on February 25, 1958, granting a variance under Sections 7e, 7f, 7A and 7i of the Zoning Resolution, to permit for a term of fifteen years, in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash, sales space, service parking, motor vehicle repairs with hand tools only and with a curb cut on 9th Street; Cal. No. 313-33-BZ, Vols. I, II and III; Premises 38-06 Greenpoint Avenue, S.E. Corner of 50th Avenue, Woodside, Borough of Queens.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman.

CONTENTS

Petition and Order of Certiorari Served on the Board of Standards and Appeals.

ocket.

Notice of Hearing Calendar.

Minutes Affecting Calendar Numbers 586-30-BZ—Vol. II, 281-32-BZ—Vol. II, 658-52-BZ—Vol. II, 12-57-BZ, 373-57-BZ, 484-57-BZ, 615-57-BZ.

Corrections Affecting Calendar Numbers 576-23-BZ—Vol. III, 82-41-SM, 904-46-BZ—Vol. II, 563-51-A, 481-55-SM, 656-56-BZ, 361-57-BZ, 650-57-SA.

CALENDAR

DOCKET

New Cases filed up to April 1, 1958

Cal. No.	Dept.	Premises Affected
156-58-SM		Great Lakes Carbon Corporation Permalite Acoustical Plaster, manufactured by Great Lakes Carbon Corp., Material.
157-58-SA		Shampaine Electric Company Automatic Sterilizers, Autoclaves, Pressure and Non-Pressure, etc., manufactured by Shampaine Electric Co., Appliance.
158-58-BZ	B.R.	3102 Victory Boulevard and 1700 Richmond Avenue, southwest corner, Block 2159, Lot 1, Bulls Head, Borough of Richmond, N.B. 79-58—re gasoline service station, minor repairs, auto laundry, service room, etc.—retail use district.
159-58-SM		Zinaloy Zinc Cavity Wall Tie, manufactured by Weatherguard Service Inc., Material.
160-58-SM	WRDA	Water-reducing Agent for Portland Cement Concrete, manufactured by Dewey and Almy Chemical Co., Division of W. R. Grace and Co., Material.
161-58-SA		Warm Morning Gas-fired Room Heater, Models V20, V30, VR35, VR50, VR65, V50, V65 and VR385, manufactured by Locke Stove Co., Appliance.
162-58-SA		Electrol Oil Burners, Models HO-2, HO-3 and HO-4, manufactured by Electrol Burner Manufacturing Co., Inc., Appliance.
163-58-BZ	B.Q.	84-13 246th Street, east side, 100 feet south of Hillside Avenue, Block 8600, Lot 61, Bellerose, Borough of Queens, Alt. 2569-57—re change in use to include laboratory in cellar of a dwelling—residence use district.
164-58-A	B.Q.	84-13 246th Street, east side, 100 feet south of Hillside Avenue, Block 8600, Lot 61, Bellerose, Borough of Queens, Alt. 2569-57—re laboratory use in cellar of frame building.
165-58-SA		Treat Pre-Mix 800, Coin Operated Drink Vending Machine, manufactured by Continental Vending Machine Co., Division of Continental Industries Inc., Appliance.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A

Last Publication

Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 3, 1937—Vol. 22, No. 31
Procedure, Rules of	Nov. 13, 1956.
Smoking in Factories, Rules for..	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1952—Vol. 37, No. 10A
Sprinkler, Rules	Mar. 4, 1958.
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting.	June 8, 1937—Vol. 22, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	June 7, 1932—Vol. 17, No. 23
	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

APRIL 8, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 8, 1958, at 10 o'clock in Room 1013 Municipal Building, Manhattan on the following matters:

864-56-BZ

APPLICANT—Robert S. Hansen, for The Cord-Meyer Co., owner (owner under contract: Irving Sussman).

SUBJECT—Application December 18, 1956—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen (15) years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—59-65 Fresh Pond Road, south east corner of 59th Drive, (Mount Olivet Avenue) Block 2756, Lot 18, Maspeth, Borough of Queens.

Laid over from March 11, 1958, to April 8, 1958, for hearing after applicant has sent out required notice to property owners and filed proof of service with the Board.

961-57-BZ

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change

CALENDAR

in use of a one story building from minor motor vehicle repair shop to receiving, storage and shipping of United States serviceman's belongings.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet 11¼ inches east of 18th Avenue, Block 5480, Lot 14, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, at the request of an objector.

962-57-A

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—Appeal from a decision of the Borough Superintendent; re area of Class III construction excessive.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet, 11¼ inches east of 18th Avenue, 1st floor; Block 5480, Lot 14, Borough of Brooklyn.

624-57-BZ

APPLICANT—Robert J. Crinnion, for Robert Ahders, owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the change in use of two existing buildings from stores to garages and the use of the unbuilt upon portion for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1210-1212 Ogden Avenue, east side, 128 feet south of West 168th Street, Block 2516, Lots 17 and 18, Borough of The Bronx.

802-57-BZ

APPLICANT—Paul Trapani, for Josephine Recucci, and Angela Spada, owners.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of two (2) two-family homes.

PREMISES AFFECTED—3434-3440 Country Club Road, northwest corner of Agar Place, Block 5409, Lots 379 and 380, Borough of The Bronx.

988-57-BZ

APPLICANT—Wechsler and Schimenti, for Vincent Alessi and D. Schimmenti, owners; Michael Sforza, lessee.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a retail use district, the change in use of an existing building from a garage to a motor vehicle repair shop.

PREMISES AFFECTED—145-10 Liberty Avenue, south side, 75.04 feet east of Inwood Street, Block 10046, Lot 4, Richmond Hill, Borough of Queens.

8-40-BZ—Vol. III

APPLICANT—James E. Vassalotti, for 81 East 116th Street Realty Corp., owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail and residence use district, the extension of the present accessory building of an existing gasoline station and extend the present uses of lubritorium, car wash, minor auto repairs and parking and storage of motor vehicles to include the parking and storage of motor vehicles on the residence portion of the premises.

PREMISES AFFECTED—75-85 East 116th Street, north side, 110 feet east of Madison Avenue and 60-62 East 117th Street, Block 1622, Lots 25, 44 and 45, Borough of Manhattan.

880-57-BZ

APPLICANT—Fred C. Dahlem, and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application December 10, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.

PREMISES AFFECTED—1454-1458 Morris Avenue, east side, 41 feet north of East 171st Street, Block 2787, Lots 2 and 3, Borough of The Bronx.

671-57-BZ

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner (Temple Garage, lessee).

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, roof parking for passenger type motor vehicles on an existing garage building.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

672-57-A

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner.

SUBJECT—Application September 17, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, increase in tabular height.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

948-57-BZ

APPLICANT—F. C. Dahlem and V. E. Block, for Sid-jack Realty Corp., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1691-1711 Bryant Avenue, west side, 100 feet south of East 174th Street, Block 2997, Lot 30, Borough of The Bronx.

837-57-BZ

APPLICANT—Leonard F. Rothkrug, and Karl E. Blomberg, for Alan E. Murray and Lucille Marsh Murray, doing business as Murray Space Shoe, owners.

SUBJECT—Application November 14, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the maintenance of the basement and first stories of an existing three (3) story and basement building for a custom shoe store for a term of ten (10) years.

PREMISES AFFECTED—130 West 10th Street, south side, 60 feet, 4 inches west of Greenwich Avenue, Block 610, Lot 52, Borough of Manhattan.

724-57-BZ

APPLICANT—Robert Gottlieb, for Peter H. Galasso, owner.

SUBJECT—Application October 9, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles for a term of five (5) years.

PREMISES AFFECTED—921 Mace Avenue, northwest corner of Radcliff Avenue, Block 4445, Lots 1 and 66, Borough of The Bronx.

821-48-BZ—Vol. II

APPLICANT—William A. Giesen, for Silver Crest Farms, Inc., owner.

CALENDAR

SUBJECT—Application reopened November 27, 1957 as Vol. II—re decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, for a term of ten years, the operation of a private parking lot for more than five motor vehicles.

PREMISES AFFECTED—81-17 Caldwell Avenue and 60-30 82nd Street, northwest corner, Block 2919, Lots 38, 42 and 47, Elmhurst, Borough of Queens.

917-57-BZ

APPLICANT—A. H. Salkowitz, for Famtan, Inc., owner.
SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence and retail use district, the erection of a supermarket and accessory free parking area with curb cuts and retail exits on the residence portion of the plot.

PREMISES AFFECTED—43-20 Bell Boulevard, west side, 90 feet south of 43rd Avenue, Block 6287, Lot 1, Bayside, Borough of Queens.

725-57-BZ

APPLICANT—Burke, Green and Groh, for Anthony Maniaci, owner.

SUBJECT—Application October 8, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of an extension to a one family dwelling that encroaches on the required setbacks in the front and side yards.

PREMISES AFFECTED—261-19 83rd Avenue, northwest corner of 262nd Street, Block 8755, Lot 1, Floral Park, Borough of Queens.

480-57-BZ

APPLICANT—Michael Alfano, for Ralph Circelli, owner.
SUBJECT—Application June 27, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, A area district, the extension of an existing one story iron works shop by enlarging the first floor and the erection of a second floor to be used as offices, the extension to occupy more than the permitted area coverage.

PREMISES AFFECTED—2253 Light Street, north side, 50 feet west of Merritt Street, Block 4951, Lot 18, Borough of The Bronx.

674-57-BZ

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business-1 use district, roof parking for passenger-type motor vehicles on an existing garage building.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

675-57-A

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction exceeding tabular limits.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

989-57-BZ

APPLICANT—Paul Friedman, for Harold Morse, owner.
SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and resi-

dence use district, the parking and storage of more than five (5) motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—598-600 Parkside Avenue, south side, 81 feet, 5½ inches west of Rogers Avenue, Block 5056, Lots 45 and 46, Borough of Brooklyn.

801-57-BZ

APPLICANT—Leonard F. Rothkrug, for William Mintz, owner.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution to permit in an E-1 area district, the construction and maintenance of two six-story, Class A multiple dwellings, each having 63 apartments and accessory garage facilities for 30 cars.

PREMISES AFFECTED—8502 Narrows Avenue, west side, 120 feet north of 86th Street and 8365 Shore Road, east side, 151 feet, 7½ inches north of 86th Street, Block 6013, Lots 50, 53 and 57, Borough of Brooklyn.

417-57-BZ

APPLICANT—Harry S. Swain, owner.

SUBJECT—Application May 29, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, the continuance of two accessory garages for the storage of four (4) passenger motor vehicles.

PREMISES AFFECTED—394 Warwick Street, west side, 225 feet north of Pitkin Avenue, Block 3998, Lot 23, Borough of Brooklyn.

234-41-BZ—Vol. II

APPLICANT—Louis Provenzano, lessee, for Trustees of Columbia University in New York, owner.

SUBJECT—Application reopened October 16, 1956 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business use district, the maintenance of a motor vehicle repair shop, in an existing building, for a term of fifteen (15) years.

PREMISES AFFECTED—153 West 68th Street, north side, 122.99 feet west of Broadway, Block 1140, Lot 6, Borough of Manhattan.

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent, under sections 7c and 7A of the zoning resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubritorium, car washing, parking and storage of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

Laid over from March 11, 1958, to April 8, 1958, for further hearing after applicant has corrected his plans.

887-56-BZ

APPLICANT—David Berg, substituted for Charles C. Weinstein, for Alfred Simon, owner.

SUBJECT—Application December 28, 1956—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, utility room, office and sale of accessories, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1412-1420 Edward L. Grant Highway, east side, 34 feet south of Plimpton Avenue, Block 2874, Lots 3, 5, 6, 8 and 9, Borough of The Bronx.

CALENDAR

Laid over from November 19, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957; then to January 7, 1958, for further inspection and decision; then laid over for decision; date to be set; then set for March 11, 1958; then to April 8, 1958, for further hearing. subject to the regular procedure, waiving all requirements except notice by regular mail to affected property owners and applicant to certify to the Board such notices have been mailed.

174-55-BZ

APPLICANT—Burke, Green and Groh, for Calesto De Simplicis, owner.

SUBJECT—Application reopened May 21, 1957 for consideration as to extension of time to complete—expired December 6, 1956—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking of patron's and employee's cars, no fee to be charged.

PREMISES AFFECTED—227-15 147th Avenue, northwest corner of 228th Street, Block 13461, Lot 25, Springfield Gardens, Borough of Queens.

367-51-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Patrick Flood, Laura Grieco and John Banzer, owners.

SUBJECT—Application reopened October 29, 1957 as Vol. III—re (decision of the Borough Superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension of an existing gasoline service station to be as a lubritorium, car washing (non automatic), minor repairs with hand tools only, office, storage and sale of auto accessories and parking of more than five (5) cars awaiting service.

PREMISES AFFECTED—50-72 Jamaica Avenue and 2-16 Pennsylvania Avenue, southwest corner and 1-7 Sheffield Avenue, Block 3659, Lots 1, 14 and 15, Borough of Brooklyn.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

910-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Gregmal Realty Corp., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, utility room, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2309-2319 8th Avenue and 301-315 West 124th Street, northwest corner, Block 1951, Lot 29, Borough of Manhattan.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

1253-25-BZ—Vol. III

APPLICANT—Wechsler and Schimenti, for Solomon N. Petchers, owner.

SUBJECT—Application reopened May 28, 1957 as Vol. II—re (decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage facilities for more than five (5) motor vehicles.

PREMISES AFFECTED—2150 Bolton Street, east side, 122.12 ft. north of Lydig Avenue, Block 4317, Lot 83, Borough of The Bronx.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

541-57-BZ

APPLICANT—Henry George Greene, for Wally and Lillian Nelson, Philip and Gilda Nelson and Hilda M. Folkman, owners.

SUBJECT—Application July 18, 1957—(decision of the Borough Superintendent) under section 7e of the zoning resolution, to permit in a residence use district, extending the present uses of existing structure from garage in cellar and first floor, office, loading and unloading and two apartments by eliminating the garage on the first floor and use the area for packing and storage of linen.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

542-57-A

APPLICANT—Henry George Greene, for Wally and Lillian Nelson; Philip and Gilda Nelson and Hilda M. Folkman, owners and co-partners.

SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re garages in excess of 5000 sq. ft. Class 3 residence structures.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

526-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sondra Vecchio and Anna Cara, owners.

SUBJECT—Application July 16, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence and manufacturing use district, the maintenance of a parking lot for a term of five (5) years.

PREMISES AFFECTED—22-28 North Portland Avenue, west side, 197 ft. south of Flushing Avenue, Block 2027, Lots 35, 36, 37 and 38, Borough of Brooklyn.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

924-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Lou Halpern Stations, Inc., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—32-09 38th Street, east side, 100 feet south of Broadway, Block 656, Lot 33, Long Island City, Borough of Queens.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

529-57-BZ

APPLICANT—Burke, Green and Groh, for C.B.S. Trading Corp., owner.

SUBJECT—Application July 16, 1957—(decision of the Borough Superintendent) under section 7h of the zoning resolution, to permit in a residence and local retail use district, the erection of a sales office and use the lot for the display and sale of used cars.

PREMISES AFFECTED—234-04 Northern Boulevard, southeast corner of 234th Street, Block 8167, Lots 286 and 293, Douglaston, Borough of Queens.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

832-57-BZ

APPLICANT—Richard B. Rutledge, for St. John Baptist Church, owner.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles of the pleasure type only.

CALENDAR

PREMISES AFFECTED—455 West 152nd Street, north side, 151 feet west of St. Nicholas Avenue, Block 2067, Lot 16, Borough of Manhattan.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

740-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. C. P. Equipment Co., owner.

SUBJECT—Application reopened, restored to docket—order of the Court, April 12, 1955 re (decision of the borough superintendent) under Section 7c of the Zoning Resolution, to permit in a residence use district, the proposed extension of existing structure for storage of machinery and office.

PREMISES AFFECTED—175-02 to 175-14 147th Avenue and 147-01 to 147-23 175th Street, southeast corner, Block 13376, Lots 1, 5 and 54, South Ozone Park, Borough of Queens.

Laid over from November 14, 1956, to December 11, 1956, for inspection and decision; hearing closed; then to January 22, 1957, for applicant to furnish complete information as to the basis for the use of the vacant portion of the premises; and or further consideration and decision by the Board; then to February 19, 1957 for further consideration and decision; then to March 19, 1957, for applicant to file a revised proposal for Board's consideration; then laid over from March 19, 1957, date to be set for further consideration and decision; then set for February 25, 1958; then to April 8, 1958, for further inspection and decision; applicant to advise Board about proposed planting.

352-57-BZ

APPLICANT—Patrick D. Concagh, for 27 East 37th Street Corp., owner.

SUBJECT—Application May 2, 1957—decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of the basement and first floor of an existing four-story dwelling to business use.

PREMISES AFFECTED—27 East 37th Street, north side, 200 feet east of Madison Avenue, Block 867, Lot 28, Borough of Manhattan.

Laid over from March 11, 1958, to April 8, 1958, for inspection and decision; hearing closed.

964-57-BZ

APPLICANT—Samuel Rosenblum, for International Business Machines Corp., owner.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7e and 21 of the zoning resolution, to permit in a residence use district, the change of occupancy of the present three story building from garage on the first floor and two apartments on the upper floors to a photographic studio in the cellar and first floor with no change on the upper floors.

PREMISES AFFECTED—117 East 83rd Street, north side, 185 feet, 6 $\frac{2}{3}$ inches east of Park Avenue, Block 1512, Lot 9, Borough of Manhattan.

Laid over from March 11, 1958, to April 8, 1958, for inspection and decision; hearing closed.

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs with hand tool only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed; then to April 8, 1958, for inspection and decision; hearing closed.

933-57-BZ

APPLICANT—Paul Friedman, for Woodsam Associates, Inc., owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—2177-2185 Starling Avenue, northwest corner of Castle Hill Avenue, Block 3948, Lot 47, Borough of The Bronx.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed.

530-57-BZ

APPLICANT—Patrick D. Concagh, for Isidore Maizes, owner.

SUBJECT—Application July 16, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), office for sale and storage of accessories, minor auto repairs with hand tools only and accessory parking of cars awaiting service.

PREMISES AFFECTED—985-989 Burke Avenue and 3201-3209 Paulding Avenue, northwest corner, Block 4610, Lots 1 and 2, Borough of The Bronx.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed.

597-57-BZ

APPLICANT—Milton S. Zeiberg, for Open Stair Dwellings Co., Inc., owner; James Joyner, lessee.

SUBJECT—Application August 21, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles. The term of the variance requested therein is for a period of five (5) years.

PREMISES AFFECTED—219 West 146th Street, north side, 333.4 feet west of 7th Avenue, Block 2032, Lots 17 and 47, Borough of Manhattan.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed.

969-57-BZ

APPLICANT—Morris Hannes, for Henry Payson, owner.

SUBJECT—Application December 26, 1957—decision of the Borough Superintendent, under sections 7b and 7c of the Zoning Resolution, to permit in a retail and residence use district, the change of occupancy of the present combined building from residence to restaurant in the cellar and first floor and two family residence above.

PREMISES AFFECTED—134-136 East 40th Street, south side, 87 feet east of Lexington Avenue, Block 895, Lots 67 and 68, Borough of Manhattan.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed.

193-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L.B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and main-

CALENDAR

tenance of a gasoline service station, lubritorium, non-automatic auto laundry, minor auto repairs with hand tools only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

REMISES AFFECTED—1016-1030 Broadway and 874-876 Willoughby Avenue, southwest corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed.

22-57-BZ

APPLICANT—J. G. L. Molloy, for Embers Realty Corp., owner.

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a F area district, the erection of a six-story and cellar Class A Multiple Dwelling.

REMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

Laid over from January 14, 1958, to March 18, 1958, for consideration and decision; with permission to applicant to file further statement; hearing closed; then to April 8, 1958 at the request of the applicant to obtain a new decision from the Building Department.

34-56-BZ

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—decision of the Borough Superintendent, under sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the extension of the garage use of the present three story building to include the parking and storage of more than five (5) motor vehicles of the passenger type on the roof.

REMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

Laid over from February 18, 1958, to March 25, 1958, at the request of an objector, applicant concurring; then to April 8, 1958, for inspection and decision; hearing closed.

35-56-A

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—Appeal from a decision of the Borough Superintendent re non-fireproof construction—garage use.

REMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

38-57-BZ

APPLICANT—William A. Giesen, for Frank Cerasoli, owner; Allison Motors, Inc., lessee.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the premises for an outdoor motor vehicle sales lot and office.

REMISES AFFECTED—1965 Bruckner Boulevard, north side, 164.52 feet west of Pugsley Avenue, Block 3787, Lots 43, 44 and 45, Borough of The Bronx.

Laid over from March 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

40-57-BZ

APPLICANT—Ludwig P. Bono, for Alfred Servida, owner.

SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five pleasure type motor vehicles.

PREMISES AFFECTED—105 Rockwood Street and 1530 Walton Avenue, northeast corner, Block 2836, Lots 1, 2, 35, 37 and 38, Borough of The Bronx.

Laid over from March 25, 1958, to April 8, 1958, for inspection and decision; hearing closed.

468-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Ralph Isolano, lessee).

SUBJECT—Application July 3, 1956—decision of the borough superintendent) under sections 7e and 7c of the zoning resolution, to permit in manufacturing and residence use district, the maintenance and extension of auto wrecking yard.

PREMISES AFFECTED—34-36 Fairfield avenue (formerly 12024-12050 Flatlands avenue), 401-461 Falta street, southeast corner and 1028-1084 Alabama avenue, Block 4431, part of Lots 1 and 20, Borough of Brooklyn.

Laid over from January 8, 1957, date to be set; for consideration and decision on April 24, 1957; then to June 25, 1957, at request of the applicant, awaiting recommendation by Air Pollution Control as to incinerator; applicant to submit a complete record as to Fire Department permits issued for premises and certificates of occupancy issued by the Department of Buildings; then laid over from June 25, 1957, at request of the applicant; date to be set; then set for March 25, 1958; then to April 8, 1958, for applicant to file corrected plans; hearing previously closed.

471-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Mario Polese, lessee).

SUBJECT—Application July 6, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of an auto wrecking yard.

PREMISES AFFECTED—12074-12096 Flatlands avenue (Fairfield avenue) 1042-1098 Sheffield avenue southwest corner and 1037-1091 Georgia avenue, Block 4433, part of Lot 1, Borough of Brooklyn.

Laid over from January 8, 1957, date to be set; for consideration and decision; hearing closed; then set for decision on April 24, 1957; then to June 25, 1957, at request of applicant, awaiting recommendation by Air Pollution Control as to incinerator; applicant to submit a complete record of Fire Department permits and certificates of occupancy issued for subject premises; then laid over from June 25, 1957, at request of the applicant; date to be set; then set for March 25, 1958; then to April 8, 1958, for applicant to file corrected plans; hearing previously closed.

472-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Robert Miscione, lessee).

SUBJECT—Application July 6, 1956—decision of the borough superintendent) under sections 7e and 7c of the zoning resolution, to permit in manufacturing and residence use district, the maintenance and extension of auto wrecking yard and storage of used auto parts.

PREMISES AFFECTED—50-58 Fairfield avenue (formerly 12050-12060 Flatlands avenue), 1027-1053 Alabama avenue, southeast corner and 1038-1060 Georgia avenue, Block 4432, part of Lot 1, Borough of Brooklyn.

Laid over from January 8, 1957, date to be set; for consideration and decision; hearing closed; then set for decision on April 24, 1957; then to June 25, 1957, at request of the applicant, awaiting recommendation by Air Pollution Control as to incinerator; applicant to submit a complete record of Fire Department permits and certificates of occupancy issued for the premises; then laid over from June 25, 1957, at request of the applicant; date to be set; then set for March 25, 1958; then to April 8, 1958, for applicant to file corrected plans; hearing previously closed.

CALENDAR

614-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from July 2, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to September 10, 1957, for further inspection and decision; then to September 24, 1957, for further inspection and decision; then to October 8, 1957, at request of the applicant and for decision; then to November 6, 1957, at request of the applicant as to possible sale of the premises; then to December 3, 1957, at request of the applicant, as to possible sale of the property; then to January 21, 1958 at the request of the applicant; then laid over to February 4, 1958, for inspection and decision; hearing closed; then to February 18, 1958, for vote by the full complement of the Board; then to March 25, 1958, at the request of the applicant; then to April 8, 1958, for vote of complete Board.

524-57-BZ

APPLICANT—Milton F. Kirchman, for Glenwood Jewish Center, owner.

SUBJECT—Application July 12, 1957—decision of the Borough Superintendent, under section 21 of the zoning resolution, to permit in a D area district, the erection of an extension to the existing one story synagogue and school occupying more than the permitted area.

PREMISES AFFECTED—888 East 56th Street, west side, 455 north of Avenue H, Block 7739, Lots 55, 58, 60 and 62, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed; then to April 8, 1958, applicant to correct plans as to class of construction.

868-57-BZ

APPLICANT—Leonard F. Rothkrug, for Charles and Eva Vardakis, owners.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop with hand tools only, lubritorium, car washing (non-automatic), office and sales, and parking of cars awaiting service all for a term of fifteen (15) years with show windows, business entrance and curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—5001-5007 Avenue I and 1701-1713 Utica Avenue, northeast corner of Avenue I, Block 7754, Lot 6, Borough of Brooklyn.

Laid over from March 11, 1958, to March 25, 1958, for inspection and decision; hearing closed; then to April 8, 1958, for Board to study revised plans.

HARRIS H. MURDOCK, *Chairman.*

APRIL 8, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 8, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

8-58-A

APPLICANT—Larry Meltzer, for Ariston Quality Exporters, owner.

SUBJECT—Application January 14, 1958—Appeal from a

decision of the Borough Superintendent, re 2nd means of egress.

PREMISES AFFECTED—20 Bond Street, north side, 6 feet, 7½ inches east of Lafayette Street, Block 530, Lot 58, Borough of Manhattan.

3-58-A

APPLICANT—H. M. Karson, for Congregation Gates of Zion, owner.

SUBJECT—Application January 7, 1958—Appeal from a decision of the Borough Superintendent, re Class 4 construction—use of basement as Synagogue.

PREMISES AFFECTED—834 Gerard Avenue, east side, 52 feet north of East 158th Street, Block 2474, Lot 30, Borough of The Bronx.

605-57-A

APPLICANT—Henry George Greene, for Henry Strauss Realty Corp., owner.

SUBJECT—Application August 29, 1957—Appeal from a decision of the Borough Superintendent—re stair enclosure—Class III structure, commercial use.

PREMISES—31 West 53rd Street, north side, 339 ft. 6 in. east of Avenue of The Americas, Block 1269, Lot 15, Borough of Manhattan.

913-57-A

APPLICANT—Morris Brody, for Nationwide Investors Inc., owner.

SUBJECT—Application December 13, 1957—Appeal from a decision of the Borough Superintendent, re non-fire-proof building, commercial use, re stair enclosures, etc.

PREMISES AFFECTED—12-14 East 37th Street, south side, 143 feet west of Madison Avenue, Block 866, Lots 67 and 68, Borough of Manhattan.

56-58-A

APPLICANT—Samuel Rosenblum, for Henry Baker, et al., owners.

SUBJECT—Application February 14, 1958—Appeal from a decision of the Borough Superintendent, re Class III construction, commercial occupancy—re stairs, etc.

PREMISES AFFECTED—519 Madison Avenue, east side, 80 feet, 5 inches north of Madison Avenue, Block 1289, Lot 23, Borough of Manhattan.

773-57-A

APPLICANT—H. E. Horwood for Dwight C. Harris, Re: Perpall and Lita Harris, owners.

SUBJECT—Application October 30, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, factory, egress, etc.

PREMISES AFFECTED—196-198 Chambers Street, south side, 96 feet, 6 inches east of West Street, Block 138, Lot 34, Borough of Manhattan.

2-58-A

APPLICANT—Robert Gottlieb, for Rose Rosen, owner.

SUBJECT—Application January 7, 1958—Appeal from a decision of the Borough Superintendent, re extension of commercial use in Frame building.

PREMISES AFFECTED—1335 Webster Avenue, west side, 322.49 feet north of East 169th Street, Block 2887, Lot 17, Borough of The Bronx.

116-58-A

APPLICANT—Voorhees, Walker, Smith and Smith, for Fordham University, owner.

SUBJECT—Application March 3, 1958—Appeal from a decision of the Borough Superintendent, re omission of Standpipe system.

PREMISES AFFECTED—444 East Fordham Road, north side, from New York Central Railroad to Southern Boulevard, Block 3273, Lot 1, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

APRIL 15, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 15, 1958, at 10 o'clock in Room 113, Municipal Building, Manhattan, on the following matters:

4-57-BZ

APPLICANT—Murray Stockman, for David Koss, owner.
SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, and auto safety inspection station, for a stated term of fifteen (15) years.
PREMISES AFFECTED—22-02 to 22-18 (22-14 official) Beach Channel Drive, 10-46 to 10-52 Grassmere Terrace, northeast corner and 22-01 to 22-07 Regina Avenue, Block 216, Lot 46, Far Rockaway, Borough of Queens.

Laid over from February 4, 1958, to April 15, 1958, for airing at request of the applicant, to purchase additional property; applicant to send out new notices to affected owners.

7-57-BZ

APPLICANT—Paul Friedman, for Carrie Lessner, Meyer Lessner and Anna Lessner, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h, 7i and 7A of the Zoning Resolution, to permit on a plot located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles with entrances within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1888-1898 Jerome Avenue, southeast corner of East 177th Street, Block 2852, Lot 9, Borough of The Bronx.

Laid over from March 25, 1958 to April 15, 1958, at request of the applicant; no further requests for adjournment be considered.

57-BZ

APPLICANT—Julius S. Rapson, for Ben D. Pivo, owner.
SUBJECT—Application January 22, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a business use district, the erection of a one-story extension to the existing automobile paint shop, with paint spray booth and infra-red bake unit to be used as an auto body and fender repair shop and the parking of more than five (5) cars for patrons only.

PREMISES AFFECTED—105-06 Sutphin Boulevard, southwest corner of 105th Avenue, Block 10056, Lot 12, Jamaica, Borough of Queens.

57-BZ

APPLICANT—George J. Regan, for Curtis Baar, owner.
SUBJECT—Application February 1, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, to use and maintain the premises as a day care agency, day camp and accessory dwelling.

PREMISES AFFECTED—150-12 Powells Cove Boulevard, southwest corner of 4th Avenue, Block 4508, Lot 7, Whitestone, Borough of Queens.

57-A

APPLICANT—George J. Regan, for Curtis Baar, owner.
SUBJECT—Application February 1, 1957—Appeal from a decision of the Borough Superintendent, re use of frame structure-day camp.

PREMISES AFFECTED—150-12 Powells Cove Boulevard, southwest corner of 4th Avenue, Block 4508, Lot 7, Whitestone, Borough of Queens.

921-57-BZ

APPLICANT—Charles M. Spindler, for Murray Eisenberg, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with show windows, business entrances and signs within 75 feet of the residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—6602-6610 New Utrecht Avenue, and 1460-1466 (1472-1478 displayed) 66th Street, southwest corner, Block 5762, Lot 36, Borough of Brooklyn.

693-50-BZ—Vol. II

APPLICANT—Frederick L. Flynn, for Frank Mosca, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a gasoline service station, auto washing, lubrication, minor repairs using hand tools only, office and sale of auto accessories for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1131-1141 East 233rd Street and 3985-3995 Grace Avenue, northwest corner and 1906-1920 Strang Avenue, Block 4954, Lot 1, Borough of The Bronx.

205-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Co., owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of the accessory building of the present gasoline service station and extend the uses to include office, lubricatorium, car washing, minor repairs, parking and storage of motor vehicles and increase to twelve the number of gasoline tanks.

PREMISES AFFECTED—157-28 to 157-30 (157-30 Official) Willets Point Boulevard and 21-08 to 21-12 Clintonville Street, southeast corner, Block 4860, Lots 15 and 18, Whitestone, Borough of Queens.

752-57-BZ

APPLICANT—Leonard F. Rothkrug, for Dominick Lentini, owner doing business as Lentini's Funeral Chapel.

SUBJECT—Application October 17, 1957—decision of the Borough Superintendent under sections 7e, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use, D area district, the erection and maintenance of a funeral chapel and dwelling for one family, with off street loading area within 75 feet of the residence district and covering more than the permitted area.

PREMISES AFFECTED—2853 Middleton Road, northeast corner of Mayflower Avenue, Block 4157, Lot 7, Borough of The Bronx.

632-57-BZ

APPLICANT—Burke, Green and Groh, for Armagh Realty Co., Inc., owner.

SUBJECT—Application September 13, 1957—decision of the Borough Superintendent under sections 7f and 7i of the zoning resolution, to permit in a business use district,

CALENDAR

the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of accessories and minor repairs with hand tools only.
PREMISES AFFECTED—68-05 Queens Boulevard (68-01 to 68-07 official), northeast corner of 68th Street, Block 1348, Lot 53, Woodside, Borough of Queens.

636-57-BZ

APPLICANT—Moritz Simon, for Alice Tunis, owner; Power Flite Products, Inc., purchaser under contract.
SUBJECT—Application September 18, 1957—decision of Borough Superintendent under section 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a one story motor vehicle repair shop to serve the growing automobile industry with a special feature namely, the sale and installation of hydromatic transmissions only.
PREMISES AFFECTED—153-67 Rockaway Boulevard, east side, 100.90 feet north of 137th Avenue (90.82 feet, proposed); Block 12292, Lot 48, Jamaica, Borough of Queens.

216-57-BZ

APPLICANT—Henry Kohler, for F.G.A. Construction Corp., owner.
SUBJECT—Application March 21, 1957—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a masonry building covering the entire 80 foot x 100 foot plot and to be used for storage of buildings materials and office.
PREMISES AFFECTED—242-248 East 89th Street, west side, 200 feet north of Ditmas Avenue, Block 7913, Lots 52, 53, 54 and 55, Borough of Brooklyn.

740-57-BZ

APPLICANT—T. Nilsen and Associates, for South Bronx Parking Service Inc., R.K.O. Theaters, Inc., and Rosmor Realty Corp., owners.
SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a business and residence use district, the parking and storage of more than five (5) motor vehicles on a plot that is comprised of the rear yard of a theatre and the partial rear yard of an existing multiple dwelling.
PREMISES AFFECTED—904 Union Avenue, east side, 198.7 feet south of East 163rd Street, Block 2677, Lots 67, 76 and 84, Borough of The Bronx.

781-57-BZ

APPLICANT—Andrew DiCamillo, for Veronica Holst, Dorothy Reardon and Daniel Robert Reardon, owners.
SUBJECT—Application October 31, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence and business use district of the rear of the existing two family dwelling, six one-car masonry garages with a frame attic above.
PREMISES AFFECTED—1471 72nd Street, north side, 90 feet west of 15th Avenue, Block 6179, Lot 49, Borough of Brooklyn.

782-57-A

APPLICANT—Andrew DiCamillo, for Veronica Holst, Dorothy Reardon and Daniel Robert Reardon, owners.
SUBJECT—Application October 31, 1957—Appeal from a decision of the Borough Superintendent, re Frame construction, garage.
PREMISES AFFECTED—1471 72nd Street, north side, 90 feet west of 15th Avenue, Block 6179, Lot 49, Borough of Brooklyn.

867-57-BZ

APPLICANT—H. M. Karson, for Hong Yick Realty Corp., owner; Min Sang Laundry, lessee.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the construction of a mezzanine floor, elevate the roof and extend the laundry use.
PREMISES AFFECTED—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

1089-48-BZ—Vol. II

APPLICANT—Charles M. Spindler, for William Benson, owner.
SUBJECT—Application reopened January 7, 1958, as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the change of occupancy from non-storage garage to a motor vehicle repair shop.
PREMISES AFFECTED—139-23 Queens Boulevard, east side, 198-09 feet south of 87th Avenue, Block 9626, Lot 75, Jamaica, Borough of Queens.

614-57-BZ

APPLICANT—Patrick D. Concagh, for American Oil Co., owner.
SUBJECT—Application September 6, 1957—decision of the Borough Superintendent under sections 7h and 7e of the Zoning Resolution, to permit on a lot partly in a manufacturing and partly in a local retail use district, the use of the rear portion, the front of which is occupied by an existing gasoline service station, for the parking and storage of more than five motor vehicles.
PREMISES AFFECTED—3010 Irwin Avenue, east side, 3.67 feet north of West 230th Street, Block 3406, Lot 66, Borough of The Bronx.

799-56-BZ

APPLICANT—Benjamin Weberman, for Harold Klei, owner; Accurate Dye Works, lessee.
SUBJECT—Application November 9, 1956—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the use of the fourth floor of an existing four-story building as a dyeing establishment.
PREMISES AFFECTED—7 East 30th Street, north side, 164 feet east of 5th Avenue, Block 860, Lot 8, Borough of Manhattan.

648-20-BZ—Vol. II

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Company, lessee.
SUBJECT—Application reopened September 24, 1957, Vol. II—re decision of the Borough Superintendent, under sections 7a, 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, an extension of the present uses of a gasoline service station to include a one-bay lubritorium, accessory parking in the retail district and the installation of the necessary curb cuts with 75 feet of the residence use district.
PREMISES AFFECTED—3940-3952 Amboy Road and 2-20 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

1017-57-A

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Co., lessee.
SUBJECT—Application December 27, 1957—filed pursuant to section 35, General City Law re building partially bed of a mapped street—proposed widening of Amboy Road.
PREMISES AFFECTED—3952 Amboy Road and 2 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

CALENDAR

74-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Shelbee Corp., owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7e of the Zoning Resolution, to permit in a retail and residence use district, the extension of an existing gasoline service station, to include the parking and storage of more than five (5) motor vehicles on an adjoining lot.

REMISES AFFECTED—1920-1924 Amsterdam Avenue and 501-503 West 155th Street, northwest corner, Block 2114, Lots 40 and 47, Borough of Manhattan.

78-57-BZ

APPLICANT—Burke, Green and Groh, for Morris Koral, owner.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent under sections 7e and 7A of the Zoning Resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station, auto washing, lubricatorium, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles with a curb cut within 75 feet of the residence use district.

REMISES AFFECTED—91-10 Astoria Boulevard, southeast corner of 91st Street, Block 1365, Lot 22, Astoria, Borough of Queens.

79-21-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 73 Realty Corp., owner.

SUBJECT—Application reopened March 4, 1958 for consideration as to extension of time to obtain Certificate of Occupancy—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the proposed change of use from public garage to motor vehicle repair shop and servicing, lubrication, truck washing, garage, wheel alignment, brake testing, welding, machine shop, parts, storage and sales, showroom and office.

REMISES AFFECTED—73-07 Empire Boulevard and 81-103 McKeever Place, northeast corner and 56-58 Sullivan Place, Block 1306, Lot 28, Borough of Brooklyn.

79-148-BZ—Vol. I

APPLICANT—Charles A. Buckley, Jr., for Oncrest Realities, Inc., owner.

SUBJECT—Application reopened March 11, 1958, for consideration as to extension of term of variance—expired November 25, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution for a term of two years, permitting in a residence use district, the parking of more than five motor vehicles for customers and patrons of Alexander's Department store (no fee to be charged).

REMISES AFFECTED—2519-2525 Creston Avenue and 52 East 191st Street, southwest corner, Block 3175, Lots 26 and 36, Borough of The Bronx.

79-56-BZ

APPLICANT—Sidney H. Kitzler, for Pitborn Realty Corp., owner; Madewell Appliance Co., lessee.

SUBJECT—Application reopened March 11, 1958, for amendment as to rear yard—decision of the Borough Superintendent, previously granted on condition under section 21 of the Zoning Resolution, permitting in a C area district the extension of the existing warehouse structure occupying more than the permitted area.

REMISES AFFECTED—553-571 Thatford Avenue, east side, 41 feet 6½ inches south of Hegeman Avenue, Block 1637, Lot 24, Borough of Brooklyn.

863-47-BZ

APPLICANT—Philip Freshman, for Max Schoenfield, owner; Crown Beverage Corp., lessee.

SUBJECT—Application reopened March 18, 1958, for consideration as to extension of term of variance—expired January 27, 1958—decision of the Borough Superintendent, previously granted on condition under sections 7e and 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a building to be used as a soda water manufacturing and bottling plant, using more than the permitted area.

PREMISES AFFECTED—429-433 Watkins Street, east side, 150 feet north of Riverdale Avenue, Block 3593, Lots 7 and 8, Borough of Brooklyn.

788-57-BZ

APPLICANT—Burke, Green and Groh, for Fitchett-Crescent Corp., and Catherine DuMelle, owners.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of five (5) gasoline storage tanks and two pumps and the parking of employees cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42, Flushing, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed; then to April 15, 1958, for applicant to file a companion Administrative Appeal as to use of space mapped for street widening.

154-58-A

APPLICANT—Burke, Green and Groh, for Fitchett Crescent Corp. and Catherine Du Melle, owners.

SUBJECT—Application March 21, 1958—filed pursuant to section 35, General City Law re premises partially in bed of proposed widening of Kissena Boulevard.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42 (32), Flushing, Borough of Queens.

796-49-BZ—Vol. IV

APPLICANT—Charles Abrahams, for Columbia Savings and Loan Association, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of an extension to the present bank building occupying more than the permitted area and alter an existing frame dwelling to provide additional offices.

PREMISES AFFECTED—93-20 to 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

Laid over from January 28, 1958, to February 18, 1958, at the request of an objector to permit filing of objections; no further request for adjournment considered; then to April 15, 1958, for inspection and decision; hearing closed.

835-57-A

APPLICANT—Charles Abrahams for Columbia Savings and Loan Association, owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re use of Frame building as Offices, Live Load, etc.

PREMISES AFFECTED—93-20 and 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

CALENDAR

92-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application February 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, storage, parking and storage of motor vehicles and a ground sign.

PREMISES AFFECTED—14-40 to 14-50 (14-44 official) Clintonville Street west side, 61-63 feet south of 14th Road, Block 4697, Lot 5, Whitestone, Borough of Queens.

Laid over from September 17, 1957, to October 15, 1957, for inspection and decision; hearing closed; then to October 22, 1957, at the request of the applicant for consideration of proposed changes in the proposal; then to November 6, 1957, for applicant to file revised plans for relocation of proposed gasoline station in connection with the laundry building; then to November 26, 1957, for further study and for applicant to furnish the Board with a plan showing the area of the entire property and the surrounding streets; then to December 3, 1957, at the request of the applicant; then to December 17, 1957, then to January 28, 1958, for further study and inspection; then to February 25, 1958, for further consideration and decision; then to April 15, 1958, for further inspection and decision.

590-57-BZ

APPLICANT—Gilbert Lazerus, for Elsie C. Katz and Adele Wilson, owners.

SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the construction and maintenance for a term of fifteen (15) years of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only (no welding or spraying), storage and sale of accessories, and incidental parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—43-32 to 43-38 222nd Street and 221-11 to 221-19 Northern Boulevard, northwest corner, Block 6327, Lots 40 and 42, Bayside, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, at the request of an objector, applicant concurring; no further request for adjournment considered; then to April 15, 1958, for inspection and decision; hearing closed.

303-26-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened September 25, 1956 as Vol. IV—re decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence and business use district, the lower or ground floor of the property to be used for the storage of paper cartons and the upper floor to be used for the manufacture, storage and distribution of infants apparel, quilts, blankets, pillows and office incidental thereto.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

Laid over from March 11, 1958, to March 18, 1958, for hearing at request of attorney for objectors, applicant concurring; then to April 15, 1958, for inspection and decision; hearing closed.

52-48-A—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened January 8, 1957 as Vol. III—re Appeal from a decision of the Borough Superintendent—relating to egress.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

912-57-BZ

APPLICANT—Wechsler and Schimenti, for Philip Roser zweig, owner.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from garage on the first floor and storage on the second floor to a launderette on the first floor and offices on the second floor.

PREMISES AFFECTED—2149 Caton Avenue, north side, 100 feet east of Flatbush Avenue, Block 5083, Lot 12, Borough of Brooklyn.

Laid over from March 18, 1958, to April 15, 1958, for inspection and decision; hearing closed.

669-57-BZ

APPLICANT—Alfred H. Eccles, for Polarad Electronics Corp., owner.

SUBJECT—Application September 25, 1957—decision of the Borough Superintendent, under section 19A of the Zoning Resolution, to permit in an unrestricted use district, the continued use of an existing building providing less than the required number of loading berths.

PREMISES AFFECTED—33-02 to 33-20 Queens Boulevard, 45-01 to 45-09 33rd Street, southeast corner at 45-02 to 45-10 34th Street, Block 247, Lot 30, Long Island City, Borough of Queens.

Laid over from March 18, 1958, to April 15, 1958, for inspection and decision; hearing closed.

670-57-A

APPLICANT—Alfred H. Eccles, for Polarad Electronics Corp., owner.

SUBJECT—Application September 25, 1957—Appeal from a decision of the Borough Superintendent—re exits, etc.

PREMISES AFFECTED—33-02 to 33-20 Queens Boulevard, 45-01 to 45-09 33rd Street, southeast corner at 45-02 to 45-10 34th Street, Block 247, Lot 30, Long Island City, Borough of Queens.

728-29-BZ—Vol. II

APPLICANT—Paul Friedman, for Nat Spinard, owner.

SUBJECT—Application reopened November 6, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i, 7A of the Zoning Resolution, to permit on a plot located partly within a residence use district, the erection and maintenance of a gasoline service station, car wash (non automatic), lubritory, minor auto repairs with hand tools only, office and sale of automobile accessories, parking and storage of motor vehicles, with ground signs in a retail and residence use district, and with show windows, a sign and curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—154-02 to 154-12 (154-04 official) Horace Harding Expressway and 61-01 to 61-03 Kissena Boulevard, southeast corner, Block 6744, Lot 3, Flushing, Borough of Queens.

Laid over from March 18, 1958, to April 15, 1958, for inspection and decision; hearing closed.

910-55-BZ—Vol. II

APPLICANT—Dominick Salvati and Son, for Al Smith, owner.

SUBJECT—Application reopened July 2, 1957 as Vol. II—decision of the Borough Superintendent, under sections 20 and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a one story extension to an existing broom factory that will occupy more than the permitted area coverage.

CALENDAR

PREMISES AFFECTED—9517-9521 Avenue J, north side, 77 feet 11¼ inches east of East 95th Street, Block 8203, Lot 5, Borough of Brooklyn.

Laid over from March 18, 1958, to April 15, 1958, for inspection and decision; hearing closed.

319-57-BZ

APPLICANT—Mathew Manes, for William Rueck and Minnie A. Dunlop, owners; Sun Oil Co., lessee.

SUBJECT—Application April 22, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, lubritorium, office, sale of auto accessories and parking of cars awaiting service, with curb cuts and show windows within 75 feet of a residence zone and the erection of post standards and illuminated signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—253-02 to 253-26 Hillside Avenue, 84-02 to 84-10 Little Neck Parkway, southwest corner and 84-01 to 84-09 253rd Street, Block 8607, Lot 180 (tentative), Bellerose, Borough of Queens.

Laid over from December 3, 1957, for inspection and decision; date to be set; hearing closed; then set for December 17, 1957; then to January 14, 1958, for further consideration and decision; then to February 11, 1958, for further consideration and possible further inspection; then to March 18, 1958, for further hearing, applicant to send notice to all owners by regular mail, to consider additional facts; then to April 15, 1958, for inspection and decision; hearing closed.

208-46-BZ—Vol. V

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. V—decision of the Borough Superintendent, under sections 7f and 7e of the Zoning Resolution, to permit in a business use district, the extending of the existing gasoline service station by the addition of two twin hose gasoline pumps and six 550 gallon approved type gasoline tanks and changing the use of that portion of the premises now used for yarn manufacturing to importing, shipping and storage of porcelain ceramics.

PREMISES AFFECTED—1500-1546 McDonald Avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed.

263-43-BZ—Vol. II

APPLICANT—Louis Lieberman, for Harry Goldsen, owner; Standard Equipment Co., lessee.

SUBJECT—Application reopened April 24, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from a garage to a warehouse.

PREMISES AFFECTED—233-235 Norwood Avenue, east side, 193 feet 11 inches north of Atlantic Avenue, Block 4137, Lot 1, Borough of Brooklyn.

Laid over from March 25, 1958, to April 15, 1958, for inspection and decision; hearing closed.

338-50-BZ—Vol. II

APPLICANT—Haus and Bresin, for Estate of Edward F. Glacken, owner, Irving Trust Company and William F. Glacken, executors.

SUBJECT—Application reopened January 14, 1958 and restored to calendar—re decision of the Borough Superintendent, previously withdrawn, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools

only, parking and storage of more than five (5) motor vehicles for the stated term of fifteen (15) years.

PREMISES AFFECTED—9001-9015 Church Avenue and 551-561 Remsen Avenue, northeast corner, Block 4687, Lots 4, 7, 8 and 9, Borough of Brooklyn.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed.

864-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed.

612-45-BZ—Vol. V

APPLICANT—Louis Lieberman, for Jackson Motor Corp., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. V—decision of the Borough Superintendent, under sections 21 and 7e of the Zoning Resolution, to permit in a business and retail use district, the change in occupancy of an existing auto showroom by using the cellar for the storage of parts and dead storage of cars and the first floor as an auto showroom, office, parts department, gasoline station, motor vehicle repair shop, sale of used cars and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—94-15 to 94-23 Northern Boulevard, 32-45 to 32-61 Junction Boulevard, northeast corner and 32-44 to 32-60 95th Street, Block 1424, Lot 33, Corona, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; applicant to submit a letter from the Planning Commission as to correct zoning of 95th Street and Junction Boulevard at this point.

750-57-BZ

APPLICANT—Ingram S. Carner, for Sanrod Realty Corp., owner.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and unrestricted use district, a two-bay extension to the existing accessory building and to eliminate thereby the outside lifts of the existing gasoline service station.

CALENDAR

PREMISES AFFECTED—136-12 Farmers Boulevard, southwest corner of Garrett Street, Block 12527, Lot 1, Springfield, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed.

844-57-BZ

APPLICANT—Charles M. Spindler, for William Saloy and Fred A. Widulski, owners.

SUBJECT—Application November 20, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a modern gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—87-13 to 87-25 Rockaway Boulevard (87-19 official) and 97-48 to 97-58 88th Street, northwest corner, Block 9060, Lot 25, Woodhaven, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed.

945-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Abe Saperstein, owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, office, sales, storage, lubrication, car washing, minor auto repairs and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1446-1456 Remsen Avenue and 8913-8923 Avenue L, northwest corner, Block 8055, Lot 1, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed; then to April 15, 1958, at request of attorney for the owner, who stated the property may be sold for conforming use and application subsequently withdrawn; no notices to be sent out.

HARRIS H. MURDOCK, *Chairman.*

APRIL 15, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 15, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

596-56-SA

APPLICANT—Herron Stove & Foundry Company, Inc., owner.

SUBJECT—Application August 15, 1956—Comforteer Gas-fired Room and Space Heater, Unvented, Models 1112-W and C, 118-S, 1125-S, 135-S and 235-S, approval of.

408-57-SA

APPLICANT—S. T. Johnson Company, owner.

SUBJECT—Application April 24, 1957—Bankheat Combination Oil or Gas Burners, Models BH-D-O, BH-D-OA, BH-D-1A, BH-D-2, BH-D-3, BH-D-3A, BH-G-O, BH-G-OA, BH-G-1A, BH-G-2, BH-G-2A, BH-G-3 and BH-G-3A, approval of.

646-57-SM

APPLICANT—Alwinseal, Inc., owner.

SUBJECT—Application July 12, 1957—Alwinseal Aluminum Window, approval of.

657-57-SA

APPLICANT—H. P. Bonesteel for Wilmot Castle Company, owner.

SUBJECT—Application August 13, 1957—Wilmot Castle Condenser, approval of.

984-57-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application December 23, 1957—Tokheim Submerged Pumps for Pumping Motor Fuel, Gasoline, by remote control, Models 55-E, 55-ES, 72-E, 72-ES, 70-ES and Tokheim Pressure Regulator, Model 52, approval of.

985-57-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application December 23, 1957—Tokheim Gasoline Dispensing Pedestals, Models 350-1-RC, 350-2-RC with or without suffix WNC or P, and Tokheim 350-1 Twin and 350-2 Twin, approval of.

1001-57-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application December 23, 1957—Tokheim Remote Control Gasoline Pumping Units, Models 45-RCP and 46-RCP and Tokheim Island Dispensing Pedestals, Models 45-H-RC and 45-TP-RC, approval of.

46-34-SA

APPLICANT—Quiet May Div., of Penn Boiler & Burner Mfg. Corp., owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional trade names Mueller-Climatrol Models 442-450, 443-650, and 442-500 respectively—re May Oil Burner and Quiet May Oil Burner, Models N, O, U, D, B, NSJ, F, NSJ-1, W and Type BB; previously approved.

448-40-SM

APPLICANT—The H. H. Robertson Company, owner.

SUBJECT—Application reopened March 19, 1957 for amendment of resolution as to additional uses, Robertson Steel Floor—re Robertson Keystone Beam Steel Floor and Robertson Cellular Steel Floor; previously approved.

895-51-SA

APPLICANT—Mueller Climatrol Div. of Worthington Corp., owner.

SUBJECT—Application reopened July 17, 1956 for amendment of resolution as to additional models 220-90, 228-10, 218-110E, 217-150, 219-110E, 219-125, 219-150, 253-110A, 253-350, 228-110E, 130, 131, 132; 133, 135, 136, 137, 166, 167 and 105-01 Oil-fired Air Conditioners—re Mueller Climatrol Oil-fired Air Conditioners, Models 50, 20, 202, 209, 211, 212, 214, 216, 218, 219 and 253; previously approved.

741-53-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment to resolution as to additional lathing accessories—re Gold Bond Metal Base and Floor Clips—for use in Gold Bond Partition Systems; previously approved.

115-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyce Green, owners.

SUBJECT—Application December 22, 1955—Appeal from a decision of the Borough Superintendent—re review of Borough Superintendent's decision re zoning matter.

PREMISES AFFECTED—100-104 Central Park South and 1431-1439 Avenue of the Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.

882-57-A

APPLICANT—Julius S. Rapson, for F and A Development Inc., owner.

CALENDAR

SUBJECT—Application December 11, 1957—filed pursuant to section 36, General City Law re erection of buildings not fronting on legal streets.

PREMISES AFFECTED—107-11 and 107-17 Muriel Court, north side, 20 feet west of 108th Street, Block 11482, Lots 48 and 148, South Ozone Park, Borough of Queens.

728-57-A

APPLICANT—Watchtower Bible and Tract Society, Inc., owner.

SUBJECT—Application September 30, 1957—Appeal from a decision of the Borough Superintendent, re installation of aluminum louvers in existing opening of Fire Tower, and storage of materials in Fire Tower balcony.

PREMISES AFFECTED—51-69 Sands Street, north side, entire block bounded by Adams, Sands, Pearl and Prospect Streets; 117-125 Adams Street, 140-146 Pearl Street and 54-72 Prospect Street, Block 76, Lot 1, Borough of Brooklyn.

814-57-A

APPLICANT—Wheeler Yacht Co., Inc., owner.

SUBJECT—Application October 28, 1957—Appeal from an order of the Fire Commissioner and a decision of the Borough Superintendent re Sprinkler System in lieu of Yard Hydrant System.

PREMISES AFFECTED—520 Compton Avenue, foot of Patterson Avenue, Block 3502, Lots 2-7, Pugsley Creek, Borough of The Bronx.

1027-40-A—Vol. III

APPLICANT—Burke, Green and Groh, for James T. Warner, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. III—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—87-71 Kingston Place, northeast side, 94 feet west of Wexford Terrace, Block 9845, Lot 22, Jamaica, Borough of Queens.

785-56-A

APPLICANT—Ralph and Anna DiBari, owners.

SUBJECT—Application November 5, 1956—Appeal from a decision of the Borough Superintendent, re use of 3rd floor by more than 1 tenant.

PREMISES AFFECTED—306-308 East 149th Street, south side, 450 feet west of Courtlandt Avenue, Block 2330, Lot 22, Borough of The Bronx.

816-56-A

APPLICANT—Sylvan Bien, for John-Platt Realty Corp., owner (Chubb and Son, lessee).

SUBJECT—Application November 13, 1956—Appeal from a decision of the Borough Superintendent, re use of wood stud partitions.

PREMISES AFFECTED—90-100 John Street, 24 Gold Street, southeast corner and 15-23 Platt Street, Block 69, Lot 39, Borough of Manhattan.

644-54-A

APPLICANT—Joseph A. Lau, for Kricor A. Chakmakian, owner.

SUBJECT—Application August 11, 1954—Appeal from a decision of the Borough Superintendent—re exits.

PREMISES AFFECTED—145-147 West 28th Street, north side, 176 feet 1 inch east of 7th Avenue, Block 804, Lot 11, Borough of Manhattan.

765-57-A

APPLICANT—John F. Fitzsimons, for Honeywell Farms, Inc., owner.

SUBJECT—Application October 25, 1957—Appeal from a decision of the Borough Superintendent, re conversion of frame construction from residence to business offices.

PREMISES AFFECTED—105-14 156th Street, west side, 122.5 feet south of Guinzburg Road, Block 10113, Lot 97, Jamaica, Borough of Queens.

11-58-A

APPLICANT—Robert Teichman, for National Democratic Club, owner.

SUBJECT—Application January 2, 1958—Appeal from a decision of the Borough Superintendent, re 2nd means of egress—factory.

PREMISES AFFECTED—158 West 23rd Street, south side, 175 feet, 1 inch east of 7th Avenue, Block 798, Lot 74, Borough of Manhattan.

55-58-A

APPLICANT—Samuel S. Arlen, for 24 Holding Corp., owner.

SUBJECT—Application February 13, 1958—Appeal from a decision of the Borough Superintendent, re stairways, live load, etc.

PREMISES AFFECTED—24 West 45th Street, south side, 329 feet west of 5th Avenue, Block 1260, Lot 51, Borough of Manhattan.

95-58-A

APPLICANT—H. M. Cole, for The New Lincoln School, owner.

SUBJECT—Application March 4, 1958—Appeal from a decision of the Borough Superintendent, re Class 3 construction, offices and School use, 3rd and 4th floors.

PREMISES AFFECTED—6-8 East 82nd Street, south side, 147 feet east of 5th Avenue, 3rd and 4th floors; Block 1493, Lots 66 and 166, Borough of Manhattan.

120-58-A

APPLICANT—Gilbert Lazerus, for Ocean Builders, Inc., owner.

SUBJECT—Application March 11, 1958—Appeal from a decision of the Borough Superintendent re height of chimney.

PREMISES AFFECTED—1199 Ocean Avenue, northeast corner of Glenwood Road, Block 5241, Lot 6, Borough of Brooklyn.

123-58-A

APPLICANT—Abraham Grossman, for Benjamin Gordon, owner.

SUBJECT—Application March 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, stair enclosure, factory, etc.

PREMISES AFFECTED—821-823 Broadway and 51 East 12th Street, northwest corner, Block 564, Lot 22, Borough of Manhattan.

144-58-A

APPLICANT—Max Schoener, owner.

SUBJECT—Application March 19, 1958—Appeal from an order of the Fire Commissioner re bars on windows, etc.

PREMISES AFFECTED—104-28 Alstyne Avenue, south side, 51 feet west of 51st Avenue, Block 1934, Lot 5, Corona, Borough of Queens.

167-58-A

APPLICANT—H. E. Horwood, for Edward Migliaccio, owner.

SUBJECT—Application March 12, 1958—Appeal from a decision of the Borough Superintendent, re egress, factory building.

PREMISES AFFECTED—97 Crosby Street, east side, 113.2 feet south of Prince Street, Block 496, Lot 10, Borough of Manhattan.

65-57-A

APPLICANT—Standard Fruit and Steamship Co., lessee for Department of Marine and Aviation, owner.

CALENDAR

SUBJECT—Application January 31, 1957—Appeal from an order of the Fire Commissioner, re use of kerosene as fuel, etc.

PREMISES AFFECTED—Pier 13, East River, east side, 600 feet east of South and Wall Streets, Block 36, Lot 25, Borough of Manhattan.

836-57-A

APPLICANT—H. M. Cole, for Central Third Corporation, owner.

SUBJECT—Application November 14, 1957—Appeal from a decision of the Borough Superintendent, openings in walls erected on lot lines.

PREMISES AFFECTED—720-734 3rd Avenue, west side, from East 45th to East 46th Street, 153-157 East 45th Street and 162-170 East 46th Street, Block 1300, Lots 31 and 33-41 inclusive, Borough of Manhattan.

1039-57-A

APPLICANT—Latham C. Squire, for Brause and Brause, adjoining property owners.

OWNER OF PREMISES: Teachers Insurance and Annuity Association of America; Central Third Corp., lessee.

SUBJECT—Application December 20, 1957—Appeal from a decision of the Borough Superintendent re Revocation of Permit issued re N.B. 102-56.

PREMISES AFFECTED—730 3rd Avenue, west side, from East 45th to East 46th Streets, Block 1300, Lots 31 and 41, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 22, 1958, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 22, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

420-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owner.

SUBJECT—Application June 4, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicles belonging to patrons, customers and employees of such market.

PREMISES AFFECTED—256-262 Clinton Street and 172-196 Congress Street, southwest corner, Block 301, Lots 61, 63, 66 and 71. Borough of Brooklyn.

Laid over from March 25, 1958 to April 22, 1958, at request of attorney for objectors, applicant concurring.

616-57-BZ

APPLICANT—Gustave Goldman, for Barney Scurti, owner.

SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one-story and cellar building to be used as a restaurant and apartment and the unbuilt upon portion to be used for the parking of patrons cars.

PREMISES AFFECTED—2878-2888 Linden Boulevard, south side, 40 feet west of Sapphire Street, and 314 Sapphire Street, Block 4497, Lots 4, 5, 8 and 11, Borough of Brooklyn.

944-57-BZ

APPLICANT—Moritz Simon, for 77 East 115th Street, Inc., owner; Charles Sigal, lessee.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail and resi-

dence use district, the erection of a two-story extension for use as a retail store and office with show windows within 75 feet of a residence use district and business entrances exceeding 3 feet 6 inches in width.

PREMISES AFFECTED—75-79 East 115th Street, north side, 26 feet west of Park Avenue, Block 1621, Lots 32, 33 and 34, Borough of Manhattan.

871-57-BZ

APPLICANT—Robert Gottlieb, for John and Anna Richardson, owner.

SUBJECT—Application December 4, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, storage and parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—3812-3824 East Tremont Avenue, southwest corner of Lamport Place, Block 5562, Lots 143, 146, 147 and 148, Borough of The Bronx.

866-57-BZ

APPLICANT—Herbst and Rusciano and Leonard F. Rothkrug, for Homestead Associates, Inc., owner.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a parking lot (non-transient-pleasure type vehicles only) for a term of five (5) years.

PREMISES AFFECTED—112-118 Clarke Place, south side, 155.12 feet east of Walton Avenue, Block 2839, Lot 49, Borough of The Bronx.

446-24-BZ—Vol. II

APPLICANT—James J. Lyons, Jr., for Rose Orzo, owner.

SUBJECT—Application reopened April 9, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, facilities for car washing and minor repairs, an office and salesroom and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—772-798 East 185th Street and 2337-2349 Southern Boulevard, southwest corner, Block 3114, Lots 17, 19, 21, 23, 25 and 26, Borough of The Bronx.

93-57-BZ

APPLICANT—Ludwig P. Bono, for Jennie Minieri, owner.

SUBJECT—Application February 4, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2316 Beaumont Avenue, east side, 315 feet north of East 183rd Street, Block 3103, Lot 14, Borough of The Bronx.

641-57-BZ

APPLICANT—Aaron Halpern, for N. F. Walker, Inc., owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the construction of a one story and cellar extension with less than the required setback and extend the use of the funeral home and for parking of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—87-34 80th Street, west side, 25.02 feet south of 87th Road, Block 8912, Lots 12, 13 and 16, Woodhaven, Borough of Queens.

CALENDAR

424-27-BZ—Vol. II

APPLICANT—Robert J. Crinnion, for Antmar Realty Corp., owner; Gerhard Motors, Inc., lessee.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use of an existing two-story building from store and public garage to an automobile showroom, motor vehicle repair shop to service cars sold by the agency and storage of new cars for a stated term of ten (10) years.

PREMISES AFFECTED—2431 Boston Post Road, northwest corner of Waring Avenue and 2410 White Plains Road, Block 4430, Lot 4, Borough of The Bronx.

304-38-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a one and one-half height district, the erection of two additional floors to the East 37th Street section of the present central telephone exchange building exceeding the permitted height.

PREMISES AFFECTED—221-231 (221 Official) East 37th Street, north side, 230 feet west of Second Avenue and 218-222 East 38th Street, Block 918, Lot 14, Borough of Manhattan.

58-41-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Isadore Gootzeit, owner.

SUBJECT—Application reopened April 24, 1957 as Vol. III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry extension to be used as a non-storage garage for more than five (5) motor vehicles or truck trailers, reduce the seven one car garages to a five (5) car garage and convert the two car garage to an auto laundry—non automatic.

PREMISES AFFECTED—67-12 to 67-18 73rd Place, west side, 107 feet 4¾ inches south of Metropolitan Avenue, Block 3667, Lot 362, Middle Village, Borough of Queens.

871-49-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Melmar Development Corp., owner, Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business and residence use district, a fifteen (15) foot rear extension to an existing auto seat cover establishment to provide a one bay minor motor vehicle repair shop for the replacement of muffler and tailpipes.

PREMISES AFFECTED—591 East Fordham Road, north side, 128 feet east of Hoffman Street and 584-588 East 191st Street, Block 3273, Lots 261 and 263, Borough of The Bronx.

45-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Gabriel H. Luff, owner; Luff's Hardware, Inc., lessee.

SUBJECT—Application reopened January 14, 1958 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and retail use district, the parking and storage of more than five (5) motor vehicles for patron and employees of the adjoining hardware store, the parking to be on the residence portion of the plot.

PREMISES AFFECTED—254-01 Northern Boulevard, northeast corner of Westmoreland Street, Block 8138, Lot 42, Little Neck, Borough of Queens.

589-57-BZ

APPLICANT—Guerino Salerni, for Mary Manzolino, owner.

SUBJECT—Application August 5, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail and residence use district, the use of vacant land for parking motor vehicles.

PREMISES AFFECTED—31-48 48th Street, west side, 316.21 feet north of Newtown Road, Block 727, Lot 57, Astoria, Borough of Queens.

788-56-BZ—Vol. II

APPLICANT—Boris W. Dorfman, for Louis Dorfman, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the extension of an existing parking lot for the sale of used cars by the addition of an adjoining lot.

PREMISES AFFECTED—1947-1949 Bruckner Boulevard, north side, 103 feet east of Virginia Avenue, Block 3787, Lots 50 and 51, Borough of The Bronx.

235-31-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Mae Weissberg, owner.

SUBJECT—Application reopened February 4, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7f and 21 of the Zoning Resolution, to permit in a business use district, the extension of the present use of auto repair shop, welding, body and fender work, incidental paint and spray work, office and sale of accessories, parking and storage, sale and display of more than five (5) motor vehicles, two lubrication pits and one lift by adding thereto the use of gasoline service station and spraying of undercoating for a stated term of fifteen (15) years.

PREMISES AFFECTED—701-705 Utica Avenue, east side, 50 feet south of Clarkson Avenue, Block 4637, Lot 41, Borough of Brooklyn.

753-57-BZ

APPLICANT—Leonard F. Rothkrug, for Prisco Luongo, owner; Dolphas Kelly, doing business as Kelly's Auto Repairs, lessee.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use from storage to motor vehicle repair shop in the existing one story extension for a term of ten (10) years.

PREMISES AFFECTED—1263 Bedford Avenue and 9 Herkimer Street, northeast corner, Block 1860, Lot 1, Borough of Brooklyn.

38-50-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Thomas Loughran, owner.

SUBJECT—Application reopened December 3, 1957 as Vol. III—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

PREMISES AFFECTED—2200-2208 Chatterton Avenue and 1014-1028 Castlehill Avenue, southeast corner, Block 3815, Lot 6, Borough of The Bronx.

CALENDAR

665-53-BZ

APPLICANT—Sidney H. Kitzler, for George Massabni, owner.

SUBJECT—Application reopened March 18, 1958 reopened for consideration as to extension of time to complete—decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district the use of more than the permitted percentage of structure for manufacturing use.

PREMISES AFFECTED—9108-9110 5th Avenue, west side, 50 feet south of 91st Street, Block 6087, Lot 21, Borough of Brooklyn.

717-57-BZ

APPLICANT—Albert Melniker, for Beatrice and Clara Migliori, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution to permit in an unrestricted and business use district, a variance to erect and maintain a gasoline service station, lubritorium, car washing (non automatic), minor motor vehicle repairs with hand tools only, sale of accessories and parking for more than five (5) motor vehicles.

PREMISES AFFECTED—373-385 Tompkins Avenue and 174-182 Lynhurst Avenue, northeast corner, Block 2843, Lot 1, Rosebank, Borough of Richmond.

Laid over from March 25, 1958, to April 22, 1958, for applicant to file a survey of the block front and for both streets, one additional photograph of the site and file an Administrative Appeal as to street widening.

HARRIS H. MURDOCK, *Chairman.*

APRIL 22, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 22, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

968-57-A

APPLICANT—John F. Fitzsimons, for Anthony and Rose Rifilato, owners.

SUBJECT—Application December 26, 1957—filed pursuant to section 35, General City Law re premises in bed of mapped street—89th Avenue.

PREMISES AFFECTED—87-62 133rd Street, northwest corner of 89th Avenue, Block 9340, Lot 136, Richmond Hill, Borough of Queens.

940-28-A—Vol. II

APPLICANT—D.N.T. Realty Company, owner; Eastern Cabinet Company, Inc., lessee.

SUBJECT—Application reopened May 15, 1956 as Vol. II—re Appeal from an order of the Fire Commissioner—re standpipe system.

PREMISES AFFECTED—78-16 Cooper Avenue, south side, 37.50 feet west of 79th Place, Block 3803, Lots 14 and 34, Glendale, Borough of Queens.

147-49-A—Vol. III

APPLICANT—Leonard F. Rothkrug, for Diller-Quaile Music School, Inc., owner.

SUBJECT—Application reopened November 7, 1956 as Vol. III—re Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—24 East 95th Street, south side, 81 feet 9½ in. west of Madison Avenue, Block 1506, Lot 60, Borough of Manhattan.

422-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Mario Bencivenza, owner.

SUBJECT—Application reopened February 5, 1957 as Vol. II—re Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—638 Lorimer Street, east side, 25 feet south of Jackson Street, Block 2747, Lot 7, Borough of Brooklyn.

860-57-A

APPLICANT—David Crystal, Inc., lessee (113 West 18th Street, Inc., owner).

SUBJECT—Application November 8, 1957—Appeal from an order and a decision of the Fire Commissioner, re Exit Locks, factory.

PREMISES AFFECTED—113-123 West 18th Street, north side, 149 feet west of Avenue of The Americas and 110-120 West 19th Street; 5th floor, Block 794, part of Lot 17, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 29, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 29, 1958 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

831-57-BZ

APPLICANT—Herbert Gretsche, for New York City Housing Authority, owner; Frostone Corporation, lessee.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five pleasure type motor vehicles on a plot located within a public housing development for the personnel of an electronic research company located on the lot abutting the site for a term of two years.

PREMISES AFFECTED—212 Tillary Street, south side, 178 feet and 17½ inches east of Prince Street, Block 2050, part of Lot 1, Borough of Brooklyn.

920-57-BZ

APPLICANT—Reuben Rappaport, for David Meredith Hare, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of a one story extension occupying more than the permitted area and to be used as a sculptors studio by the tenant owner.

PREMISES AFFECTED—34 Leroy Street, south side, 60 feet east of Bedford Street, Block 586, Lot 6, Borough of Manhattan.

16-57-BZ

APPLICANT—D. Salvati and Son, for Pasquale Palagano, owner.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of the vacant portion of the site for the parking and storage of motor vehicles both day and night.

PREMISES AFFECTED—1836-1838 Bergen Street, south side, 300 feet east of Ralph Avenue, Block 1451, Lot 22, Borough of Brooklyn.

CALENDAR

12-57-BZ

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.

SUBJECT—Application February 8, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of parking lots for the parking and storage of more than five (5) motor vehicles for a stated term of five (5) years.

REMISES AFFECTED—59-10 Rockaway Beach Boulevard, northwest corner of Beach 59th Street; 215 Beach 59th Street, west side, 55.29 feet south of Arverne Boulevard, Block 384, Lots 2 and 8; 60-10 Rockaway Beach Boulevard, northwest corner of Beach 60th Street and 217 Beach 60th Street, west side, 85.35 feet south of Arverne Boulevard, Block 385, Lots 62 and 68, Rockaway Beach, Borough of Queens.

13-57-A

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.

SUBJECT—Application February 8, 1957—pursuant to section 35, General City Law re premises partly in bed of mapped streets—Beach 59th and Beach 60th Streets.

REMISES AFFECTED—59-10 Rockaway Beach Boulevard, northwest corner of Beach 59th Street; 215 Beach 59th Street, west side, 55.29 feet south of Arverne Boulevard, Block 384, Lots 2 and 8; 60-10 Rockaway Beach Boulevard, northwest corner of Beach 60th Street and 217 Beach 60th Street, west side, 85.35 feet south of Arverne Boulevard, Block 385, Lots 62 and 68, Rockaway Beach, Borough of Queens.

52-57-BZ

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.

SUBJECT—Application February 8, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a parking lot.

REMISES AFFECTED—214 Beach 59th Street, east side, 48.96 feet south of Arverne Boulevard, Block 380, Lot 40, Rockaway Beach, Borough of Queens.

53-57-A

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.

SUBJECT—Application February 8, 1957—filed pursuant to section 35, General City Law re premises located in bed of mapped street—Beach 59th Street.

REMISES AFFECTED—214 Beach 59th Street, east side, 48.96 feet south of Arverne Boulevard, Block 380, Lot 40, Rockaway Beach, Borough of Queens.

59-57-BZ

APPLICANT—Harry A. Yarish, for Charles Krebs, owner; Solomon Schneider, lessee.

SUBJECT—Application December 19, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit an E-1 area district, the continuance of an existing one-story building for use as a diner, that encroaches on the required rear yard.

REMISES AFFECTED—248-18 Sunrise Highway, south side, 89.22 feet and 111.57 feet east of Hook Creek Boulevard, Block 13623, Lot 19, Rosedale, Borough of Queens.

66-55-BZ—Vol. II

APPLICANT—Paul Friedman, for Warren J. Heeg and Thomas Adams, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, automatic car wash, lubricatory, minor repairs with hand tools only, office, storage and sale of automobile accessories, parking and storage of more than five (5) motor vehicles with ground signs in a retail use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—105-19 to 105-37 Horace Harding Expressway and 59-02 to 59-28 Granger Street, northwest corner; 105-20 to 105-38 Westside Avenue, and 60-01 to 60-11 Xenia Street, Block 1963, Lot 5, Corona, Borough of Queens.

1132-39-BZ—Vol. II

APPLICANT—De Rose and Cavalieri, for J. Clarence Davies, Inc., owner.

SUBJECT—Application reopened January 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story extension to an existing one story commercial building occupied by two retail stores into the residence use district.

PREMISES AFFECTED—31, 32, 33, 34 Westchester Square, west side, 185.515 feet south of Frisby Avenue and 2584-2588 Frisby Avenue and 1420-1434 Benson Street, Block 3984, Lots 4, 5, 6, 7, 8, 9 and 30, Borough of The Bronx.

453-46-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Herman Birnbaum, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline service station for the following uses, office, lubricatorium, auto repairs with hand tools only, auto laundry and the parking of cars awaiting service with a curb cut and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—3437-3445 Fort Hamilton Parkway and 2-12 Chester Avenue, southwest corner, Block 5302, Lot 48, Borough of Brooklyn.

603-57-BZ

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the use of the subject premises for business purposes (offices).

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

604-57-A

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction—commercial use.

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

122-39-BZ—Vol. II

APPLICANT—William S. Worrall, Jr., for The Cord Meyer Company, owner; Maxwell Strauss, lessee.

CALENDAR

SUBJECT—Application reopened December 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the erection of a one-story building to be maintained for use as a high speed auto laundry and car polishing establishment with parking of motor vehicles awaiting service for a term of fifteen (15) years.
PREMISES AFFECTED—88-14 to 88-26 (88-20 official) Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

800-57-BZ

APPLICANT—Leonard F. Rothkrug, for Mildred Cohen, owner; Esso Standard Oil Company, lessee.
SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory auto laundry—non automatic, auto repair shop with hand tools only, lubritorium, office and sales, all for a term of fifteen (15) years.
PREMISES AFFECTED—1290-1304 Remsen Avenue, southwest corner of Avenue J, Block 8040, Lot 61, Borough of Brooklyn.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.
SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.
PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechhurst, Borough of Queens.
Laid over from February 4, 1958, to March 25, 1958, for consultation with engineer as to revision of plans and for inspection and decision; hearing closed; then to April 29, 1958, for applicant to confer with examiner and submit a revised plan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 29, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 29, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

580-54-SA

APPLICANT—Jackson & Church Company, owner. I. T. Hecht, Agent.
SUBJECT—Application July 2, 1954—Jackson & Church Gas-fired Suspended Units, Models GA-350, GA-450, the GS Series and the GU Series, approval of.

697-54-SM

APPLICANT—Safway Steel Products, Inc., owner.
SUBJECT—Application September 10, 1954—Safway Material Hoist Tower, approval of.

248-56-SA

APPLICANT—The Wayne Pump Company, owner.
SUBJECT—Application March 15, 1956—Wayne Power-Operated Discharge Device (for dispensing gasoline) Models 90, 90X and 90-1-198, approval of.

249-56-SA

APPLICANT—The Wayne Pump Company, owner.
SUBJECT—Application March 15, 1956—Wayne Power-Operated Discharge Device (for dispensing gasoline) Models 600, 605, 605X, approval of.

331-56-SM

APPLICANT—The Flour City Ornamental Iron Company, owner.
SUBJECT—Application April 13, 1956—Flour City Passenger Elevator Door and Frames, approval of.

304-57-SA

APPLICANT—Charles M. Spindler, for Erie City Iron Works, owner.
SUBJECT—Application March 29, 1957—Erie City Iron Works Combination Gas and Heavy Oil Rotary Burner, approval of.

305-57-SA

APPLICANT—Charles M. Spindler, for Erie City Iron Works, owner.
SUBJECT—Application March 29, 1957—Erie City Iron Works, Model RGO Combination Gas and Light Oil Rotary Burner, approval of.

364-57-SA

APPLICANT—Charles M. Spindler, for Erie City Iron Works, owner.
SUBJECT—Application April 8, 1957—Erie City Iron Works Steam Atomizing Oil Burner, approval of.

366-57-SM

APPLICANT—Ever-Tite Coupling Company, Inc., owner.
SUBJECT—Application April 16, 1957—Ever-Tite Gauge Box Closer, Ever-Tite 2C411R and Ever-Tite 3C413M, approval of.

769-57-SA

APPLICANT—Erie Meter Systems, Inc., owner. F. I. Carney, Agent.
SUBJECT—Application October 14, 1957—Erie Remote Control Gasoline Dispensers, Models 842, 845, 849, 949-240-5, 241-5 and 140-5, approval of.

771-57-SA

APPLICANT—Erie Meter Systems, Inc., owner. F. I. Carney, Agent.
SUBJECT—Application October 14, 1957—Erie 303, 304 and 307 Submersible Pump, approval of.

789-57-SM

APPLICANT—The Browne Window Mfg. Co., owner. Universal Builders Supply Company, Inc., Agent.
SUBJECT—Application October 10, 1957—Browne Window Manufacturing Company, Inc., Aluminum Window, approval of.

829-48-SA

APPLICANT—The Nu-Way Corporation, owner.
SUBJECT—Application reopened July 2, 1957 for amendment of resolution as to additional models and trade names, namely Models J, K, L, H, CO, IXL and trade names Afco, Bard Leeson, Meyer, Power Oil, Rud Thatcher, Waterbury, Fitzgibbons, Mueller Climate Bryan Steam Round Oak, Perfectaive, General Electric Shepherd, Frontier, Ingersoll, Janitrol, Milwaukee Supreme, Oil Electric, Queen City, Permaglas, Spencer Heater, Weil-McLain, Sooner, Sun, Patten, Syncromatic Meredian, Repco, Thermo Oil-O-Matic, Chrysler Airtemp Certified Oil, Hall-Neal Victor, J & C, Fire Power-O-Matic, McDonald and Silver Seal Oil Burners; previous approved.

359-50-SA

APPLICANT—Altorfer Brothers Company, owner.
SUBJECT—Application reopened October 23, 1956 for amendment of resolution as to additional models of Automatic Washers, Models 92, 82, 72, 52, 62 and 42 and market under additional trade name of Kelvinator, Models WAG-9, WAG-6, WAG-5, WAG-2, WAG-1, WAH-1, WAH-9, WAH-6, WAH-5, WAH-2 and WAH-1—Home Laundry Automatic Washer, Models 50 and 51 previously approved.

CALENDAR

60-50-SA

APPLICANT—Automatic Burner Corporation, owner.
SUBJECT—Application reopened May 28, 1957 for amendment of resolution as to additional model oil burner ABC Models 40, 58 and 55K and additional trade names Day & Night Mfg. Co., Monrovia, California, under the trademark name Day & Night Model 55-J; Bryant Mfg. Co., Indianapolis, Indiana, under the trade name Bryant Model 55-J; Perfection Industries, Inc., Cleveland, Ohio under trade name of Perfection Model 55-J; Prat-Daniel Corp., Norwalk, Conn., Thermo Flo Model 55-J; Carrier Corp., Syracuse, N. Y., Carrier Oil Burner Models 38-M 105K-301, 38-M 105K-401, 38-M 140K-301, 38-M 140K-401, 38-N 175K-301, 38-N 175K-401—re Solar Flame Oil Burner, Model 55A, Crane Line, Model 5114 and Airline Oil Burner, Model FOB155A, Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner, Model 55, Norge-Heat Oil Burner, Model FOB 55, Radiation Oil Burner, Model 55, Richmond Oil Burner P10A, P11A and P12A, Rybolt Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heat Oil Burner, Model 80, Fitzgibbons Oil Burner, Model 50 and Kewanee Oil Burner, Model 55, The Hess Company, Hess Oil Burner, Model 55, Ingersoll Steel Division, Borg Warner Corporation, Ingersoll Oil Burner, Model 55, Ko-Z-Aire Company, Ko-A-Aire Oil Burner, Model 55, Kiske Products Incorporated, Kensico Oil Burner, Model 55, Utica Radiator Corporation, Utica Oil Burner, Model 55, Dunkirk Radiator Corporation, Dunkirk Oil Burner, Model 55, International Heater Company of Utica, New York, under

the trade name of International Economy and Economy 55AZ, The Coleman Company, Wichita, under the trade name Coleman Model 194-700, 194-705, 595-700, 592-700, 595-705 and 592-705 and by the Timkin Silent Automatic Divisions of Timkin Detroit Axle Company, under the trade name Silent Automatic Models 80-HOA, 996-HOA, 135-HOA, 148-HOA, 132-HOA and 90-HOA. The Crane Company, Chicago, Illinois, under the trade name of Crane Line Oil Burner, Model 4606, 4608, 4869, 4870 and 4871 and 4868. Jackson and Church under the trade name Jackson and Church Poweroil Model JC-55A and Power Oil Model 55-A. Rybolt Heater Company under trade name of Rybolt Model 55A, Firewel Company under trade name of Firewel Burner Model 55A, Lycoming-Spencer under trade name of Spencer Heater Model 55A, National U. S. Oil Burner, Model 55A. Richmond Oil Burner, Models P10AA, P10AAE and P10AA3 and Carrier Oil Burner, Models 39M-175K-101, 38M-175K-201, 38M-105K-101, 38M-105K-201, 38M-140K-101, 38M-140K-201 and by Westinghouse Electric Corp. Air-Conditioning Division under the trade name Westinghouse Model 55A and by the H. B. Smith Company under the trade name Smith ABC Burner; previously approved.

881-55-SA

APPLICANT—Hoyt Manufacturing Corp., owner.
SUBJECT—Application reopened February 13, 1957 for amendment of resolution as to include additional model of gas-fired clothes dryer, "Twinette"—re Dryerette, Jr., gas-fired laundry dryer; previously approved.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

86-30-BZ—Vol. II

APPLICANT—Haus and Bresin, for I. H. and N. S. Holding Corp., owner.
SUBJECT—Application reopened April 24, 1957 as Vol. II—decision of the Borough Superintendent under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, the parking and storage of more than five (5) motor vehicles and a ground sign for the stated term of fifteen (15) years.
REMISES AFFECTED—23-01 Broadway and 31-71 to 31-85 23rd Street, northeast corner, Block 567, Lot 22, Astoria, Borough of Queens.
APPEARANCES—
For Applicant: Joseph C. Haus.
For Opposition: None.
ACTION OF BOARD—Application granted on condition. The vote of January 14, 1958 published in Bulletin dated January 21, 1958, with publication of the resolution with conditions published in Bulletin dated February 18, 1958.
THE VOTE—
Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0
THE RESOLUTION—
WHEREAS, this application was reopened as Vol. II on April 24, 1957 subject to regular procedure; and
WHEREAS, a public hearing was held on this application on September 24, 1957 after due notice by publication in the Bulletin; laid over to October 29, 1957, for inspection and decision; hearing closed; then to December 10, 1957, at the request of the applicant; then to January 14, 1958, at request of the applicant; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 23rd Street are in a business use, B area, class 1¼ and 1½ height district; Broadway is in a business use, B area, class 1½ height district; 31st Drive is in business and residence use, B area, class 1¼ and 1½ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated March 15, 1957 acting on N.B. Applic. 524-57, reads:

"1. Proposed gasoline service station, auto washing (non-automatic) lubrication, office, sales of auto accessories, minor repairs with hand tools only and parking and storage of more than 5 motor vehicles on a lot in a business use district is contrary to Art. 2, Sec. 4a, item 29 and 46 of the Z.R.

2. Proposed ground sign in a business use district is contrary to Art. 2, Sec. 4a, item 49 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 75.27 foot frontage by 160.11 feet in depth, presently unimproved, with two large advertising billboards; that it is proposed to develop the site with a modern gasoline service station; that the proposed building will have face brick facades facing both streets; that pumps will be installed parallel to the Broadway frontage of the property; that although 23rd Street is in a business use district for the entire block, only one curb cut will be installed on this street and will be located near the intersection of Broadway; that a woven wire fence on a concrete base will be installed along both interior lot lines and will return along a portion of the 23rd Street building line, with brick terminal posts at the ends of the fence; that the repairing herein proposed will consist of minor repairs with hand tools only and will be confined to the interior of the accessory building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, a prior application was denied under section 21 in 1931; this application is under a different section of the

MINUTES

law and the conditions surrounding the site have changed and it appeared to the committee upon inspection that this application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under section 7f for a term of fifteen years to permit the premises to be occupied by a gasoline station and uses accessory thereto substantially as proposed and as indicated on plans filed with this application marked "Received March 22, 1957", 3 sheets on condition that all structures and uses now on the premises shall be removed and the premises graded to the grade of Broadway and 23rd Street and retaining walls constructed as may be required along the northerly and easterly lot lines; that along the easterly and northerly lot lines except where the walls of the accessory building will occur there shall be erected and maintained a woven wire fence of the chain link type erected on a concrete base to a total height of five feet six inches; that a similar fence shall be erected and maintained along the street line of 23rd Street extending from the northerly line for a distance of approximately eighty feet to a point opposite the front line of the accessory building; that the accessory building shall be without cellar and of the size, location and design as shown, faced with face brick as to the front and westerly elevations and with concrete block stuccoed as to the rear and east side and in all other respects shall comply with the requirements of the Building Code; that pumps shall be of a low approved type erected not nearer than fifteen feet to a street line; that there may be twelve approved 550 gallon gasoline storage tanks; that signs shall be restricted to permanent signs attached to the front facade of the accessory building precluding all roof signs, ground signs, temporary signs and advertising devices but permitting the erection at the intersection of Broadway and 23rd Street of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend over the street line of Broadway for a distance of not more than four feet; that curb cuts shall be confined to two thirty feet in width to Broadway and one thirty feet in width to 23rd Street near the intersection with Broadway as shown; that the sidewalks and curbing abutting the premises shall be reconstructed and repaved to the satisfaction of the Borough President; that under Section 7i there may be minor repairing and adjusting with hand tools only carried on solely within the accessory building; that as a use accessory to the gasoline station there may be parking and storage of motor vehicles on that part of the plot toward the north; that bumpers shall be provided for protection to the fences; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; and that all permits shall be obtained and all work completed within the requirements of section 22A of the Zoning Resolution.

281-32-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Louis Diamond, owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, to extend the proposed use of the gasoline service station, lubritorium, auto laundry and office by adding minor auto repairs, parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—98-01 to 98-15 Metropolitan Avenue and 89-04 to 89-14 69th Road, northeast corner, Block 3207, Lots 30 and 33, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Eugene S. Ginsberg.
For Opposition: None.

ACTION OF BOARD—Application granted on condition. The vote of January 14, 1958 published in Bulletin dated January 21, 1958, with publication of the resolution with conditions published in Bulletin dated February 18, 1958.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleincrt, Commissioner Foley and Commissioner SLEEPER 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 24, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on December 10, 1957 after due notice by publication in the Bulletin; laid over to December 17, 1957, for hearing at request of objector; no further requests for adjournment to be considered; then to January 14, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in retail and residence use, D and E area, class 1 height districts; Metropolitan Avenue is in a business use, D and E area, class 1 height district; 69th Road and 70th Avenue are in business and residence use, D and E area, class 1 height districts; that as of July 25, 1916 that part of the premises within 100 feet of Metropolitan Avenue was in a business use district and the entire premises was in a class D area district; that the area designation for the residence portion of the premises became effective February 5, 1940 and the present use designation for the portion of the premises within 100 feet of Metropolitan Avenue became effective May 18, 1953; and

WHEREAS, the decision of the Borough Superintendent, dated August 2, 1957 acting on Alt. Applic. 977-57, reads:

"1. Proposed extension of area and use of an existing gasoline service station, lubritorium, office and auto laundry to Gasoline service station, lubritorium, minor auto repairs, car washing, office, parking and storage of more than five motor vehicles in the Retail use portion of a plot located in a Retail and Residence use Zone is contrary to Art. II Sec. 4A of the Zoning Resolution.

2. Ground sign in a Retail Zone is contrary to Sec. 4A of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150.46 foot frontage by 137.73 feet in depth, irregular, presently developed with a gasoline service station consisting of five 550 gallon gasoline tanks and six dispensing pumps; that the present accessory building is one story in height, of class 3 construction, having a frontage of 80 feet, a depth of 26 feet $\frac{3}{8}$ inches, and is now being used for office, lubritorium, minor auto repairs and car washing; that the open area is being used for parking and storage of motor vehicles; and

WHEREAS, the applicant states that it is proposed to maintain the present legal uses of gasoline service station, lubritorium, auto laundry and office; that it is further proposed to extend the legal gasoline station so it will have a total frontage of 150.46 feet on Metropolitan Avenue, and add the uses of minor auto repairs, parking and storage of more than five motor vehicles in the open area; that the proposal will be confined to the retail portion of the plot; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, it appears that a part of the plot was approved for use as a gasoline station prior to 1925 when a gasoline station was a permitted use in a business use district; the size of this approved plot was irregular with a frontage on Metropolitan Avenue of about fifty feet removed fifty feet from the corner of 69th Road; that under Volume One an application was denied for another gasoline station on adjoining premises to the west and north; this denial was upheld by the Court; the former plot with a fifty foot frontage has been extended from time to time unlawfully since it was permitted in 1924 and now occupies the plot of the size shown on the plan filed with this application showing present

MINUTES

conditions; it is now proposed to legalize the enlarged site all within the retail zone as established one hundred feet in depth from the widening line of Metropolitan Avenue; and the committee recommended, after inspection, that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under section 7c to permit the continuance of the gasoline station and uses accessory thereto as permitted in 1924 and as extended and enlarged so that the premises will be entirely in the present retail district as shown on plans filed with this application marked "Received August 2, 1957," four sheets; on condition that there shall be erected and maintained a woven wire fence of the chain link type on a concrete base to a total height of five feet six inches on the street line of 69th Road from the rear of the present accessory building to the rear line, being the line of the retail zone, and continuing such fence along that rear line and continuing along the easterly lot line to the present street line of Metropolitan Avenue with suitable terminating posts; that the plot thus fenced will have a frontage along Metropolitan Avenue of 150.46 feet and a depth of 110 feet including ten feet proposed for street widening; that curb cuts to Metropolitan Avenue consisting of three thirty feet in width may be continued and may be relocated in comparative location after street widening; that curb cut to 69th Road twenty feet in width may be permitted; that presently existing curb cuts on Metropolitan Avenue and 69th Road shall be restored and sidewalks reconstructed to the satisfaction of the Borough President; that pumps of a low approved type shall be relocated so as to be not nearer than fifteen feet to the present street line of Metropolitan Avenue; that signs shall be limited to permanent signs attached to the front facade of the accessory building and the illuminated globes of the pumps precluding all roof signs and temporary signs and advertising devices but permitting the erection of one post standard at the westerly intersection within the present street lines for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend over the present street line for a distance of not over four feet or in lieu thereof the present post standard may be continued; that existing two car garage shall be removed; that where not occupied by accessory building and pumps the entire premises shall be paved with concrete or asphalt; that the unbuilt upon space to the north and east may be occupied for parking and storage of cars and such cars shall be in usable condition; the proper bumpers shall be maintained for protection of fences; that under section 7i there may be motor vehicle repairing with hand tools only for adjustments and minor work carried on solely in the accessory building; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that there may be parking of cars on spaces unbuilt upon where such parking will not interfere with the operation of the station; that within the intersection of Metropolitan Avenue and 69th Road there shall be maintained a block of concrete extending along either street line for a distance of not less than five feet and twelve inches in thickness; and that all permits shall be obtained and all work completed and a superseding certificate of occupancy obtained within the requirements of section 22A of the Zoning Resolution.

658-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Isidore Breidbart, owner Tidewater Oil Company, conditional lessee.

SUBJECT—Application reopened September 24, 1957, as Vol. II—decision of the Borough Superintendent, under section 7f, 7e, 7i and 7A of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto wash,

minor repairs with hand tools only, office, storage and sales of auto accessories, parking of five (5) cars waiting to be serviced with a proposed show window within 75 feet of a residence use district and with ground sign on premises, for a stated term of fifteen (15) years.

PREMISES AFFECTED—222-44 Braddock Avenue, southeast corner of Winchester Boulevard, Block 10740, Lot 12, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman, Arthur Levine, Paul Levine and Giovanni Nisita.

For Opposition: None.

ACTION OF BOARD—Application granted on condition. The vote of January 14, 1958 published in Bulletin dated January 21, 1958, with publication of the resolution with conditions published in Bulletin dated February 18, 1958.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Foley and Commissioner Sleeper... 4

Negative: 0

Not Voting: Vice Chairman Keating..... 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 24, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on December 10, 1957 after due notice by publication in the Bulletin; laid over to January 14, 1958, at 10 A. M., to permit objectors to be present who were delayed by traffic conditions; applicant to send notices by regular mail; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Braddock Avenue are in a retail use, D area, class ½ height district; Winchester Boulevard is in retail and residence use, D and E-1 area, class ½ height district; 91st Avenue is in a residence use, E-1 area, class ½ height district; that as of July 25, 1916 the property was zoned as a business use, one times height district and D area district; that the present retail use designation became effective on January 21, 1947 and the class ½ height designation became effective on June 30, 1952; that the area designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated July 18, 1957 acting on N.B. Applic. 286-57, reads:

"1. Proposed gasoline service station, lubritorium, non-automatic auto wash, minor repairs with hand tools only, office, storage and sales of auto accessories and parking of 5 cars waiting to be serviced in a Retail Use District is contrary to Article II Section 4A of the Zoning Resolution.

2. Proposed show window on Winchester Blvd. side and within 75'-0" of a Residence Use District is contrary to Article II section 7A of the Zoning Resolution.

3. Ground sign on premises facing Braddock Ave. is contrary to Article II Section 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 102.64 foot frontage by 92.17 feet, irregular in depth; that on September 2, 1955 the Building Department, under N.B. 2807-55 approved an application to permit at the subject premises the erection of a one story building 20 feet by 30 feet in area, to be occupied as a retail ice cream stand and to occupy the unbuilt upon area for parking of owner's and patrons' cars; that pursuant to this approval, Permit No. 4663-55 was issued and work was commenced, but never completed; that the building contractor never received payment for his work and construction was suspended; that at present there are three Building Department violations on record as follows: Violation No. 4716-55, issued December 12, 1955—"Steel members erected not properly braced. Lally columns not properly centered on footings; Violation No. 3085-56 filed July 24, 1956: "Construction suspended, premises in need of repair. Hazardous condition created by van-

MINUTES

dalism"; Unsafe Building No. 136-56, issued August 21, 1956: "Doors, plate glass windows, broken and hazardous, fire hazard and also a moral nuisance"; and

WHEREAS, the applicant states that it is proposed to remove the existing unsafe, hazardous structure and to erect and maintain for a stated term of fifteen years, a brick faced, peak-roof, parkway type gasoline service station, lubricatorium, non-automatic auto washing, minor repairs with hand tools only, office, storage and sales of auto accessories, and parking of five cars awaiting service, with proposed show window on Winchester Boulevard side within 75 feet of a residence use district, and ground sign on premises facing Braddock Avenue; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board when the application was denied in 1953 and has been observed many times since; the committee has noted the unused ice cream stand and is of the opinion that the gasoline station as now proposed with the safeguards to be applied will be desirable in the neighborhood and that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it is hereby is *granted* under section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline station and uses accessory thereto substantially as proposed and as indicated on plans submitted with this application marked "Received July 26, 1957", 4 sheets, *on condition* that all buildings, structures and uses shall be removed and the plot graded substantially to the grade of Braddock Avenue and Winchester Boulevard; that along the rear lot line to the south or at a distance five feet or less therefrom there shall be constructed and maintained a masonry wall faced with face brick on each side and suitably coped; that a similar wall shall be erected on the street line of Winchester Boulevard for a distance shown of 57.17 feet with a suitable masonry terminating post at the end; that a similar fence wall shall be constructed for the full length of the easterly lot line except that it shall be constructed with sections of pickets for the top three feet six inches with suitable masonry piers and terminating post; that the one story accessory building shall be of the design and location indicated, without cellar and complying with the requirements of the Building Code; that planting areas shall be maintained where shown properly protected by concrete curbing not less than eight inches in height and six inches in width and with suitable planting of shrubbery as recommended by the Park Department; that pumps shall be of a low approved type and erected not nearer than fifteen feet to the street building line; that gasoline storage tanks shall not exceed twelve approved 550 gallon tanks; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that where not covered by accessory building, wall, planting and pumps the area shall be paved with concrete or asphalt; that curb cuts shall be limited to two each 30 feet in width to Braddock Avenue and one 20 feet in width on Winchester Boulevard within the first 25 feet from the intersection; that no part of any curb cut shown shall be nearer than five feet to a lot line as prolonged; that at the intersection there shall be constructed and maintained a block of concrete extending for a distance of five feet from the intersection along each street line and not less than twelve inches in height; that the sidewalks and curbs shall be constructed to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the northerly front facade of the accessory building precluding all roof signs and temporary signs and advertising devices but permitting the erection within the intersection of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend at right angles over the street

line of Braddock Avenue for a distance of not over four feet; that under section 7A the proposed large window in the accessory building may be permitted; that under section 7i, for a similar term, there may be minor repairing for adjustments only carried on within the accessory building with hand tools only; that under section 7e there may be parking of cars awaiting service; and that all permits shall be obtained and all work completed within the requirements of section 22A of the Zoning Resolution.

12-57-BZ

APPLICANT—Burke, Green and Groh, for Michael R. Jordan, owner.

SUBJECT—Application January 11, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, washing, lubricatory, office, sales of auto accessories and minor repairs with hand tools only.

PREMISES AFFECTED—77-01 to 77-21 North Conduit Avenue, northeast corner of Sutter Avenue, Block 11340, Lot 1, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Frances Werner, Arthur A. Vizza and Edward Hoffman for Park Dept.

ACTION OF BOARD—Application granted on condition. The vote of January 14, 1958 published in Bulletin dated January 21, 1958, with publication of the resolution with conditions published in Bulletin dated February 18, 1958.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on Tuesday, October 15, 1957 after due notice by publication in the Bulletin; laid over to November 19, 1957, for inspection in connection with Cal. No. 3-56-BZ, and for decision; also letter from Park Department as to jurisdiction; hearing closed; then to December 17, 1957, for continuation of hearing due to construction in the area since the filing of the application, with further notices to be sent out in accordance with the regular procedure and list of owners to be corrected to date; then to January 14, 1958, for further consideration and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Sutter Avenue, North Conduit Avenue and 78th Street are in residence use, D area, class 1 height district; that as of July 25, 1916 the property referred to was zoned as a business district and the present use designation became effective on May 15, 1941; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated December 14, 1956 acting on N.B. Applic. 4033—1956, reads:

"1. The erection of a gasoline service station, auto washing, lubrication, office and sales of auto accessories, minor repairs with hand tools only in a residence zone is contrary to Art. II, Sec. 3 of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 219.37 foot frontage, by 117.67 feet in depth, presently unimproved; that it is proposed to construct a modern gasoline service station on a presently vacant triangular corner plot having a frontage of 219.37 feet on North Conduit Avenue, 185.15 feet on Sutter Avenue and 117.67 feet on 78th Street; that the building will be colonial in character, having a peaked roof and faced with face brick on all sides; that gasoline pumps and curb cuts will be installed along North Conduit Avenue and Sutter Avenue only; that a 3 foot 6 inch high iron picket fence on

MINUTES

a 2 foot high face brick base will be erected along the major portion of 78th Street from the North Conduit Avenue intersection to the rear of the building; that shrubbery and planting protected by a concrete curb will be provided along this fence wall; that the entire triangular portion of ground behind the building will be devoted to shrubbery; that two 30 foot curb cuts will be installed along Sutter Avenue and four 30 foot curb cuts will be installed along the North Conduit Avenue frontage; that a post standard and sign will be erected at the intersection of Sutter Avenue and North Conduit Avenue; and

WHEREAS, the premises and surrounding area have been studied upon several inspections by all members of the Board; and

WHEREAS, the Board finds that this plot is not well suited to a residential use and that a proposed gasoline station with carefully designed safe guards will not harm the adjoining residential development separated as it is by streets, one 80 feet in width and one 60 feet in width; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under section 7c for a term of fifteen years to permit the premises to be occupied substantially as proposed as a gasoline station and accessory uses as shown on plans filed with this application marked "Received January 11, 1957", one sheet, and "September 13, 1957", 2 sheets *on condition* that the accessory building shall be located where shown without cellar and without windows opening in the walls to the north and east except that there may be two openings provided such openings are filled with glass block as approved for exterior walls without ventilating openings; that the building shall be faced on all exterior walls with face brick; that the toilet rooms shall be rearranged so that the doors thereto are not contiguous; that there shall be erected and maintained on the lot line along 78th Street a masonry wall faced on both sides with face brick and properly coped and returned to the accessory building along Sutter Avenue and to the lot line at North Conduit Avenue to a height of five feet six inches except that within five feet of the line of North Conduit Avenue such wall may be four feet six inches in height and shall have a suitable masonry face brick terminating post; that along the line of Sutter Avenue there shall be a similar wall from the accessory building to within 30 feet of the intersection of Sutter Avenue and North Conduit Avenue; that there may be an opening in the wall not over twenty feet in width with curb cut opposite of similar width; that the wall shall be continued westerly and return along the line of North Conduit Avenue for a distance of five feet; that such wall may be four feet six inches in height and suitable terminating posts shall be constructed at all points within five feet of the opening to Sutter Avenue; that planting areas shall be maintained along all walls not less than five feet in width at all points and protected by a curbing not less than eight inches in height and width; that the planting and shrubbery to be maintained shall be as determined by the Department of Parks; that pumps shall be of an approved low type and shall not be located nearer than fifteen feet to a lot line; that gasoline storage tanks shall not exceed twelve approved 550 gallon tanks; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that open spaces on the plot shall be paved with concrete or asphaltic pavement; that in addition to curb cut to Sutter Avenue hereinbefore permitted there may be four curb cuts to North Conduit Avenue with none exceeding thirty feet in width and none nearer to a lot line as prolonged at right angles to North Conduit Avenue than five feet; that sidewalks and curbing around the plot shall be constructed to the satisfaction of the Borough President; that signs shall be limited to permanent signs attached to the accessory building facade facing North Conduit Avenue and to the

illuminated globes of the pumps, excluding temporary signs and advertising devices and roof signs but permitting a post standard within the premises at the intersection of North Conduit Avenue and Sutter Avenue for supporting a sign advertising only the brand of gasoline on sale and permitting such sign to extend at right angles over the building line of North Conduit Avenue for a distance of not over four feet, and which sign may be illuminated; that under Section 7i there may be for a similar term minor repairs with hand tools only for adjustments maintained solely within the accessory building; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

373-57-BZ

APPLICANT—Ingram S. Carner, for Francis P. Headley, owner.

SUBJECT—Application May 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business portion of a plot partly in a business district and partly in an unrestricted use district, the erection and maintenance of a gasoline service station, office, sales of auto accessories, car washing (automatic), minor automobile repairs with hand tools only, lubritorium, storage and parking, parking of more than five (5) motor vehicles waiting to be serviced, for a stated term of fifteen (15) years.

PREMISES AFFECTED—5808-5828 Flatlands Avenue and 898-920 East 59th Street, southwest corner, Block 7784, Lots 41, 43, 45, 46, 47, 83 and 85, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

ACTION OF BOARD—Application granted on condition. The vote of January 14, 1958 published in Bulletin dated January 21, 1958, with publication of the resolution with conditions published in Bulletin dated February 18, 1958.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 6, 1957 after due notice by publication in the Bulletin; laid over to December 10, 1957, at request of objector, applicant concurring; no further requests for adjournments to be considered; then to December 17, 1957, for hearing at request of objector; then to January 14, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 58th Street and East 59th Street are in business and unrestricted use, D and B area, class 1 height districts; Flatlands Avenue is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated April 23, 1957 acting on N.B. Applic. 393-57, reads:

"1. Proposed building and premises on a plot, partly in a Business zone and partly in an Unrestricted zone, to be used for Gasoline service station, office sales and storage of auto accessories, lubritorium, minor repairs with hand tools only, automatic car washing and parking of more than 5 cars waiting service is contrary to Art. II, PP. 4a, subsection 29, 46 and 52 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 196 foot 11 $\frac{5}{8}$ inch frontage by 209 feet irregular in depth; that the rear line is 160 ft.; that the premises are now vacant and unimproved; that it is proposed to erect and maintain for a stated period of fifteen years a modern gasoline service station, office, sales of auto accessories, automatic car washing, minor automobile repairs with hand tools only, lubritorium, storage and parking and parking of more than five motor vehicles awaiting service; and

MINUTES

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which found that there were no residential uses on the south side of Flatlands Avenue and that the objecting property owners would not be greatly affected by the proposed gasoline station and that there are two stations nearer to them which were in existence when the objectors' houses were constructed; that the property involved which is partly in an unrestricted district cannot readily be developed for residential or conforming business uses; and that the committee recommended that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under section 7f for a term of fifteen years to permit a gasoline station and uses accessory thereto to extend, from the area in the unrestricted portion of the plot, into the business use portion substantially as proposed and as indicated on plans filed with this application marked "Received May 6, 1957", three sheets, *on condition* that all structures and uses on the entire plot shall be removed and the plot graded substantially to the grade of Flatlands Avenue and constructed and arranged as indicated on plans above cited; that the accessory building and connected automatic laundry shall be located where shown, shall have no cellar, and shall be of the design as shown, faced with face brick on all sides except toward the south on the lot line where the wall may be constructed of concrete blocks stuccoed on the southerly exterior wall on the lot line; that there shall be no windows or other openings in walls on the lot line; that on the lot lines to the south, east and west there shall be erected and maintained a woven wire fence of the chain link type erected on a masonry base to a total height of five feet six inches without any openings therein until 59th Street is opened and graded up to the southerly end of this plot including the construction of a paved sidewalk with curbing, meanwhile there shall be no exits to East 59th Street and cars exiting from the automatic laundry shall cross the premises and exit therefrom to Flatlands Avenue; that pumps shall be of a low approved type and located where shown not nearer than fifteen feet to the building line of Flatlands Avenue; that gasoline storage tanks shall be limited to twelve 550 gallon approved tanks; that the unbuilt upon portion of the plot shall be paved with concrete or asphalt; that at the intersections, there shall be maintained a block of concrete not less than 12 inches in height and extending along the lot line from the intersection for a distance of not less than five feet where shown to the east and to the west; that there may be parking of cars provided such parking does not interfere with the servicing of the station or automatic laundry and under section 7i for a similar term there may be minor repairing with hand tools carried on solely within the accessory building; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all temporary signs and advertising devices but permitting the erection of two post standards where indicated each for supporting a sign advertising only the brand of gasoline for sale and permitting such signs to extend over the street line for a distance of not over four feet; that curb cuts to Flatlands Avenue may be four of a width of 30 feet; that the sidewalk and curbing in front of the premises along Flatlands Avenue shall be constructed to the satisfaction of the Borough President and when East 59th Street is opened for the depth of the premises the sidewalk and curbing shall be constructed by this owner and at that time two curb cuts thereto as and where shown may be constructed and openings in the fence constructed with suitable posts; that such portable firefighting appliances shall be maintained as the Fire Commissioner shall require; and that all permits shall be obtained and all work completed within the requirements of section 22A of the Zoning Resolution.

484-57-BZ

APPLICANT—Lab Estates, Inc., owner (Knott Hotels, Inc., lessee).

SUBJECT—Application June 14, 1957—decision of the Borough Superintendent under section 21 and 19A(j) of the Zoning Resolution, to permit in a restricted retail use, "B" area and 1½ and 2 height districts the erection of a fifteen (15) story extension to an existing 19 story and penthouse Berkshire Hotel encroaching on an existing inner court, exceeding the permitted area and height and eliminating the required loading berths.

PREMISES AFFECTED—500-506 Madison Avenue and 15-25 East 52nd Street, northwest corner, Block 1288, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Milton Adler and Merwin Lewis.

For Opposition: Edward Hoffman for City Construction Coordinator.

ACTION OF BOARD—Application granted on condition. The vote of January 14, 1958 published in Bulletin dated January 21, 1958, with publication of the resolution with conditions published in Bulletin dated February 18, 1958.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 10, 1957 after due notice by publication in the Bulletin; laid over to January 14, 1958, for inspection and decision; and for letter from the applicant as to excess footage and name of title owner; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a restricted retail use, B area, class 1½ and class 2 height district; and

WHEREAS, the decision of the Borough, Superintendent, dated May 14, 1957 acting on Alt. Applic. 301-57, reads:

"A4. Objection repeated. Provide 2 off-street loading berths. Art. IV, Sec. 19A, subd. (b)(5) of Zoning Resol.

A5. Objection repeated. Area of existing inner court may not be reduced. (Note: Wall of new extension encroaches 13' 7" x 0' 10" on Court). Art. IV, Sec. 19(e), Zon. Resol.

A6. Objection repeated. That portion of existing building, directly opposite new structure, which sets back 2 inches from the street lot line may not be counted as excess height. Correct computations accordingly. Art. IV, Sec. 9(e) Zon. Resol.

"A9. Objection repeated. Area of building on 1st sty. exceeds that permitted by Sec. 12(b) of Art. IV of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 170 foot frontage by 100 feet 10 inches and 100 feet 5 inches in depth; that it is proposed to erect a 15 story extension to the 19 story and penthouse Berkshire Hotel which is located on the northwest corner of Madison Avenue and 52nd Street; that the existing 19 story and penthouse building is on a plot 95 feet by 100 feet 10 inches, and the proposed extension will be on an adjoining plot 75 feet by 100 feet 5 inches; that there are at present on the said plot two 2-story buildings, each with a one story extension covering the entire plot to the rear property line, which buildings will be demolished to make room for the new extension; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board finds as to Objection A4 that it would be unfair to require the two loading berths because the

MINUTES

use of such extension has no possible need of such berths and to require them in the extension would not be equivalent to placing them in the present hotel; that the Board finds that while it is sympathetic to the purposes of Section 19A that the provisions of Section 19A subdivision j indicates that the Legislature recognized that there were cases where these requirements would not be proper or fair; that in this case the usual removal of refuse at night is, in the opinion of the Board, an adequate substitute; and

WHEREAS, as to Objection A5 the Board finds that there is substantial compliance; that as to Objection A6 the Board finds that it was not intended to deprive an owner of the extra height calculation benefits merely because a building alongside or opposite happens to be constructed slightly behind the street line; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant relief under Section 19A subdivision 5 as to Objection A4 and under Section 21 as to Objection A5, A6 and A9 and is entitled to relief under Section 21 as to area and height on the ground of practical difficulty.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area and height regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 and Section 19A subdivision j to permit the omission of loading berths and extension of area substantially as proposed and as shown on plans filed with this application marked "Received June 14, 1957," 19 sheets, and "September 19, 1957" 5 sheets, *on condition* that in all other respects the building and occupancy shall comply with the requirements of the Administrative Building Code, the Zoning Resolution, the Multiple Dwelling Law and all other laws and rules applicable thereto other than as modified under Cal. No. 485-57-A on January 21, 1958 as to Section 26, paragraphs 2, 6 and 8a and Section 27 paragraph 26 of the Multiple Dwelling Law; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

615-57-BZ

APPLICANT—Paul Friedman, for E. M. J. Realty Corp., owner.

SUBJECT—Application September 6, 1957, decision of the Borough Superintendent, under sections 7e, 7h and 7A of the Zoning Resolution, to permit on a plot partly in a restricted retail and partly in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, non automatic car washing, minor repairs with hand tools only, office, sales and storage of auto accessories, and parking and storage of more than five motor vehicles, with ground sign in restricted retail district, and with a sign on building fronting on 154th Place within 75 feet of a residence use district, for a stated term of fifteen years.

PREMISES AFFECTED—154-11 Horace Harding Expressway (154-01 to 154-19), north side, from Kissena Boulevard and 154th Place; 60-11 to 60-15 Kissena Boulevard and 59-46 to 59-52 154th Place, Block 6731, Lots 1 and 6(1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition. The vote of January 14, 1958 published in Bulletin dated January 21, 1958, with publication of the resolution with conditions published in Bulletin dated February 18, 1958.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 17, 1957 after due notice by publication in the

Bulletin; laid over to January 14, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 154th Place and Horace Harding Expressway are in restricted retail and residence use, D area, class 1 height districts; Kissena Boulevard is in a restricted retail use, D area, class 1 height district; that as of July 25, 1916 the property was zoned as a business use district; that on September 18, 1947 the portion of the property more than 100 feet from Kissena Boulevard was changed to a retail district; that on October 20, 1955 the entire property was changed to a restricted retail district except for the small 8 foot by 100 foot portion which was changed to a residence district; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent dated August 27, 1957 acting on N. B. Applic. 2429-57, reads:

"1. Proposed installation of gasoline service station, lubritorium, car washing (non-automatic), minor repairs with hand tools only, office, sales and storage of auto accessories, and parking and storage of more than 5 motor vehicles within a Restricted Retail Use district and extending into a Residence Use district is contrary to Art. II, Sec. 3 and Sec. 4B of the Zoning Resolution.

2. Proposed ground sign within a Restricted Retail Use district is contrary to Art. II, Sec. 4B of the Zoning Resolution.

3. Proposed sign on building fronting on 154th Place, within 75 feet of a Residence Use district is contrary to Art. II, Sec. 7-A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be obtained on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years to permit the premises to be occupied as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received September 6, 1957". 2 sheets, and "September 24, 1957", one sheet, *on condition* that all buildings and uses shall be removed and the premises shall be graded substantially to the grade as established for the service road of Horace Harding Boulevard as reconstructed; that if the grade does not permit the premises to be arranged as herein described revised plans showing grade conditions shall be submitted for the Board's further consideration; that the accessory building shall be at the location and of the design as shown on such plans, without cellar and faced on all sides with face brick; that along the rear lot line except where the proposed accessory building is to be located there shall be a face brick masonry wall with steel pickets to a total height of 5 feet 6 inches and with masonry terminating posts as shown on plans above cited; that such fence shall be continued without opening therein along the street line of 154th Place with suitable terminating post of masonry at the service road line; that pumps shall be of an approved low type and erected where shown not nearer than fifteen feet to any street line; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that curb cuts shall be limited to three thirty foot wide to the service road of Horace Harding Boulevard and one of similar width to Kissena Boulevard; that no part of any curb cut shall be nearer than five feet to a lot line as prolonged at right angles; that at the intersection of the service road and Kissena Boulevard there shall be maintained a block of concrete which may be

MINUTES

segmental in shape extending for five feet (not four feet as shown) along either street line and not less than twelve inches in height; that the sidewalks and curbing shall be constructed to the satisfaction of the Borough President and the Triborough Bridge Authority; that the premises where unbuilt upon shall be paved with concrete or asphaltic pavement; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to permanent signs attached to the southerly facade of the accessory building prohibiting all temporary signs and advertising devices of every nature but permitting the erection within the premises at the intersection of the service road and Kissena Boulevard of a post standard for supporting a sign advertising solely the brand of gasoline sold and permitting such sign to have two leaves, one at right angles to Kissena Boulevard and one at right angles to the service road; that under Section 7h there may be parking for a similar term on such open spaces as will not interfere with the servicing of the station; that under Section 7i there may be minor repairing with hand tools only for adjustments carried on solely within the accessory building; that under Section 7A any sign or show window within seventy-five feet of a residence district may be permitted under the safeguards herein required; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 10, 1956, as they appeared in Bulletin No. 16, Vol. 41, hereby corrected to read as follows:

576-23-BZ—Vol. III

APPLICANT—Henry C. Brucker, for Louis Schneider, owner (Central Garage and Service Station, lessee).

SUBJECT—Application reopened May 25, 1954 as Vol. III—re (decision of the Borough Superintendent) under section 7c of the Zoning Resolution, to permit in a business and unrestricted use district, the change in use of an existing non conforming use as garage, motor vehicle repair shop, auto laundry, sale and display of used cars, welding, painting and spraying, to include additional uses of baling and storage of old clothes for export and storage of 7,000 gallons of lubricating oil.

PREMISES AFFECTED—64-01 to 64-25 Central Avenue and 64-02 to 64-24 Otto Road, northeast corner, Block 3641, Lot 1, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Henry Kroll.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on May 25, 1954 subject to regular procedure, to consider proposed alteration; and

WHEREAS, a public hearing was held on this application on February 28, 1956 after due notice by publication in the Bulletin, laid over to April 10, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Otto Road are in business and unrestricted use, C area, class 1 height districts; Central Avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated June 3, 1955 acting on Alt, Applic. 2637-53 reads:

"1. The change in use of an existing non-conforming use as garage, motor vehicle repair shop, auto laundry, sale & display of used cars, welding, spraying and paint-

ing to include additional use of baling and storing of old clothes for exporting and storage of 7,000 gals. of lub. oil is contrary to Art. II, Sec. 4 of the Zoning Resolution.

2. Proposed alteration is contrary to B.S.A. Cal. 576-23 Vol. II BZ and should be referred to the Board for consideration."

and

WHEREAS, the applicant states that the premises consist of a plot, 270.16 ft. frontage by 202.55 feet and 337.66 feet in depth, triangular, on which is located a gasoline service station, lubritorium, auto-laundry, public garage, office, show-room, motor vehicle repair shop, welding, painting, spraying, sale and display of used cars; that it is proposed to maintain existing uses and add uses of baling and storage of old clothes and storage of lubricating oil; and

WHEREAS, the applicant states that the alteration consists of demolishing the existing gasoline service station office, toilet, store room, lubritorium and bring these uses, with a boiler room, within the garage building; that the new front will be of porcelain enamel with aluminum trim and will face Cypress Hills Street, Central Avenue and Otto Road intersection; that proper dividing walls meeting the building code requirements are to be provided; and

WHEREAS, the applicant contends that the proposed alteration was not shown on the plans when approved under Cal. No. 576-23-BZ, Vol. II for the reason that at that time Mr. Sam Iofrese, the lessee, did not have the commitment from the Tidewater Oil association as to the financial arrangement concerning the cost of the alteration; that the proposed alteration actually reduces the area of the garage, motor vehicle repair shop, welding, auto laundry and used car room space, as shown on revised plans of proposed conditions as approved by the Board, and reduces said area of the building on the lot from approximately 25,720 square feet to 24,394 square feet; that this alteration also increases the open available space for cars purchasing gasoline from the service station, thereby getting them off the city sidewalk and onto private property; that there will be no change from the provisions of the resolution and no change in occupancy, as approved, except in the area No. 64-21 Central Avenue which was formerly occupied by the Elmhurst Bus company for storage and repairs to their buses, whose lease expired and have since moved; that this area has now been leased to the Institution Export corporation and is used for storage and repair of their trucks and for baling and storage of old clothes for exporting purposes; and

WHEREAS, the applicant states that the present owner has held title to the property since June 10, 1946; that the assessed valuation of land is \$56,000 and of the building \$79,000 making a total of \$135,000; that the building was erected in 1923; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 8, 1924, as thereafter amended by resolution adopted on February 10, 1953, by adding thereto:

"that in the event the owner desires to rearrange the premises by enlarging the open area of the gasoline station and reconstructing the building for the uses as proposed and to use a portion of the premises within the unrestricted use district for the storage of oil and decanting lubricating oil from large containers to smaller containers, using filling pumps shown on plan in northeast area occupied by Val Oil Co., and to change a portion of the premises partly in the unrestricted zone for the baling and storage of old clothes for export, such changes may be permitted as proposed and as indicated on revised plans marked "Received April 7, 1954," 5 sheets, and "April 3, 1956," 2 sheets, on condition that the gasoline selling area shall be reconstructed as proposed and shown thereon, except that the exterior walls shall be of face brick; that the space to be used for the storage and baling of clothes for export

MINUTES

shall have its receiving and delivery only from Otto Road within the unrestricted district; that the walls separating the section at the east proposed to be used for the storage of oil and drums from the balance of the building shall be unpierced and not less than 8 inches thick; that the building shall not be increased in height or area and in all other respects shall comply with the requirements of the Zoning Resolution; that such fire-fighting equipment shall be maintained as the fire commissioner shall direct; that gasoline dispensing pumps shall be not nearer than 15 feet to the street building line of either street; that curb cuts may be as indicated on revised plan marked "Received April 3, 1956"; that the number of gasoline storage tanks shall not exceed six 550 gallon approved tanks; that the new walls constructed shall be in accordance with the requirements of the Building Code therefor; that in all other respects the building and occupancies shall comply with all laws and rules applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

* Correction—The permission to pump lubricating oil from large containers into small containers as indicated in italics in the resolution.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 16, 1957, as they appeared in Bulletin No. 30, Vol. 42, hereby corrected to read as follows:

82-41-SM

APPLICANT—Harold Perrine, for Johns-Manville Sales Corp., owner.

SUBJECT—Application reopened April 2, 1957 for amendment to resolution as to formulation changes—re J-M Permacoustic, J-M Sanacoustic, J-M Spongeacoustic, J-M Transite Acoustical Units and J-M Fiberacoustic; previously approved.

APPEARANCES—

For Applicant: Harold Perrine and Mark Fowler.

ACTION OF BOARD—Resolution amended in accordance with the report on Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly..... 3
Negative: 0
Absent: Commissioner Keating..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 82-41-SM

Subject: Amendment to resolution as formulation changes.

Harold Perrine for Johns-Manville requested by letter dated March 22, 1957 that the resolution adopted February 25, 1941 under Cal. No. 82-41-SM be amended so as to permit a change in the formulation and also change in manufacturing methods. The application was reopened by a vote of the Board April 2, 1957.

Purpose

The material is used as an acoustical material.

Description

Permacoustic—the material is manufactured from rock-wool and a suitable binder mixed with water and oven-dried similar to the material approved February 25, 1941 under Cal. No. 82-41-SM except that the finish is now either

fissured, smooth, textured or drilled and is now manufactured at the applicant's plant located at Alexandria, Virginia.

Sanacoustic—the rockwool sound absorbing element now used in the material approved by the Board May 21, 1957 under Cal. No. 812-56-SM.

Transite Acoustical—the transite facing has been increased from 1/8 inch to 3/16 inches and the acoustical element is the material approved May 21, 1957 under Cal. No. 812-56-SM.

Recommendation

The Committee on Test recommends that the resolution adopted February 25, 1941 under Cal. No. 82-41-SM be amended so as to include the materials Permacoustic, Sanacoustic and Transite Acoustic Units as herein described for use in New York City for acoustical treatment on condition that the requirements of the resolution adopted February 25, 1941 under Cal. No. 82-41-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of February 25, 1941 in accordance with the above report.

* Correction—In the report of the Committee on Test, under the heading of *Description*, certain words inserted in italics to clarify the description of the material.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on February 11, 1958, as they appeared in Bulletin No. 7, Vol. 43, hereby corrected to read as follows:

904-46-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7i, 7e, 7f of the Zoning Resolution, to permit in a business use district, the extension of the present use of gasoline service station, lubritorium and auto laundry to include minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—2018-2032 Stillwell Avenue, northwest corner of 86th Street, Block 6860, Lot 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley..... 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 10, 1957, subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 11, 1957 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Stillwell Avenue, 85th Street,

MINUTES

86th Street and 25th Avenue are in a business use, D area, class 1 height district; that on July 25, 1916 the subject premises were located in a business use district, class one height and D area; that there have been no zoning changes and there is no contravention of Sections 21A and 7A of the Zoning Resolution; and

WHEREAS, the decision of the Borough Superintendent, dated July 9, 1957 acting on Alt. Applic. 4020-56, reads:

"1. Proposed addition of minor auto repairs with hand tools only and parking of cars awaiting service to existing gasoline service station, lubritorium and auto laundry, in a Business Zone, is contrary to Art. II Par. 4a, sub-sections 29 and 46 of the Zone Resolution.

"2. Premises were subject of the Bd. of S&A variance under Cal. No. 904-46-BZ for a term of ten (10) years expiring February 4th, 1957. Proposed extension of the term of the variance is referred to the Bd. of S&A.

"3. Curb cuts are not in accordance with Bd. of S&A variance under Cal. No. 904-46-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 133 feet 8½ inches frontage by 97 feet 2½ inches and 91 feet 9¾ inches in depth, triangular; that it is proposed to include the additional uses of minor auto repairs with hand tools only, maintained solely within the accessory building, and the parking of motor vehicles awaiting service at an existing gasoline service station, lubritorium and auto laundry, previously granted by the Board under subject application for a term of ten years on February 4, 1947; that the term of the variance granted February 4, 1947 expired on February 4, 1957 and this application includes the request for an extension of the term of said variance, including the additional uses, for an additional period of fifteen years; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i as to objection 1 to permit motor vehicle repairing using hand tools only for adjustments maintained solely within the accessory building as shown on plans filed with his application marked "Received July 23, 1957, three sheets," for a similar term as herein permitted for the main use of a gasoline service station; that as to objection number two, that the term as stated in the resolution as adopted by the Board on February 4, 1957, under Section 7f for a term of ten years is hereby amended so as to read under Section 7f thereof for a term of ten years from the date of this resolution; that the provision covering curb cuts previously permitted under the resolution as adopted by the Board on February 4, 1947, is hereby amended to read as to objection 3, and two curb cuts to Stillwell Avenue, one, *thirty-five* feet including splays, and one thirty-three feet, including splays, and two curb cuts to 86th Street, each 35 feet in width, including splays; that there may be parking of cars for a similar term provided such parking does not interfere with the servicing of the station; that in all other respects the resolution adopted by the Board on February 4, 1947 as thereafter amended by resolution adopted through May 16, 1950, shall be complied with; that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this amended resolution.

* Correction—With reference to the width of the curb cuts on Stillwell Avenue and 86th Street, such measurements

changed from 30 feet to 35 feet, as indicated in italics in the resolution.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 11, 1958, as they appeared in Bulletin No. 11, Vol. 43, hereby corrected to read as follows:

563-51-A

APPLICANT—Samuel Cohen, for Borden Company, owner, The National Bank of New York, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—106-110 Hudson Street and 166 Franklin Street, northeast corner, 2nd floor, Block 189, Lot 14, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Cohen.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 4

Negative: 0

Absent. Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 7, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 7, 1951 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* for the term of the lease expiring April 30, 1968.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects (BN-App-1298-51).

* Correction—Reference to the "work being completed within the requirements of the Zoning Resolution" deleted in the resolution.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on February 15, 1956, as they appeared in Bulletin No. 8, Vol. 41, are hereby corrected to read as follows.

481-55-SM

APPLICANT—Conver Steel and Wire Co., Inc., owner.

SUBJECT—Application June 7, 1955—Swivel Toggle Hanger, (for suspended ceilings) approval of.

APPEARANCES—

For Applicant: T. A. Lenane.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads.

MINUTES

REPORT OF COMMITTEE ON TEST

Re: Cal. 481-55-SM

Subject: Swivel Tobble Hanger (for suspended ceilings).

Fireproof Products Company, Inc., for Conver Steel and Wire Co., New York filed June 7, 1955 an application with the Board of Standards and Appeals for approval of the material known as Swivel Toggle Hanger under the provisions of C26-461. Administrative Building Code.

Purpose

The material is used in the construction of suspended ceilings.

Description

The swivel toggle is a device nailed to the upper side of the plywood forms in concrete work. The toggle hanger is a box of 24 gauge steel, $4\frac{1}{2}$ inches long by $1\frac{1}{4}$ inches high by 1 inch wide. Inside the box and pivoted on a $\frac{3}{8}$ inch round rod, bent in the shape of a "U" with hooked ends is a 1 inch x $\frac{3}{16}$ inch x 4 inch flat bar. When the concrete is poured in the box, all except the bottom face is embedded in concrete and when the forms are stripped the 1 inch x $\frac{3}{16}$ inch x 4 inch flat bar pivots on the $\frac{3}{8}$ inch rod and extends below the arch, to this flat then are attached the hangers or channels required for the suspension system.

Inspection and Test

The toggle was inspected by Asst. Engr. J. A. Darts Committee on Test and tests were conducted at Manhattan College.

Results are as follows:

Tension: (1) the jig holding the toggle failed at 6200 lbs. and the toggle was still intact.

(2) the toggle was imbedded in concrete as is the practice in construction; the concrete failed at 8600 lbs.

(3) similar to test (2), concrete failure at 8250 lbs.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Swivel Toggle Hanger, as herein described, for voluntary use in New York City under the provisions of C26-461. Administrative Building Code on condition that no one toggle shall carry more than 750 lbs. concentrated load and that each carton in which the toggle is marketed shall be tagged, stamped or marked as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 481-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Asst. Engineer.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

* Correction—In the report of the Committee on Test, under the heading of *Recommendation*, reference to the concentrated load changed from 75 lbs. to 750 lbs.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on February 26, 1957, as they appeared in Bulletin No. 10, Vol. 42, are hereby corrected to read as follows:

656-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Rayhurst Realty Corp., and Nostrand Building Corp., owners.

SUBJECT—Application October 3, 1956—re (decision of the Borough Superintendent) under section 21 of the Zoning resolution, to permit in a local retail, D area, Class $\frac{1}{2}$ height district, the erection of a 6 story multiple dwelling, exceeding the permitted height.

PREMISES AFFECTED—3203-3229 Nostrand Avenue east side, 95 feet north of Avenue S, Block 6836, Lot 52, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Bernard H. Loizzo.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 11, 1956 after due notice by publication in the Bulletin and then laid over to January 29, 1957, for inspection and decision; hearing closed; then to February 13, 1957, for applicant to file revised plans as to setbacks; then to February 26, 1957 for applicant to file plan of cellar and garage conditions; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a local retail use, D area, class $\frac{1}{2}$ height district; Nostrand Avenue is in local retail and retail use, D area, class $\frac{1}{2}$ height districts; Avenue S is in retail and residence use, D area, class $\frac{1}{2}$ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated October 1, 1956 acting on N.B. Applic. 1642-56, reads:

"1. The proposed height of the building exceeds the maximum height as permitted under Art. III Sec. 8 Sub. (b) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 280 feet frontage by 105 feet in depth, now vacant; that it is proposed to erect a multiple dwelling, six stories in height, of class 3 construction having a frontage of 274 feet and an irregular depth of 73 feet 6 inches; that the proposed building will have a height of 60 feet and the permissible height without a setback of part of the front wall is 46 feet 3 inches; that the building has a frontage of 276 feet and as per section 9, subdivision (c), 46% of the frontal length of the building could rise to a height of 60 feet, and said 46% equals 126 feet; that the front wall of the building, deducting court setbacks, has a length of 186 feet 8 inches, and therefore the building is not in accord with sections 8b and 9c for only 60 running feet; and

WHEREAS, the applicant states that as of July 25, 1916 the premises were in a business use district and a class 1 height district; that the present use and height district designations became effective August 25, 1955; and

WHEREAS, the applicant contends that the premises was purchased at the same time as premises lot No. 64 adjoining to the north was purchased; that the premises to the north was developed with a six story multiple dwelling having a height of 59 feet 11 inches under N.B. No. 1199 of 1955 and certificate of occupancy No. 148526 was issued for said use; that the building was started on June 1, 1955 and was in a one times height district at the time, the same as the site in question; that the zone was changed to a class $\frac{1}{2}$ height district on August 25, 1955 and although the owner had bought the two parcels for development with six story

MINUTES

dwelling, he erected the aforementioned one without setbacks and now cannot proceed with the building in question without setbacks that would not permit a feasible layout; and

WHEREAS, the applicant states that the present owners have held title to Parcels A and C since July 29, 1954 and to parcel B since May 2, 1955, and that the assessed valuation of land is \$25,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee finds that the revised plans show that, due to the dormers, the bulk of the building can rise to the sixth story height and the committee recommends that the application should be granted as this is on the Nostrand Avenue front and does not affect the rear in any way or the permitted height of the building; the recent zoning amendment as to the street width requirements does not preclude construction of multiple dwellings; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the height district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 as to height regulations to permit construction between dormers as proposed and as indicated on plans filed with this application marked "Received October 3, 1956," (3 sheets), "December 3, 1956," (one sheet), "February 7, 1957," (3 sheets), and "February 21, 1957," (one sheet), without increase in height of the building *on condition* that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

* Correction—Premises affected corrected to read "3203-3229 Nostrand Avenue," etc.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 17, 1957, as they appeared in Bulletin No. 52, Vol. 42, hereby corrected to read as follows;

361-57-BZ

APPLICANT—Abraham Grossman, for 175 Sullivan Street Corp., owner.

SUBJECT—Application May 3, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—175 Sullivan Street, east side, 150 feet north of West Houston Street, Block 525, Lot 3, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3

Negative: Chairman Murdock..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 19, 1957 after due notice by publication in the

Bulletin; laid over to December 10, 1957, for inspection and decision; objectant to file contract with Bureau of Real Estate, which was filed on November 20, 1957; hearing closed; then to December 17, 1957, for applicant to file revised plan showing workable arrangement; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, C area class 1¼ height district; Sullivan Street and Thompson Street are in residence and local retail use, C area, class 1¼ height districts; that this lot was originally zoned as a business use district until July 12, 1945, when the use district was changed to residence; and

WHEREAS, the decision of the Borough Superintendent dated April 4, 1957 acting on Alt. Applic. 527-57, reads:

"1. Proposed parking lot for more than 5 cars located in a residence use district is contrary to Sec. 3 of Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 feet frontage by 100 feet in depth, presently unimproved; that it is proposed to construct a woven wire fence 5 feet 6 inches in height on the lot lines where no brick walls exist, and on the front of this lot; that no drainage will flow into adjoining property or sidewalk; that the surface of the parking lot will be paved with gravel, compacted with suitable binder; and

WHEREAS, the applicant states that a survey of the area adjacent to this vacant site discloses that it is practically surrounded by commercial uses; that inspection of the east side of Sullivan Street, between West Houston and Bleecker Streets shows that there is commercial use in almost all buildings; that this street contains the site for the proposed parking lot; that Sullivan Street, No. 169 bar and grill, tailor shop and another business is being conducted in the other store, the nature of which is not evident; that No. 177 contains an undertaking establishment; that No. 179 is a social club; No. 181 contains a cabaret; No. 193 meat market and grocery store and No. 185 is a retail bakery that exhibit B clearly indicates the former parking lots on six city blocks fronting on West Houston Street from Broadway to Sixth Avenue; that these parking lots are now being removed pursuant to a resolution adopted by the Board of Estimate on February 14, 1957 authorizing the widening of West Houston Street; that parking space for some 600 cars have been discontinued in this area as a result of the above resolution causing a demand for parking space to be unprecedented; and

WHEREAS, the applicant contends that due to the requirements of the Zoning Resolution, administrative code, multiple dwelling law and multiple dwelling code, it is not only impracticable but impossible to utilize this lot for a legal conforming use; that the parking lot is the only solution; and

WHEREAS, the applicant states that the present owner has held title to the property since April 15, 1957 and that the assessed valuation of land is \$13,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and is hereby *granted* under Section 7, *subdivision h* for a term of five (5) years, to permit the premises to be occupied for the parking and storage of motor vehicles substantially as proposed and as indicated on plans filed with this application marked "received May 3, 1957," 4 sheets, and "December 13, 1957," one sheet, the applicant to void all others, *on condition* that all buildings and use on the premises shall be removed and the premises shall be leveled substantially to the grade of Sullivan Street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall

MINUTES

be erected on all lot lines where masonry walls of adjoining buildings do not occur on the lot line a woven wire fence of the chain link type on a masonry base not less than five feet six inches in height; that a similar fence shall be erected along the street building line of Sullivan Street except for an entrance not over twelve feet in width with curb cut opposite of similar width; that signs shall be restricted to a permanent sign attached to the fence advertising the use and such other information as the Commissioner of Licenses may require provided such sign does not exceed five square feet and shall not extend beyond the building line and shall not be illuminated; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

* Correction—The *term* of the variance inserted in the resolution as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on January 25, 1958, as they appeared in Bulletin No. 9, Vol. 43, hereby corrected to read as follows:

650-57-SA

APPLICANT—Vanderwater Associates, Inc, for Utility Appliance Corp., owner.

SUBJECT—Application August 5, 1957—Utility Gas-fired Suspended Unit Heaters, Models 25-UF, 50-UF, 75-UF, 100-UF, 125-UF, 150-UF, 175-UF, 200-UF, 75-UB, 100-UB, 125-UB and 150-UB, approval of.

APPEARANCES—

For Applicant: Jack Ruebens.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: Commissioner Kleinert 1
Absent: Vice-Chairman Keating..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 650-57-SA.

Subject: Utility Gas-fired Suspended Unit Heaters, Models 25-UF, 50-UF, 75-UF, 100-UF, 125-UF, 150-UF, 175-UF, 200-UF, 57-UB, 100-UB, 125-UB and 150-UB.

Vanderwater Associates, Inc., for Utility Appliance Corp., California, filed August 5, 1957 an application with the Board of Standards and Appeals for approval of the appliance known as Utility Gas-fired Suspended Unit Heaters, Models 25-UF, 50-UF, 75-UF, 100-UF, 125-UF, 150-UF, 175-UF, 200-UF, 225-UF, 75-UB, 100-UB, 125-UB, and 150-UB under the provisions of Article 12, Chapter 26 Administrative Building Code.

Purpose

The appliance is a gas-fired suspended heater.

Description

The requested models are similar to the models approved

by the Board under Cal. No. 249-51-SA for the Utility Appliance Corp.

The units consist of the following:

These heaters are designed primarily for non-residential space heating and under a normal installation are suspended from the ceiling of the room being heated.

The units consist basically of a (1) cabinet containing the heat exchanger, burners and draft diverter, (2) a propeller fan or blower with a suitable motor, mounted at the rear of the unit for the purpose of forcing air across the heat exchanger surfaces, (3) controls consisting of a manual shut-off valve, pilot adjusting valve, automatic pilot to shut-off the main supply of gas if no pilot flame is burning, a pressure regulator to control the gas pressure at a predetermined setting, an automatic main control valve to provide means for turning the gas on or off by remote means, such as a thermostat or switch, a limit switch to shut-off the gas in the event of overheating, a fan switch to delay action of the blower until heated air is in the unit and to delay shut-off of the fan or blower until all heat has been dissipated and a summer switch to turn the fan or blower on when no heat is being used, (4) a set of adjustable air deflecting vanes at the air discharge end of the unit so that the direction of air delivery can be controlled as desired, (5) heat exchanger surfaces are ceramic coated to insure long life by guarding against rusting or burning out, (6) burners are drilled port cast iron with adjustable primary air shutters.

Inspection and Test

The appliance was examined by Asst. Engr. J. A. Darts Committee on Test. The appliances have been approved by the American Gas Association under Certificates P-4-1D3.001, P-4-1D4.101, P-4-102.001, P-4-1C.001, P-4-1B.001, P-4-1B4.001, P-4-2A1.001, P-4-2B.001, P-4-2C.001, P-4-1E.001, P-4-1D.001, P-10-1A.001, P-4-3A1.001 and P-4-1E4.001.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Utility Gas-fired Suspended Heaters, Models 25-UF, 50-UF, 75-UF, 100-UF, 125-UF, 150-UF, 175-UF, 200-UF, 225-UF, 75-UB, 100-UB, 125-UB and 150-UB for use in New York City when constructed as herein described and installed in accordance with the requirements of Article 12, Chapter 26 Administrative Building Code.

The Committee further recommends that these units may be installed in garages when they are provided with a flame screen of 40/40 mesh so installed as to enclose the burner flame and when the units are so installed that the bottom of the heater is at least 8'-0" above the floor level and further that the appliance bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 650-57-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

* Correction—Model Numbers 150-UF and 175-UF inserted in the approval.

RULES

Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

DEFINITION OF "FIRE DRILL"

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenants shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION

Premises
Name of concern.....
Building No. Story.....

FOREMAN OR PERSON IN CHARGE

Regular Substitute

WATCHMAN

.....

MALE SEARCHER

.....

FEMALE SEARCHER

.....

STREET ALARM BOX RUNNER

.....

FIRE BRIGADE

.....

EXIT GUARDS

Exit.....
".....
".....
".....
".....
".....

Squad Monitors

.....Squad No. 1.....
" " 2.....
" " 3.....
" " 4.....
" " 5.....
" " 6.....

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

RULES

Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the Fire Department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory,

and drills shall be conducted at least twice, each year in which all of the persons on the premises shall participate simultaneously.

Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

Rule 11. Duties of Engineer.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc. are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

NOTICE

Applicants, under the zoning resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeal, Room 1018, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

3

University of Illinois Library
Serials Dept.
Urbana, Ill.

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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MAY 5 1958

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No. 15

DIRECTORY

BOARD OF STANDARDS AND APPEALS

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and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

CONTENTS

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, April
8, 1958, Affecting Calendar Numbers 193-37-BZ—Vol.
II, 821-48-BZ—Vol. II, 614-54-BZ—Vol. II, 468-56-BZ,
471-56-BZ, 472-56-BZ, 584-56-BZ, 864-56-BZ, 887-56-
BZ, 222-57-BZ, 624-57-BZ, 671-57-BZ, 672-57-A, 674-
57-BZ, 675-57-A, 724-57-BZ, 732-57-BZ, 801-57-BZ,
802-57-BZ, 832-57-BZ, 910-57-BZ, 917-57-BZ, 948-57-
BZ, 961-57-BZ, 962-57-A, 988-57-BZ, 234-41-BZ—Vol.
II, 134-56-BZ, 135-56-A, 1253-25-BZ—Vol. III, 68-40-
BZ—Vol. III, 367-51-BZ—Vol. III, 740-51-BZ—Vol.
II, 174-55-BZ, 352-57-BZ, 417-57-BZ, 478-57-BZ, 480-
57-BZ, 524-57-BZ, 526-57-BZ, 529-57-BZ, 530-57-BZ,
541-57-BZ, 542-57-A, 597-57-BZ, 725-57-BZ, 837-57-BZ,
868-57-BZ, 880-57-BZ, 890-57-BZ, 924-57-BZ, 933-57-
BZ, 964-57-BZ, 969-57-BZ and 989-57-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, April
8, 1958, Affecting Calendar Numbers 605-57-A, 913-
57-A, 3-58-A, 8-58-A, 116-58-A, 56-58-A, 773-57-A,
2-58-A, 724-20-BZ—Vol. II, 311-27-BZ—Vol. II, 328-

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

34-BZ—Vol. II, 571-41-BZ, 802-41-BZ, 418-46-BZ—
Vol. II, 608-46-BZ, 1113-48-BZ—Vol. II, 787-52-BZ,
846-52-BZ, 418-55-BZ, 301-56-BZ, 570-56-BZ, 575-56-
BZ, 588-56-BZ, 6-57-BZ, 297-57-BZ, 415-57-BZ, 557-28-
BZ—Vol. III, 512-29-BZ—Vol. IV, 563-45-BZ—Vol. II,
206-47-BZ—Vol. III, 885-51-BZ—Vol. II, 537-47-BZ,
144-50-BZ—Vol. III, 1100-47-SA, 36-49-SA, 51-49-SM,
52-49-SM, 310-49-SA, 370-49-SM, 497-49-SM, 573-49-SA
—Vol. II, 585-49-SM, 644-49-SM, 710-49-SA, 744-49-
SA, 755-49-SA, 811-49-SA, 839-49-SA, 855-49-SM,
924-49-SM, 472-50-SA, 475-50-SA, 581-50-SM, 702-50
SM, 703-50-SM, 704-50-SM, 705-50-SM, 785-50-SA,
882-50-SM, 952-50-SA and 958-50-SM.

Correction Affecting Calendar Number 199-57-BZ.

CALENDAR

DOCKET

New Cases filed up to April 8, 1958

Cal. No. Dept. Premises Affected

166-58-A—F.D.—75-89 Morton Street and 633-635 Greenwich Street, northeast corner, and 99-101 Barrow Street, Block 603, Lot 49, Borough of Manhattan, Decision re Order No. A14512—re packaging of volatile inflammable mixture known as Hexane in glass bottles.

167-58-A—B.M.—97 Crosby Street, east side, 113 feet 2 inches south of Prince Street, Block 496, Lot 10, Borough of Manhattan, Alt. 189-58—re egress.

168-58-BZ—B.B.—2227-2249 Linden Boulevard, 731-767 and 781 Ashford Street, northeast corner, 828-850 Hegeman Avenue and 820-826 and 842-874 Cleveland Street, Block 4335, Lots 1, 6, 16, 18, 19, 21, 24, 25, 27, 42, 49, 53 and 56, Borough of Brooklyn, N.B. 110-58—re erection of a two story building to be used as a department store with business signs and marquees; area excessive, signs, show windows and business entrance within 75 ft. of a residence use district.

169-58-BZ—B.B.—732-764 Ashford Street and 820-826 Hegeman Avenue, southwest corner, Block 4334, Lots 7, 9, 11, 16, 18 and 20, Borough of Brooklyn, N.B. 303-58—re parking of patrons cars—residence and business use district.

170-58-BZ—B.B.—583-593 6th Avenue, east side, 93 feet, 8 inches south of 16th Street, Block 1054, Lots 10-15 inclusive, Borough of Brooklyn, N.B. 105-58—re gasoline service station, lubritorium, minor repairs, car washing, parking and storage of motor vehicles, etc.—business use district.

171-58-BZ—B.B.—2774-2796 Linden Boulevard, southeast corner of Forbell Avenue, Block 4493, Lot 1, Borough of Brooklyn, N.B. 192-58—re gasoline service station, lubritorium, car wash, office, minor repairs, parking for motor vehicles, etc.—residence use district.

172-58-BZ—B.Q.—212-220 Beach 70th Street, east side, 100 feet north of Rockaway Beach Boulevard, Block 534, Lot 68, Arverne, Borough of Queens, Alt. 325-58—re parking and storage of motor vehicles—business and residence use district.

173-58-BZ—B.Q.—46-15 to 46-27 (46-21) Rockaway Beach Boulevard and 202-216 Beach 47th Street, southeast corner, Block 328, Lots 39 and 139, Edgemere, Borough of Queens, Alt. 441-58—re parking and storage of motor vehicles—residence use district.

174-58-A—B.Q.—46-15 to 46-27 (46-21) Rockaway Beach Boulevard and 202-216 Beach 47th Street, southeast corner, Block 328, Lots 39 and 139, Edgemere, Borough of Queens: under section 35, General City Law re premises partly in bed of mapped Street—proposed widening of Rockaway Beach Boulevard, Alt. 441-58.

175-58-SA—Stair-Glide, residence stairway elevator, manufactured by American Stair-Glide Corp., Appliance.

176-58-SM—Temp-Resisto Drapery Lining, cotton-sateen aluminum coated flameproofed, manufactured by Temp-Resisto Drapery Corp., Material.

177-58-SA—Amesteam Generator Oil-Gas Combination, Models R105 to R6004, manufactured by Ames Iron Works, Inc., Appliance.

178-58-SA—Amesteam Generator, Gas-fired, Models R154 to R600r and R, manufactured by Ames Iron Works, Inc., Appliance.

179-58-SA—Amesteam Generator, Oil-fired, Models R105 to R6004, manufactured by Ames Iron Works, Inc., Appliance.

180-58-SM—Nelweld Shear Connector Studs, for composite steel and concrete floor and roof construction, manufactured by Nelson Stud Welding Division of Gregory Industries, Inc., Material.

181-58-SA—United Pre-Mix Dispenser, Beverage Vending Machine, Models 450E and 600E, manufactured by United Sound and Signal Co., Inc., Appliance.

182-58-BZ—B.M.—210-212 Avenue A and 501-505 East 13th Street, northeast corner, Block 407, Lot 1, Borough of Manhattan, N.B. 147-57—re gasoline service station, lubritorium, car washing, minor auto repairs, parking and storage of motor vehicles; signs, curb cuts and show windows, etc.—residence and local retail use district.

183-58-A—B.Bx.—1600 Hering Avenue, northeast corner of Pierce Avenue, Block 4113, Lot 38, Borough of The Bronx, Amendment to Alt. 391-57—re conversion of frame two family dwelling to three families.

184-58-SA—Gilbarco Gasoline Dispensers, Models FMP-3, FMP-4 and FMP-5, manufactured by Gilbert and Barker Manufacturing Co., Inc., Appliance.

185-58-SA—Dean Automatic and Manual Washer, for Garbage and Waste Cans, Models CW-V and CWA-V, manufactured by Washburn and Granger, Appliance.

186-58-BZ—B.Q.—31-77 37th Street, east side, 125 feet north of Broadway, Block 657, Lots 10 and 11, Astoria, Borough of Queens, Alt. 283-58—re accessory parking for patrons of funeral parlor—residence use district.

187-58-A—B.B.—1546-1556 Bushwick Avenue and 45-53 De Sales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn, N.B. 2250-57—re gas pumps at building line; gasoline storage in close proximity to subway tunnel.

188-58-BZ—B.Bx.—4901 Henry Hudson Parkway West, southwest corner of West 249th Street, Block 3419, Lot 91, Borough of The Bronx, Amendment to N.B. 1248-53—re area excessive.

189-58-BZ—B.Bx.—4675-4705 Henry Hudson Parkway West, northwest corner of West 247th Street, Block 3419, Lot 1, Borough of The Bronx, Amendment to N.B. 1247-53—re area excessive.

CALENDAR

190-58-A—B.R.—4244 Hylan Boulevard and 94-102 Groton Street, southeast corner and 93-101 Littlefield Avenue, Block 5317, Lot 5, Eltingville, Borough of Richmond; under section 35, General City Law re curb cuts in bed of mapped streets—Littlefield Avenue and Groton Street, Alt. 243-57.

191-58-BZ—B.M.—315 East 79th Street, north side, 205 feet east of 2nd Avenue, Block 1542, Lot 9, Borough of Manhattan, Alt. 165-58—re change in use from office to bar and restaurant—residence use district.

192-58-SA—Duplex Washer-Extractor, Model DWE-1, manufactured by Duplex Corp., Appliance.

193-58-BZ—B.Bx.—860 Longwood Avenue, south side, 147.26 feet east of Prospect Avenue, Block 2688, Lot 50, Borough of The Bronx, Alt. 1128-57—re retail store—residence use district.

194-58-BZ—B.Q.—141-60 73rd Avenue, northwest corner of Vleigh Place, Block 6624, Lot 29, Kew Gardens Hills, Borough of Queens, Alt. 99-58—re setback, G-1 area district, residence use district.

195-58-BZ—B.Q.—223-20 109th Avenue, south side, 180 feet east of 180th Street, Block 11205, Lot 44, Queens Village, Borough of Queens, Alt. 345-58—re change in occupancy from one to two families—G-1 area, residence use district.

Restored to Docket

557-28-BZ Vol. III—B.Bx.—2717 Reservoir Avenue, west side, 242.20 feet north of West Kingsbridge Road, Block 3248, Lot 46, Borough of The Bronx, Alt. 24-58—re garage, gasoline service station, lubritorium, minor auto repairs, car washing, office—residence use district.

885-51-BZ Vol. II—B.Q.—206-11 to 206-19 (206-15 official) Northern Boulevard and 43-28 to 43-36 207th Street, northwest corner, Block 6273, Lot 20, Bayside, Borough of Queens, N.B. 253-58—re gasoline service station, lubritorium, minor auto repairs, car washing, parking and storage of motor vehicles, etc.; ground sign—business use district.

563-45-BZ Vol. II—B.Q.—217-38 Hempstead Avenue, southeast corner of 217th Place, Block 11096, Lot 1, Queens Village, Borough of Queens, Alt. 289-58—re gasoline service station, office, sales and storage of auto accessories, car washing—non automatic, parking of more than five cars awaiting service, etc.; ground signs and show windows, etc.—local retail and residence use district.

512-29-BZ Vol. IV—B.Q.—61-19 Fresh Meadow Lane, southeast corner of 64th Avenue, Block 6902, Lot 18, Flushing, Borough of Queens, Alt. 2114-57—re gasoline service station, auto washing, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles, etc.—business and residence use district.

206-47-BZ Vol. III—B.R.—167 Olympia Boulevard and 265 Kensington Avenue, northeast corner, Block 3255, Lot 32, South Beach, Borough of Richmond, Alt. 44-58—re alteration to existing gasoline service station, to include state automobile inspection station and auto repairs.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Jan. 8, 1957.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Nov. 20, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for..	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1958.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

APRIL 15, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 15, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

874-57-BZ

APPLICANT—Murray Stockman, for David Koss, owner.
SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the

CALENDAR

erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, and auto safety inspection station, for a stated term of fifteen (15) years.
PREMISES AFFECTED—22-02 to 22-18 (22-14 official) Beach Channel Drive, 10-46 to 10-52 Grassmere Terrace, northeast corner and 22-01 to 22-07 Regina Avenue, Block 216, Lot 46, Far Rockaway, Borough of Queens.

Laid over from February 4, 1958, to April 15, 1958, for hearing at request of the applicant, to purchase additional property; applicant to send out new notices to affected owners.

987-57-BZ

APPLICANT—Paul Friedman, for Carrie Lessner, Meyer Lessner and Anna Lessner, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h, 7i and 7A of the Zoning Resolution, to permit on a plot located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles with entrances within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1888-1898 Jerome Avenue, southeast corner of East 177th Street, Block 2852, Lot 9, Borough of The Bronx.

Laid over from March 25, 1958 to April 15, 1958, at request of the applicant; no further requests for adjournment to be considered.

36-57-BZ

APPLICANT—Julius S. Rapson, for Ben D. Pivo, owner.

SUBJECT—Application January 22, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a business use district, the erection of a one-story extension to the existing automobile paint shop, with paint spray booth and infra-red bake unit to be used as an auto body and fender repair shop and the parking of more than five (5) cars for patrons only.

PREMISES AFFECTED—105-06 Sutphin Boulevard, southwest corner of 105th Avenue, Block 10056, Lot 12, Jamaica, Borough of Queens.

77-57-BZ

APPLICANT—George J. Regan, for Curtis Baar, owner.

SUBJECT—Application February 1, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, to use and maintain the premises as a day care agency, day camp and accessory dwelling.

PREMISES AFFECTED—150-12 Powells Cove Boulevard, southwest corner of 4th Avenue, Block 4508, Lot 7, Whitestone, Borough of Queens.

78-57-A

APPLICANT—George J. Regan, for Curtis Baar, owner.

SUBJECT—Application February 1, 1957—Appeal from a decision of the Borough Superintendent, re use of frame structure-day camp.

PREMISES AFFECTED—150-12 Powells Cove Boulevard, southwest corner of 4th Avenue, Block 4508, Lot 7, Whitestone, Borough of Queens.

921-57-BZ

APPLICANT—Charles M. Spindler, for Murray Eisenberg, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only,

safety inspection station and the parking and storage of motor vehicles with show windows, business entrances and signs within 75 feet of the residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—6602-6610 New Utrecht Avenue, and 1460-1466 (1472-1478 displayed) 66th Street, southwest corner, Block 5762, Lot 36, Borough of Brooklyn.

693-50-BZ—Vol. II

APPLICANT—Frederick L. Flynn, for Frank Mosca, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a gasoline service station, auto washing, lubrication, minor repairs using hand tools only, office and sale of auto accessories for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1131-1141 East 233rd Street and 3985-3995 Grace Avenue, northwest corner and 1906-1920 Strang Avenue, Block 4954, Lot 1, Borough of The Bronx.

205-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Co., owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of the accessory building of the present gasoline service station and extend the uses to include office, lubricatorium, car washing, minor repairs, parking and storage of motor vehicles and increase to twelve the number of gasoline tanks.

PREMISES AFFECTED—157-28 to 157-30 (157-30 Official) Willets Point Boulevard and 21-08 to 21-12 Clintonville Street, southeast corner, Block 4860, Lots 15 and 18, Whitestone, Borough of Queens.

752-57-BZ

APPLICANT—Leonard F. Rothkrug, for Dominick Lentini, owner doing business as Lentini's Funeral Chapel.

SUBJECT—Application October 17, 1957—decision of the Borough Superintendent under sections 7e, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use, D area district, the erection and maintenance of a funeral chapel and dwelling for one family, with off street loading area within 75 feet of the residence district and covering more than the permitted area.

PREMISES AFFECTED—2853 Middleton Road, northeast corner of Mayflower Avenue, Block 4157, Lot 7, Borough of The Bronx.

632-57-BZ

APPLICANT—Burke, Green and Groh, for Armagh Realty Co., Inc., owner.

SUBJECT—Application September 13, 1957—decision of the Borough Superintendent under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of accessories and minor repairs with hand tools only.

PREMISES AFFECTED—68-05 Queens Boulevard (68-01 to 68-07 official), northeast corner of 68th Street, Block 1348, Lot 53, Woodside, Borough of Queens.

636-57-BZ

APPLICANT—Moritz Simon, for Alice Tunis, owner; Power Flite Products, Inc., purchaser under contract.

SUBJECT—Application September 18, 1957—decision of Borough Superintendent under section 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a one story motor vehicle repair shop to serve the growing automobile industry with

CALENDAR

a special feature namely, the sale and installation of hydraulic transmissions only.

PREMISES AFFECTED—153-67 Rockaway Boulevard, east side, 100.90 feet north of 137th Avenue (90.82 feet, proposed); Block 12292, Lot 48, Jamaica, Borough of Queens.

216-57-BZ

APPLICANT—Henry Kohler, for F.G.A. Construction Corp., owner.

SUBJECT—Application March 21, 1957—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a masonry building covering the entire 80 foot x 100 foot plot and to be used for storage of buildings materials and office.

PREMISES AFFECTED—242-248 East 89th Street, west side, 200 feet north of Ditmas Avenue, Block 7913, Lots 52, 53, 54 and 55, Borough of Brooklyn.

40-57-BZ

APPLICANT—T. Nilsen and Associates, for South Bronx Parking Service Inc., R.K.O. Theaters, Inc., and Rosmor Realty Corp., owners.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a business and residence use district, the parking and storage of more than five (5) motor vehicles on a plot that is comprised of the rear yard of a theatre and the partial rear yard of an existing multiple dwelling.

PREMISES AFFECTED—904 Union Avenue, east side, 198.7 feet south of East 163rd Street, Block 2677, Lots 67, 76 and 84, Borough of The Bronx.

31-57-BZ

APPLICANT—Andrew DiCamillo, for Veronica Holst, Dorothy Reardon and Daniel Robert Reardon, owners.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence and business use district of the rear of the existing two family dwelling, six one-car masonry garages with a frame attic above.

PREMISES AFFECTED—1471 72nd Street, north side, 90 feet west of 15th Avenue, Block 6179, Lot 49, Borough of Brooklyn.

2-57-A

APPLICANT—Andrew DiCamillo, for Veronica Holst, Dorothy Reardon and Daniel Robert Reardon, owners.

SUBJECT—Application October 31, 1957—Appeal from a decision of the Borough Superintendent, re Frame construction, garage.

PREMISES AFFECTED—1471 72nd Street, north side, 90 feet west of 15th Avenue, Block 6179, Lot 49, Borough of Brooklyn.

7-57-BZ

APPLICANT—H. M. Karson, for Hong Yick Realty Corp., owner; Min Sang Laundry, lessee.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the construction of a mezzanine floor, elevate the roof and extend the laundry use.

PREMISES AFFECTED—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

9-48-BZ—Vol. II

APPLICANT—Charles M. Spindler, for William Benson, owner.

SUBJECT—Application reopened January 7, 1958, as Vol. I—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the change of occupancy from non-storage garage,

brakes, ignition, carburetor, radio and electric service to a motor vehicle repair shop.

PREMISES AFFECTED—139-23 Queens Boulevard, east side, 198-09 feet south of 87th Avenue, Block 9626, Lot 75, Jamaica, Borough of Queens.

614-57-BZ

APPLICANT—Patrick D. Concagh, for American Oil Co., owner.

SUBJECT—Application September 6, 1957—decision of the Borough Superintendent under sections 7h and 7e of the Zoning Resolution, to permit on a lot partly in a manufacturing and partly in a local retail use district, the use of the rear portion, the front of which is occupied by an existing gasoline service station, for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3010 Irwin Avenue, east side, 3.67 feet north of West 230th Street, Block 3406, Lot 66, Borough of The Bronx.

799-56-BZ

APPLICANT—Benjamin Weberman, for Harold Klein, owner; Accurate Dye Works, lessee.

SUBJECT—Application November 9, 1956—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the use of the fourth floor of an existing four-story building as a dyeing establishment.

PREMISES AFFECTED—7 East 30th Street, north side, 164 feet east of 5th Avenue, Block 860, Lot 8, Borough of Manhattan.

648-20-BZ—Vol. II

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Company, lessee.

SUBJECT—Application reopened September 24, 1957, as Vol. II—re decision of the Borough Superintendent, under sections 7a, 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, an extension of the present uses of a gasoline service station to include a one-bay lubricatorium, accessory parking in the retail district and the installation of the necessary curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—3940-3952 Amboy Road and 2-20 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

1017-57-A

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Co., lessee.

SUBJECT—Application December 27, 1957—filed pursuant to section 35, General City Law re building partially in bed of a mapped street—proposed widening of Amboy Road.

PREMISES AFFECTED—3952 Amboy Road and 2 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

674-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Shelbee Corp., owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7e of the Zoning Resolution, to permit in a retail and residence use district, the extension of an existing gasoline service station, to include the parking and storage of more than five (5) motor vehicles on an adjoining lot.

PREMISES AFFECTED—1920-1924 Amsterdam Avenue and 501-503 West 155th Street, northwest corner, Block 2114, Lots 40 and 47, Borough of Manhattan.

778-57-BZ

APPLICANT—Burke, Green and Groh, for Morris Koral, owner.

SUBJECT—Application October 31, 1957—decision of the

CALENDAR

Borough Superintendent under sections 7e and 7A of the Zoning Resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles with a curb cut within 75 feet of the residence use district.

PREMISES AFFECTED—91-10 Astoria Boulevard, southeast corner of 91st Street, Block 1365, Lot 22, Astoria, Borough of Queens.

59-21-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 73 Realty Corp., owner.

SUBJECT—Application reopened March 4, 1958 for consideration as to extension of time to obtain Certificate of Occupancy—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the proposed change of use from public garage to motor vehicle repair shop and servicing, lubrication, truck washing, garage, wheel alignment, brake testing, welding, machine shop, parts, storage and sales, showroom and office.

PREMISES AFFECTED—73-07 Empire Boulevard and 81-103 McKeever Place, northeast corner and 56-58 Sullivan Place, Block 1306, Lot 28, Borough of Brooklyn.

861-48-BZ—Vol. I

APPLICANT—Charles A. Buckley, Jr., for Oncrest Realities, Inc., owner.

SUBJECT—Application reopened March 11, 1958, for consideration as to extension of term of variance—expired November 25, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution for a term of two years, permitting in a residence use district, the parking of more than five motor vehicles for customers and patrons of Alexander's Department store (no fee to be charged).

PREMISES AFFECTED—2519-2525 Creston Avenue and 62 East 191st Street, southwest corner, Block 3175, Lots 26 and 36, Borough of The Bronx.

219-56-BZ

APPLICANT—Sidney H. Kitzler, for Pitborn Realty Corp., owner; Madewell Appliance Co., lessee.

SUBJECT—Application reopened March 11, 1958, for amendment as to rear yard—decision of the Borough Superintendent, previously granted on condition under section 21 of the Zoning Resolution, permitting in a C area district the extension of the existing warehouse structure occupying more than the permitted area.

PREMISES AFFECTED—553-571 Thatford Avenue, east side, 41 feet 6½ inches south of Hegeman Avenue, Block 3637, Lot 24, Borough of Brooklyn.

863-47-BZ

APPLICANT—Philip Freshman, for Max Schoenfield, owner; Crown Beverage Corp., lessee.

SUBJECT—Application reopened March 18, 1958, for consideration as to extension of term of variance—expired January 27, 1958—decision of the Borough Superintendent, previously granted on condition under sections 7e and 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a building to be used as a soda water manufacturing and bottling plant, using more than the permitted area.

PREMISES AFFECTED—429-433 Watkins Street, east side, 150 feet north of Riverdale Avenue, Block 3593, Lots 7 and 8, Borough of Brooklyn.

788-57-BZ

APPLICANT—Burke, Green and Groh, for Fitchett-Crescent Corp., and Catherine DuMelle, owners.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under section 7e of the Zoning

Resolution, to permit in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of five (5) gasoline storage tanks and two pumps and the parking of employees cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42, Flushing, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed; then to April 15, 1958, for applicant to file a companion Administrative Appeal as to use of space mapped for street widening.

154-58-A

APPLICANT—Burke, Green and Groh, for Fitchett-Crescent Corp. and Catherine Du Melle, owners.

SUBJECT—Application March 21, 1958—filed pursuant to section 35, General City Law re premises partially in bed of proposed widening of Kissena Boulevard.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42 (32), Flushing, Borough of Queens.

796-49-BZ—Vol. IV

APPLICANT—Charles Abrahams, for Columbia Savings and Loan Association, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of an extension to the present bank building occupying more than the permitted area and alter an existing frame dwelling to provide additional offices.

PREMISES AFFECTED—93-20 to 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

Laid over from January 28, 1958, to February 18, 1958 at the request of an objector to permit filing of objections; no further request for adjournment considered; then to April 15, 1958, for inspection and decision; hearing closed.

835-57-A

APPLICANT—Charles Abrahams for Columbia Savings and Loan Association, owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re use of Frame building as Offices, Live Load, etc.

PREMISES AFFECTED—93-20 and 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

92-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmon Sales Corp., owner.

SUBJECT—Application February 6, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station lubritorium, minor auto repairs, office, storage, parking and storage of motor vehicles and a ground sign.

PREMISES AFFECTED—14-40 to 14-50 (14-44 official) Clintonville Street west side, 61-63 feet south of 14th Road, Block 4697, Lot 5, Whitestone, Borough of Queens.

Laid over from September 17, 1957, to October 15, 1957 for inspection and decision; hearing closed; then to October 22, 1957, at the request of the applicant for consideration of proposed changes in the proposal; then to November 1, 1957, for applicant to file revised plans for relocation of proposed gasoline station in connection with the laundry building; then to November 26, 1957, for further study and for applicant to furnish the Board with a plan showing the area of the entire property and the surrounding streets; then to December 3, 1957, at the request of the applicant; then

CALENDAR

December 17, 1957, then to January 28, 1958, for further study and inspection; then to February 25, 1958, for further consideration and decision; then to April 15, 1958, for further inspection and decision.

590-57-BZ

APPLICANT—Gilbert Lazerus, for Elsie C. Katz and Adele Wilson, owners.

SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the construction and maintenance for a term of fifteen (15) years of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only (no welding or spraying), storage and sale of accessories, and incidental parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—43-32 to 43-38 222nd Street and 221-11 to 221-19 Northern Boulevard, northwest corner, Block 6327, Lots 40 and 42, Bayside, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, at the request of an objector, applicant concurring; no further request for adjournment considered; then to April 15, 1958, for inspection and decision; hearing closed.

303-26-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened September 25, 1956 as Vol. IV—re decision of the Borough Superintendent, under section 7e of the zoning resolution, to permit in a residence and business use district, the lower or ground floor of the property to be used for the storage of paper cartons and the upper floor to be used for the manufacture, storage and distribution of infants apparel, quilts, blankets, pillows and office incidental thereto.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

Laid over from March 11, 1958, to March 18, 1958, for hearing at request of attorney for objectors, applicant concurring; then to April 15, 1958, for inspection and decision; hearing closed.

52-48-A—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened January 8, 1957 as Vol. III—re Appeal from a decision of the Borough Superintendent—relating to egress.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

12-57-BZ

APPLICANT—Wechsler and Schimenti, for Philip Rosenzweig, owner.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from garage on the first floor and storage on the second floor to a launderette on the first floor and offices on the second floor.

PREMISES AFFECTED—2149 Caton Avenue, north side, 100 feet east of Flatbush Avenue, Block 5083, Lot 120, Borough of Brooklyn.

Laid over from March 18, 1958, to April 15, 1958, for inspection and decision; hearing closed.

9-57-BZ

APPLICANT—Alfred H. Eccles, for Polarad Electronics Corp., owner.

SUBJECT—Application September 25, 1957—decision of the Borough Superintendent, under section 19A of the

Zoning Resolution, to permit in an unrestricted use district, the continued use of an existing building providing less than the required number of loading berths.

PREMISES AFFECTED—33-02 to 33-20 Queens Boulevard, 45-01 to 45-09 33rd Street, southeast corner and 45-02 to 45-10 34th Street, Block 247, Lot 30, Long Island City, Borough of Queens.

Laid over from March 18, 1958, to April 15, 1958, for inspection and decision; hearing closed.

670-57-A

APPLICANT—Alfred H. Eccles, for Polarad Electronics Corp., owner.

SUBJECT—Application September 25, 1957—Appeal from a decision of the Borough Superintendent—re exits, etc.

PREMISES AFFECTED—33-02 to 33-20 Queens Boulevard, 45-01 to 45-09 33rd Street, southeast corner and 45-02 to 45-10 34th Street, Block 247, Lot 30, Long Island City, Borough of Queens.

728-29-BZ—Vol. II

APPLICANT—Paul Friedman, for Nat Spinard, owner.

SUBJECT—Application reopened November 6, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i, 7A of the Zoning Resolution, to permit on a plot located partly within a residence use district, the erection and maintenance of a gasoline service station, car wash (non automatic), lubritory, minor auto repairs with hand tools only, office and sale of automobile accessories, parking and storage of motor vehicles, with ground signs in a retail and residence use district, and with show windows, a sign and curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—154-02 to 154-12 (154-04 official) Horace Harding Expressway and 61-01 to 61-11 Kissena Boulevard, southeast corner, Block 6744, Lot 71, Flushing, Borough of Queens.

Laid over from March 18, 1958, to April 15, 1958, for inspection and decision; hearing closed.

910-55-BZ—Vol. II

APPLICANT—Dominick Salvati and Son, for Al Smith, owner.

SUBJECT—Application reopened July 2, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a one story extension to an existing broom factory that will occupy more than the permitted area coverage.

PREMISES AFFECTED—9517-9521 Avenue J, north side, 77 feet 11¾ inches east of East 95th Street, Block 8203, Lot 5, Borough of Brooklyn.

Laid over from March 18, 1958, to April 15, 1958, for inspection and decision; hearing closed.

319-57-BZ

APPLICANT—Mathew Manes, for William Rueck and Minnie A. Dunlop, owners; Sun Oil Co., lessee.

SUBJECT—Application April 22, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, lubritorium, office, sale of auto accessories and parking of cars awaiting service, with curb cuts and show windows within 75 feet of a residence zone and the erection of post standards and illuminated signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—253-02 to 253-26 Hillside Avenue, 84-02 to 84-10 Little Neck Parkway, southwest corner and 84-01 to 84-09 253rd Street, Block 8607, Lot 180 (tentative), Bellerose, Borough of Queens.

Laid over from December 3, 1957, for inspection and decision; date to be set; hearing closed; then set for December 17, 1957; then to January 14, 1958, for further consideration and decision; then to February 11, 1958, for

CALENDAR

further consideration and possible further inspection; then to March 18, 1958, for further hearing, applicant to send notice to all owners by regular mail, to consider additional facts; then to April 15, 1958, for inspection and decision; hearing closed.

208-46-BZ—Vol. V

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. V—decision of the Borough Superintendent, under sections 7f and 7e of the Zoning Resolution, to permit in a business use district, the extending of the existing gasoline service station by the addition of two twin hose gasoline pumps and six 550 gallon approved type gasoline tanks and changing the use of that portion of the premises now used for yarn manufacturing to importing, shipping and storage of porcelain ceramics.

PREMISES AFFECTED—1500-1546 McDonald Avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed.

263-43-BZ—Vol. II

APPLICANT—Louis Lieberman, for Harry Goldsen, owner; Standard Equipment Co., lessee.

SUBJECT—Application reopened April 24, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from a garage to a warehouse.

PREMISES AFFECTED—233-235 Norwood Avenue, east side, 193 feet 11 inches north of Atlantic Avenue, Block 4137, Lot 1, Borough of Brooklyn.

Laid over from March 25, 1958, to April 15, 1958, for inspection and decision; hearing closed.

638-50-BZ—Vol. II

APPLICANT—Haus and Bresin, for Estate of Edward F. Glacken, owner, Irving Trust Company and William F. Glacken, executors.

SUBJECT—Application reopened January 14, 1958 and restored to calendar—re decision of the Borough Superintendent, previously withdrawn, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles for the stated term of fifteen (15) years.

PREMISES AFFECTED—9001-9015 Church Avenue and 551-561 Remsen Avenue, northeast corner, Block 4687, Lots 4, 7, 8 and 9, Borough of Brooklyn.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed.

864-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubricatorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed.

612-45-BZ—Vol. V

APPLICANT—Louis Lieberman, for Jackson Motor Corp., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. V—decision of the Borough Superintendent, under sections 21 and 7e of the Zoning Resolution, to permit in a business and retail use district, the change in occupancy of an existing auto showroom by using the cellar for the storage of parts and dead storage of cars and the first floor as an auto showroom, office, parts department, gasoline station, motor vehicle repair shop, sale of used cars and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—94-15 to 94-23 Northern Boulevard, 32-45 to 32-61 Junction Boulevard, northeast corner and 32-44 to 32-60 95th Street, Block 1424, Lot 33, Corona, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; applicant to submit a letter from the Planning Commission as to correct zoning of 95th Street and Junction Boulevard at this point.

750-57-BZ

APPLICANT—Ingram S. Carner, for Sanrod Realty Corp., owner.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and unrestricted use district, a two-bay extension to the existing accessory building and to eliminate thereby the outside lifts of the existing gasoline service station.

PREMISES AFFECTED—136-12 Farmers Boulevard, southwest corner of Garrett Street, Block 12527, Lot 1, Springfield, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed.

844-57-BZ

APPLICANT—Charles M. Spindler, for William Saloy and Fred A. Widulski, owners.

SUBJECT—Application November 20, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a modern gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—87-13 to 87-25 Rockaway Boulevard (87-19 official) and 97-48 to 97-58 88th Street, northwest corner, Block 9060, Lot 25, Woodhaven, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed.

945-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Abe Saperstein, owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the

CALENDAR

Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, office, sales, storage, lubritorium, car washing, minor auto repairs and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1446-1456 Remsen Avenue and 8913-8923 Avenue L, northwest corner, Block 8055, Lot 1, Borough of Brooklyn.

Laid over from March 4, 1958, to March 25, 1958, for inspection and decision; hearing closed; then to April 15, 1958, at request of attorney for the owner, who stated the property may be sold for conforming use and application subsequently withdrawn; no notices to be sent out.

614-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from July 2, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to September 10, 1957, for further inspection and decision; then to September 24, 1957, for further inspection and decision; then to October 8, 1957, at request of the applicant and for decision; then to November 6, 1957, at request of the applicant as to possible sale of the premises; then to December 3, 1957, at request of the applicant, as to possible sale of the property; then to January 21, 1958 at the request of the applicant; then laid over to February 4, 1958, for inspection and decision; hearing closed; then to February 18, 1958, for vote by the full complement of the Board; then to March 25, 1958, at the request of the applicant; then to April 8, 1958, for vote of complete Board; then to April 15, 1958, for decision.

HARRIS H. MURDOCK, *Chairman.*

APRIL 15, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 15, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

596-56-SA

APPLICANT—Herron Stove & Foundry Company, Inc., owner.

SUBJECT—Application August 15, 1956—Comforteer Gas-fired Room and Space Heater, Unvented, Models 1112-W and C, 118-S, 1125-S, 135-S and 235-S, approval of.

408-57-SA

APPLICANT—S. T. Johnson Company, owner.

SUBJECT—Application April 24, 1957—Bankheat Combination Oil or Gas Burners, Models BH-D-O, BH-D-OA, BH-D-1A, BH-D-2, BH-D-3, BH-D-3A, BH-G-O, BH-G-OA, BH-G-1A, BH-G-2, BH-G-2A, BH-G-3 and BH-G-3A, approval of.

646-57-SM

APPLICANT—Alwinseal, Inc., owner.

SUBJECT—Application July 12, 1957—Alwinseal Aluminum Window, approval of.

657-57-SA

APPLICANT—H. P. Bonesteel for Wilmot Castle Company, owner.

SUBJECT—Application August 13, 1957—Wilmot Castle Condenser, approval of.

984-57-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application December 23, 1957—Tokheim Submerged Pumps for Pumping Motor Fuel, Gasoline, by remote control, Models 55-E, 55-ES, 72-E, 72-ES, 70-ES and Tokheim Pressure Regulator, Model 52, approval of.

985-57-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application December 23, 1957—Tokheim Gasoline Dispensing Pedestals, Models 350-1-RC, 350-2-RC with or without suffix WNC or P, and Tokheim 350-1 Twin and 350-2 Twin, approval of.

1001-57-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application December 23, 1957—Tokheim Remote Control Gasoline Pumping Units, Models 45-RCP and 46-RCP and Tokheim Island Dispensing Pedestals, Models 45-H-RC and 45-TP-RC, approval of.

46-34-SA

APPLICANT—Quiet May Div., of Penn Boiler & Burner Mfg. Corp., owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional trade names Mueller-Climatrol Models 442-450, 443-650, and 442-500 respectively—re May Oil Burner and Quiet May Oil Burner, Models N, O, U, D, B, NSJ, F, NSJ-1, W and Type BB; previously approved.

448-40-SM

APPLICANT—The H. H. Robertson Company, owner.

SUBJECT—Application reopened March 19, 1957 for amendment of resolution as to additional uses, Robertson Steel Floor—re Robertson Keystone Beam Steel Floor and Robertson Cellular Steel Floor; previously approved.

895-51-SA

APPLICANT—Mueller Climatrol Div. of Worthington Corp., owner.

SUBJECT—Application reopened July 17, 1956 for amendment of resolution as to additional models 220-90, 228-10, 218-110E, 217-150, 219-110E, 219-125, 219-150, 253-110A, 253-350, 228-110E, 130, 131, 132; 133, 135, 136, 137, 166, 167 and 105-01 Oil-fired Air Conditioners—re Mueller Climatrol Oil-fired Air Conditioners, Models 50, 20, 202, 209, 211, 212, 214, 216, 218, 219 and 253; previously approved.

741-53-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment to resolution as to additional lathing accessories—re Gold Bond Metal Base and Floor Clips—for use in Gold Bond Partition Systems; previously approved.

115-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyce Green, owners.

SUBJECT—Application December 22, 1955—Appeal from a decision of the Borough Superintendent—re review of Borough Superintendent's decision re zoning matter.

PREMISES AFFECTED—100-104 Central Park South and 1431-1439 Avenue of the Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.

882-57-A

APPLICANT—Julius S. Rapson, for F and A Development Inc., owner.

SUBJECT—Application December 11, 1957—filed pursuant

CALENDAR

to section 36, General City Law re erection of buildings not fronting on legal streets.

PREMISES AFFECTED—107-11 and 107-17 Muriel Court, north side, 20 feet west of 108th Street, Block 11482, Lots 48 and 148, South Ozone Park, Borough of Queens.

728-57-A

APPLICANT—Watchtower Bible and Tract Society, Inc., owner.

SUBJECT—Application September 30, 1957—Appeal from a decision of the Borough Superintendent, re installation of aluminum louvers in existing opening of Fire Tower, and storage of materials in Fire Tower balcony.

PREMISES AFFECTED—51-69 Sands Street, north side, entire block bounded by Adams, Sands, Pearl and Prospect Streets; 117-125 Adams Street, 140-146 Pearl Street and 54-72 Prospect Street, Block 76, Lot 1, Borough of Brooklyn.

814-57-A

APPLICANT—Wheeler Yacht Co., Inc., owner.

SUBJECT—Application October 28, 1957—Appeal from an order of the Fire Commissioner and a decision of the Borough Superintendent re Sprinkler System in lieu of Yard Hydrant System.

PREMISES AFFECTED—520 Compton Avenue, foot of Patterson Avenue, Block 3502, Lots 2-7, Pugsley Creek, Borough of The Bronx.

1027-40-A—Vol. III

APPLICANT—Burke, Green and Groh, for James T. Warner, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. III—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—87-71 Kingston Place, northeast side, 94 feet west of Wexford Terrace, Block 9845, Lot 22, Jamaica, Borough of Queens.

785-56-A

APPLICANT—Ralph and Anna DiBari, owners.

SUBJECT—Application November 5, 1956—Appeal from a decision of the Borough Superintendent, re use of 3rd floor by more than 1 tenant.

PREMISES AFFECTED—306-308 East 149th Street, south side, 450 feet west of Courtlandt Avenue, Block 2330, Lot 22, Borough of The Bronx.

816-56-A

APPLICANT—Sylvan Bien, for John-Platt Realty Corp., owner (Chubb and Son, lessee).

SUBJECT—Application November 13, 1956—Appeal from a decision of the Borough Superintendent, re use of wood stud partitions.

PREMISES AFFECTED—90-100 John Street, 24 Gold Street, southeast corner and 15-23 Platt Street, Block 69, Lot 39, Borough of Manhattan.

644-54-A

APPLICANT—Joseph A. Lau, for Kricor A. Chakmaklian, owner.

SUBJECT—Application August 11, 1954—Appeal from a decision of the Borough Superintendent—re exits.

PREMISES AFFECTED—145-147 West 28th Street, north side, 176 feet 1 inch east of 7th Avenue, Block 804, Lot 11, Borough of Manhattan.

765-57-A

APPLICANT—John F. Fitzsimons, for Honeywell Farms, Inc., owner.

SUBJECT—Application October 25, 1957—Appeal from a decision of the Borough Superintendent, re conversion of frame construction from residence to business offices.

PREMISES AFFECTED—105-14 156th Street, west side, 122.5 feet south of Guinzburg Road, Block 10113, Lot 97, Jamaica, Borough of Queens.

11-58-A

APPLICANT—Robert Teichman, for National Democratic Club, owner.

SUBJECT—Application January 2, 1958—Appeal from a decision of the Borough Superintendent, re 2nd means of egress—factory.

PREMISES AFFECTED—158 West 23rd Street, south side, 175 feet, 1 inch east of 7th Avenue, Block 798, Lot 74, Borough of Manhattan.

55-58-A

APPLICANT—Samuel S. Arlen, for 24 Holding Corp., owner.

SUBJECT—Application February 13, 1958—Appeal from a decision of the Borough Superintendent, re stairways, live load, etc.

PREMISES AFFECTED—24 West 45th Street, south side, 329 feet west of 5th Avenue, Block 1260, Lot 51, Borough of Manhattan.

95-58-A

APPLICANT—H. M. Cole, for The New Lincoln School, owner.

SUBJECT—Application March 4, 1958—Appeal from a decision of the Borough Superintendent, re Class 3 construction, offices and School use, 3rd and 4th floors.

PREMISES AFFECTED—6-8 East 82nd Street, south side, 147 feet east of 5th Avenue, 3rd and 4th floors; Block 1493, Lots 66 and 166, Borough of Manhattan.

120-58-A

APPLICANT—Gilbert Lazerus, for Ocean Builders, Inc., owner.

SUBJECT—Application March 11, 1958—Appeal from a decision of the Borough Superintendent re height of chimney.

PREMISES AFFECTED—1199 Ocean Avenue, northeast corner of Glenwood Road, Block 5241, Lot 6, Borough of Brooklyn.

123-58-A

APPLICANT—Abraham Grossman, for Benjamin Gordon, owner.

SUBJECT—Application March 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, stair enclosure, factory, etc.

PREMISES AFFECTED—821-823 Broadway and 51 East 12th Street, northwest corner, Block 564, Lot 22, Borough of Manhattan.

144-58-A

APPLICANT—Max Schoener, owner.

SUBJECT—Application March 19, 1958—Appeal from an order of the Fire Commissioner re bars on windows, etc.

PREMISES AFFECTED—104-28 Alstine Avenue, south side, 51 feet west of 51st Avenue, Block 1934, Lot 5, Corona, Borough of Queens.

167-58-A

APPLICANT—H. E. Horwood, for Edward Migliaccio, owner.

SUBJECT—Application March 12, 1958—Appeal from a decision of the Borough Superintendent, re egress, factory building.

PREMISES AFFECTED—97 Crosby Street, east side, 113.2 feet south of Prince Street, Block 496, Lot 10, Borough of Manhattan.

65-57-A

APPLICANT—Standard Fruit and Steamship Co., lessee for Department of Marine and Aviation, owner.

SUBJECT—Application January 31, 1957—Appeal from an order of the Fire Commissioner, re use of kerosene as fuel, etc.

PREMISES AFFECTED—Pier 13, East River, east side, 600 feet east of South and Wall Streets, Block 36, Lot 25, Borough of Manhattan.

CALENDAR

836-57-A

APPLICANT—H. M. Cole, for Central Third Corporation, owner.

SUBJECT—Application November 14, 1957—Appeal from a decision of the Borough Superintendent, openings in walls erected on lot lines.

PREMISES AFFECTED—720-734 3rd Avenue, west side, from East 45th to East 46th Street, 153-157 East 45th Street and 162-170 East 46th Street, Block 1300, Lots 31 and 33-41 inclusive, Borough of Manhattan.

1039-57-A

APPLICANT—Latham C. Squire, for Brause and Brause, adjoining property owners.

OWNER OF PREMISES: Teachers Insurance and Annuity Association of America; Central Third Corp., lessee.

SUBJECT—Application December 20, 1957—Appeal from a decision of the Borough Superintendent re Revocation of Permit issued re N.B. 102-56.

PREMISES AFFECTED—730 3rd Avenue, west side, from East 45th to East 46th Streets, Block 1300, Lots 31 and 41, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 22, 1958, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 22, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

420-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owner.

SUBJECT—Application June 4, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicles belonging to patrons, customers and employees of such market.

PREMISES AFFECTED—256-262 Clinton Street and 172-196 Congress Street, southwest corner, Block 301, Lots 61, 63, 66 and 71. Borough of Brooklyn.

Laid over from March 25, 1958 to April 22, 1958, at request of attorney for objectors, applicant concurring.

48-57-BZ

APPLICANT—F. C. Dahlem and V. E. Block, for Sid-jack Realty Corp., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1691-1711 Bryant Avenue, west side, 100 feet south of East 174th Street, Block 2997, Lot 30, Borough of The Bronx.

Laid over from April 8, 1958, to April 22, 1958, at the request of an objector, applicant concurring.

71-57-BZ

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner (Temple Garage, lessee).

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, roof parking for passenger type motor vehicles on an existing garage building.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

Laid over from April 8, 1958, to April 22, 1958, applicant file a brief with respect to application of Section 21A.

672-57-A

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner.

SUBJECT—Application September 17, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, increase in tabular height.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

674-57-BZ

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business-1 use district, roof parking for passenger-type motor vehicles on an existing garage building.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

Laid over from April 8, 1958, to April 22, 1958, for further hearing after applicant has filed a brief as to application of Section 21A.

675-57-A

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction exceeding tabular limits.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

616-57-BZ

APPLICANT—Gustave Goldman, for Barney Scurti, owner.

SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one-story and cellar building to be used as a restaurant and apartment and the unbuilt upon portion to be used for the parking of patrons cars.

PREMISES AFFECTED—2878-2888 Linden Boulevard, south side, 40 feet west of Sapphire Street, and 314 Sapphire Street, Block 4497, Lots 4, 5, 8 and 11, Borough of Brooklyn.

944-57-BZ

APPLICANT—Moritz Simon, for 77 East 115th Street, Inc., owner; Charles Sigal, lessee.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a two-story extension for use as a retail store and office with show windows within 75 feet of a residence use district and business entrances exceeding 3 feet 6 inches in width.

PREMISES AFFECTED—75-79 East 115th Street, north side, 26 feet west of Park Avenue, Block 1621, Lots 32, 33 and 34, Borough of Manhattan.

871-57-BZ

APPLICANT—Robert Gottlieb, for John and Anna Richardson, owner.

SUBJECT—Application December 4, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, office, storage and parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—3812-3824 East Tremont Avenue, southwest corner of Lamport Place, Block 5562, Lots 143, 146, 147 and 148, Borough of The Bronx.

CALENDAR

866-57-BZ

APPLICANT—Herbst and Rusciano and Leonard F. Rothkrug, for Homestead Associates, Inc., owner.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a parking lot (non-transient-pleasure type vehicles only) for a term of five (5) years.

PREMISES AFFECTED—112-118 Clarke Place, south side, 155.12 feet east of Walton Avenue, Block 2839, Lot 49, Borough of The Bronx.

446-24-BZ—Vol. II

APPLICANT—James J. Lyons, Jr., for Rose Orzo, owner.

SUBJECT—Application reopened April 9, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, facilities for car washing and minor repairs, an office and salesroom and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—772-798 East 185th Street and 2337-2349 Southern Boulevard, southwest corner, Block 3114, Lots 17, 19, 21, 23, 25 and 26, Borough of The Bronx.

93-57-BZ

APPLICANT—Ludwig P. Bono, for Jennie Minieri, owner.

SUBJECT—Application February 4, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2316 Beaumont Avenue, east side, 315 feet north of East 183rd Street, Block 3103, Lot 14, Borough of The Bronx.

641-57-BZ

APPLICANT—Aaron Halpern, for N. F. Walker, Inc., owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the construction of a one story and cellar extension with less than the required setback and extend the use of the funeral home and for parking of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—87-34 80th Street, west side, 25.02 feet south of 87th Road, Block 8912, Lots 12, 13 and 16, Woodhaven, Borough of Queens.

424-27-BZ—Vol. II

APPLICANT—Robert J. Crinnion, for Antmar Realty Corp., owner; Gerhard Motors, Inc., lessee.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use of an existing two-story building from store and public garage to an automobile showroom, motor vehicle repair shop to service cars sold by the agency and storage of new cars for a stated term of ten (10) years.

PREMISES AFFECTED—2431 Boston Post Road, northwest corner of Waring Avenue and 2410 White Plains Road, Block 4430, Lot 4, Borough of The Bronx.

304-38-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a one and one-half height district, the erection of two additional floors to the East 37th Street section of the present central telephone exchange building exceeding the permitted height.

PREMISES AFFECTED—221-231 (221 Official) East 37th

Street, north side, 230 feet west of Second Avenue and 218-222 East 38th Street, Block 918, Lot 14, Borough of Manhattan.

58-41-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Isadore Gootzeit, owner.

SUBJECT—Application reopened April 24, 1957 as Vol. III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry extension to be used as a non-storage garage for more than five (5) motor vehicles or truck trailers, reduce the seven one car garages to a five (5) car garage and convert the two car garage to an auto laundry—non automatic.

PREMISES AFFECTED—67-12 to 67-18 73rd Place, west side, 107 feet 4¾ inches south of Metropolitan Avenue, Block 3667, Lot 362, Middle Village, Borough of Queens.

871-49-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Melmar Development Corp., owner, Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business and residence use district, a fifteen (15) foot rear extension to an existing auto seat cover establishment to provide a one bay minor motor vehicle repair shop for the replacement of muffler and tailpipes.

PREMISES AFFECTED—591 East Fordham Road, north side, 128 feet east of Hoffman Street and 584-588 East 191st Street, Block 3273, Lots 261 and 263, Borough of The Bronx.

45-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Gabriel H. Luff, owner; Luff's Hardware, Inc., lessee.

SUBJECT—Application reopened January 14, 1958 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and retail use district, the parking and storage of more than five (5) motor vehicles for patron and employees of the adjoining hardware store, the parking to be on the residence portion of the plot.

PREMISES AFFECTED—254-01 Northern Boulevard, northeast corner of Westmoreland Street, Block 8138, Lot 42, Little Neck, Borough of Queens.

589-57-BZ

APPLICANT—Guerino Salerni, for Mary Manzolillo, owner.

SUBJECT—Application August 5, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail and residence use district, the use of vacant land for parking motor vehicles.

PREMISES AFFECTED—31-48 48th Street, west side 316.21 feet north of Newtown Road, Block 727, Lot 57 Astoria, Borough of Queens.

788-56-BZ—Vol. II

APPLICANT—Boris W. Dorfman, for Louis Dorfman, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the extension of an existing parking lot for the sale of used cars by the addition of an adjoining lot.

PREMISES AFFECTED—1947-1949 Bruckner Boulevard north side, 103 feet east of Virginia Avenue, Block 3787 Lots 50 and 51, Borough of The Bronx.

235-31-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Ma Weissberg, owner.

SUBJECT—Application reopened February 4, 1958 as Vol.

CALENDAR

III—decision of the Borough Superintendent, under sections 7f and 21 of the Zoning Resolution, to permit in a business use district, the extension of the present use of auto repair shop, welding, body and fender work, incidental paint and spray work, office and sale of accessories, parking and storage, sale and display of more than five (5) motor vehicles, two lubrication pits and one lift by adding thereto the use of gasoline service station and spraying of undercoating for a stated term of fifteen (15) years.

PREMISES AFFECTED—701-705 Utica Avenue, east side, 50 feet south of Clarkson Avenue, Block 4637, Lot 41, Borough of Brooklyn.

753-57-BZ

APPLICANT—Leonard F. Rothkrug, for Prisco Luongo, owner; Dolphas Kelly, doing business as Kelly's Auto Repairs, lessee.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use from storage to motor vehicle repair shop in the existing one story extension for a term of ten (10) years.

PREMISES AFFECTED—1263 Bedford Avenue and 9 Herkimer Street, northeast corner, Block 1860, Lot 1, Borough of Brooklyn.

38-50-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Thomas Loughran, owner.

SUBJECT—Application reopened December 3, 1957 as Vol. III—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

PREMISES AFFECTED—2200-2208 Chatterton Avenue and 1014-1028 Castlehill Avenue, southeast corner, Block 3815, Lot 6, Borough of The Bronx.

665-53-BZ

APPLICANT—Sidney H. Kitzler, for George Massabni, owner.

SUBJECT—Application reopened March 18, 1958 reopened for consideration as to extension of time to complete—decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district the use of more than the permitted percentage of structure for manufacturing use.

PREMISES AFFECTED—9108-9110 5th Avenue, west side, 50 feet south of 91st Street, Block 6087, Lot 21, Borough of Brooklyn.

717-57-BZ

APPLICANT—Albert Melniker, for Beatrice and Clara Migliori, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution to permit in an unrestricted and business use district, a variance to erect and maintain a gasoline service station, lubricatorium, car washing (non automatic), minor motor vehicle repairs with hand tools only, sale of accessories and parking for more than five (5) motor vehicles.

PREMISES AFFECTED—373-385 Tompkins Avenue and 174-182 Lynhurst Avenue, northeast corner, Block 2843, Lot 1, Rosebank, Borough of Richmond.

Laid over from March 25, 1958, to April 22, 1958, for applicant to file a survey of the block front and for both streets, one additional photograph of the site and file an Administrative Appeal as to street widening.

724-57-BZ

APPLICANT—Robert J. Crinnion, for Robert Ahders, owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the change in use of two existing buildings from stores to garages and the use of the unbuilt upon portion for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1210-1212 Ogden Avenue, east side, 128 feet south of West 168th Street, Block 2516, Lots 17 and 18, Borough of The Bronx.

Laid over from April 8, 1958, to April 22, 1958, for inspection and decision; hearing closed.

802-57-BZ

APPLICANT—Paul Trapani, for Josephine Recucci, and Angela Spada, owners.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of two (2) two-family homes.

PREMISES AFFECTED—3434-3440 Country Club Road, northwest corner of Agar Place, Block 5409, Lots 379 and 380, Borough of The Bronx.

Laid over from April 8, 1958, to April 22, 1958, for inspection and decision; hearing closed.

724-57-BZ

APPLICANT—Robert Gottlieb, for Peter H. Galasso, owner.

SUBJECT—Application October 9, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles for a term of five (5) years.

PREMISES AFFECTED—921 Mace Avenue, northwest corner of Radcliff Avenue, Block 4445, Lots 1 and 66, Borough of The Bronx.

Laid over from April 8, 1958, to April 22, 1958, for inspection and decision; hearing closed.

887-56-BZ

APPLICANT—David Berg, substituted for Charles C. Weinstein, for Alfred Simon, owner.

SUBJECT—Application December 28, 1956—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairs, utility room, office and sale of accessories, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1412-1420 Edward L. Grant Highway, east side, 34 feet south of Plimpton Avenue, Block 2874, Lots 3, 5, 6, 8 and 9, Borough of The Bronx.

Laid over from November 19, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957; then to January 7, 1958, for further inspection and decision; then laid over for decision; date to be set; then set for March 11, 1958; then to April 8, 1958, for further hearing. subject to the regular procedure, waiving all requirements except notice by regular mail to affected property owners and applicant to certify to the Board such notices have been mailed; then to April 22, 1958, for inspection and decision; hearing closed.

910-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Gregmal Realty Corp., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor auto repairs, utility room, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2309-2319 8th Avenue and 301-

CALENDAR

315 West 124th Street, northwest corner, Block 1951, Lot 29, Borough of Manhattan.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed; then to April 22, 1958, at the request of applicant.

832-57-BZ

APPLICANT—Richard B. Rutledge, for St. John Baptist Church, owner.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles of the pleasure type only.

PREMISES AFFECTED—455 West 152nd Street, north side, 151 feet west of St. Nicholas Avenue, Block 2067, Lot 16, Borough of Manhattan.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed; then to April 22, 1958, applicant to be notified to be present.

222-57-BZ

APPLICANT—J. G. L. Molloy, for Embers Realty Corp., owner.

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a F area district, the erection of a six-story and cellar Class A Multiple Dwelling.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

Laid over from January 14, 1958, to March 18, 1958, for consideration and decision; with permission to applicant to file further statement; hearing closed; then to April 8, 1958 at the request of the applicant to obtain a new decision from the Building Department; then to April 22, 1958, for decision.

HARRIS H. MURDOCK, *Chairman*.

APRIL 22, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 22, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

56-58-A

APPLICANT—Samuel Rosenblum, for Henry Baker, et al., owners.

SUBJECT—Application February 14, 1958—Appeal from a decision of the Borough Superintendent, re Class III construction, commercial occupancy—re stairs, etc.

PREMISES AFFECTED—519 Madison Avenue, east side, 80 feet, 5 inches north of East 53rd Street, Block 1289, Lot 23, Borough of Manhattan.

773-57-A

APPLICANT—H. E. Horwood for Dwight C. Harris, Rex Perpali and Lita Harris, owners.

SUBJECT—Application October 30, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, factory, egress, etc.

PREMISES AFFECTED—196-198 Chambers Street, south side, 96 feet, 6 inches east of West Street, Block 138, Lot 34, Borough of Manhattan.

2-58-A

APPLICANT—Robert Gottlieb, for Rose Rosen, owner.

SUBJECT—Application January 7, 1958—Appeal from a decision of the Borough Superintendent, re extension of commercial use in Frame building.

PREMISES AFFECTED—1335 Webster Avenue, west side, 322.49 feet north of East 169th Street, Block 2887, Lot 173, Borough of The Bronx.

116-58-A

APPLICANT—Voorhees, Walker, Smith and Smith, for Fordham University, owner.

SUBJECT—Application March 3, 1958—Appeal from a decision of the Borough Superintendent, re omission of Standpipe system.

PREMISES AFFECTED—444 East Fordham Road, north side, from New York Central Railroad to Southern Boulevard, Block 3273, Lot 1, Borough of The Bronx.

968-57-A

APPLICANT—John F. Fitzsimons, for Anthony and Rose Rifilato, owners.

SUBJECT—Application December 26, 1957—filed pursuant to section 35, General City Law re premises in bed of mapped street—89th Avenue.

PREMISES AFFECTED—87-62 133rd Street, northwest corner of 89th Avenue, Block 9340, Lot 136, Richmond Hill, Borough of Queens.

940-28-A—Vol. II

APPLICANT—D.N.T. Realty Company, owner; Eastern Cabinet Company, Inc., lessee.

SUBJECT—Application reopened May 15, 1956 as Vol. II—re Appeal from an order of the Fire Commissioner—re standpipe system.

PREMISES AFFECTED—78-16 Cooper Avenue, south side, 37.50 feet west of 79th Place, Block 3803, Lots 14 and 34, Glendale, Borough of Queens.

147-49-A—Vol. III

APPLICANT—Leonard F. Rothkrug, for Diller-Quaile Music School, Inc., owner.

SUBJECT—Application reopened November 7, 1956 as Vol. III—re Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—24 East 95th Street, south side, 81 feet 9½ in. west of Madison Avenue, Block 1506, Lot 60, Borough of Manhattan.

422-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Mario Bencivenza, owner.

SUBJECT—Application reopened February 5, 1957 as Vol. II—re Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—638 Lorimer Street, east side, 25 feet south of Jackson Street, Block 2747, Lot 7, Borough of Brooklyn.

860-57-A

APPLICANT—David Crystal, Inc., lessee (113 West 18th Street, Inc., owner).

SUBJECT—Application November 8, 1957—Appeal from an order and a decision of the Fire Commissioner, re Exit Locks, factory.

PREMISES AFFECTED—113-123 West 18th Street, north side, 149 feet west of Avenue of The Americas and 110-120 West 19th Street; 5th floor, Block 794, part of Lot 17, Borough of Manhattan.

104-58-A

APPLICANT—Charles Abrahams for Ruth Levy, owner; National Backing Corp., lessee.

SUBJECT—Application March 6, 1958—Appeal from decisions of the Borough Superintendent, re manufacture inflammable mixture—tanks, ventilating flue, etc.

PREMISES AFFECTED—38-25 9th Street, east side, 210.29 feet south of 38th Avenue, Block 475, Lot 24, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

APRIL 29, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 29, 1958 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

831-57-BZ

APPLICANT—Herbert Gretsche, for New York City Housing Authority, owner; Frostone Corporation, lessee.
SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five pleasure type motor vehicles on a plot located within a public housing development for the personnel of an electronic research company located on the lot abutting the site for a term of two years.

PREMISES AFFECTED—212 Tillary Street, south side, 178 feet and 17/8 inches east of Prince Street, Block 2050, part of Lot 1, Borough of Brooklyn.

920-57-BZ

APPLICANT—Reuben Rappaport, for David Meredith Hare, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of a one story extension occupying more than the permitted area and to be used as a sculptors studio by the tenant owner.

PREMISES AFFECTED—34 Leroy Street, south side, 60 feet east of Bedford Street, Block 586, Lot 6, Borough of Manhattan.

16-57-BZ

APPLICANT—D. Salvati and Son, for Pasquale Palagano, owner.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of the vacant portion of the site for the parking and storage of motor vehicles both day and night.

PREMISES AFFECTED—1836-1838 Bergen Street, south side, 300 feet east of Ralph Avenue, Block 1451, Lot 22, Borough of Brooklyn.

112-57-BZ

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.

SUBJECT—Application February 8, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of parking lots for the parking and storage of more than five (5) motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—59-10 Rockaway Beach Boulevard, northwest corner of Beach 59th Street; 215 Beach 59th Street, west side, 55.29 feet south of Arverne Boulevard, Block 384, Lots 2 and 8; 60-10 Rockaway Beach Boulevard, northwest corner of Beach 60th Street and 217 Beach 60th Street, west side, 85.35 feet south of Arverne Boulevard, Block 385, Lots 62 and 68, Rockaway Beach, Borough of Queens.

113-57-A

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.

SUBJECT—Application February 8, 1957—pursuant to section 35, General City Law re premises partly in bed of mapped streets—Beach 59th and Beach 60th Streets.

PREMISES AFFECTED—59-10 Rockaway Beach Boulevard, northwest corner of Beach 59th Street; 215 Beach 59th Street, west side, 55.29 feet south of Arverne Boulevard, Block 384, Lots 2 and 8; 60-10 Rockaway Beach Boulevard, northwest corner of Beach 60th Street and

217 Beach 60th Street, west side, 85.35 feet south of Arverne Boulevard, Block 385, Lots 62 and 68, Rockaway Beach, Borough of Queens.

152-57-BZ

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.

SUBJECT—Application February 8, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a parking lot.

PREMISES AFFECTED—214 Beach 59th Street, east side, 48.96 feet south of Arverne Boulevard, Block 380, Lot 40, Rockaway Beach, Borough of Queens.

153-57-A

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.

SUBJECT—Application February 8, 1957—filed pursuant to section 35, General City Law re premises located in bed of mapped street—Beach 59th Street.

PREMISES AFFECTED—214 Beach 59th Street, east side, 48.96 feet south of Arverne Boulevard, Block 380, Lot 40, Rockaway Beach, Borough of Queens.

939-57-BZ

APPLICANT—Harry A. Yarish, for Charles Krebs, owner; Solomon Schneider, lessee.

SUBJECT—Application December 19, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit an E-1 area district, the continuance of an existing one-story building for use as a diner, that encroaches on the required rear yard.

PREMISES AFFECTED—248-18 Sunrise Highway, south side, 89.22 feet and 111.57 feet east of Hook Creek Boulevard, Block 13623, Lot 19, Rosedale, Borough of Queens.

166-55-BZ—Vol. II

APPLICANT—Paul Friedman, for Warren J. Heeg and Thomas Adams, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, automatic car wash, lubricatory, minor repairs with hand tools only, office, storage and sale of automobile accessories, parking and storage of more than five (5) motor vehicles with ground signs in a retail use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—105-19 to 105-37 Horace Harding Expressway and 59-02 to 59-28 Granger Street, northwest corner; 105-20 to 105-38 Westside Avenue, and 60-01 to 60-11 Xenia Street, Block 1963, Lot 5, Corona, Borough of Queens.

1132-39-BZ—Vol. II

APPLICANT—De Rose and Cavalieri, for J. Clarence Davies, Inc., owner.

SUBJECT—Application reopened January 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story extension to an existing one story commercial building occupied by two retail stores into the residence use district.

PREMISES AFFECTED—31, 32, 33, 34 Westchester Square, west side, 185.515 feet south of Frisby Avenue and 2584-2588 Frisby Avenue and 1420-1434 Benson Street, Block 3984, Lots 4, 5, 6, 7, 8, 9 and 30, Borough of The Bronx.

453-46-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Herman Birnbaum, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under

CALENDAR

sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline service station for the following uses, office, lubritorium, auto repairs with hand tools only, auto laundry and the parking of cars awaiting service with a curb cut and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—3437-3445 Fort Hamilton Parkway and 2-12 Chester Avenue, southwest corner, Block 5302, Lot 48, Borough of Brooklyn.

603-57-BZ

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the subject premises for business purposes (offices).

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

604-57-A

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction—commercial use.

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

122-39-BZ—Vol. II

APPLICANT—William S. Worrall, Jr., for The Cord Meyer Company, owner; Maxwell Strauss, lessee.

SUBJECT—Application reopened December 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the erection of a one-story building to be maintained for use as a high speed auto laundry and car polishing establishment with parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—88-14 to 88-26 (88-20 official) Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

800-57-BZ

APPLICANT—Leonard F. Rothkrug, for Mildred Cohen, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory auto laundry—non automatic, auto repair shop with hand tools only, lubritorium, office and sales, all for a term of fifteen (15) years.

PREMISES AFFECTED—1290-1304 Remsen Avenue, southwest corner of Avenue J, Block 8040, Lot 61, Borough of Brooklyn.

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent, under sections 7c and 7A of the zoning resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubritorium, car washing, parking and storage of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

Laid over from March 11, 1958, to April 8, 1958, for

further hearing after applicant has corrected his plans; then to April 29, 1958, for applicant to file new list of owners; for inspection and for continued hearing.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechhurst, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for consultation with engineer as to revision of plans and for inspection and decision; hearing closed; then to April 29, 1958, for applicant to confer with examiner and submit a revised plan.

864-56-BZ

APPLICANT—Robert S. Hansen, for The Cord-Meyer Co., owner (owner under contract: Irving Sussman).

SUBJECT—Application December 18, 1956—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen (15) years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—59-65 Fresh Pond Road, southeast corner of 59th Drive, (Mount Olivet Avenue); Block 2756, Lot 18, Maspeth, Borough of Queens.

Laid over from March 11, 1958, to April 8, 1958, for hearing after applicant has sent out required notice to property owners and filed proof of service with the Board; then to April 29, 1958, for inspection and decision; hearing closed.

961-57-BZ

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a one story building from minor motor vehicle repair shop to receiving, storage and shipping of United States serviceman's belongings.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet 11¼ inches east of 18th Avenue, Block 5480, Lot 14, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, at the request of an objector; then to April 29, 1958, for inspection and decision; hearing closed.

962-57-A

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—Appeal from a decision of the Borough Superintendent; re area of Class III construction excessive.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet, 11¼ inches east of 18th Avenue, 1st floor; Block 5480, Lot 14, Borough of Brooklyn.

988-57-BZ

APPLICANT—Wechsler and Schimenti, for Vincent Alessi and D. Schimenti, owners; Michael Sforza, lessee.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a retail use district, the change in use of an existing building from a garage to a motor vehicle repair shop.

PREMISES AFFECTED—145-10 Liberty Avenue, south

CALENDAR

side, 75.04 feet east of Inwood Street, Block 10046, Lot 4, Richmond Hill, Borough of Queens.

Laid over from April 8, 1958, to April 29, 1958, for inspection and decision; hearing closed.

821-48-BZ—Vol. II

APPLICANT—William A. Giesen, for Silver Crest Farms, Inc., owner.

SUBJECT—Application reopened November 27, 1957 as Vol. II—re decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, for a term of ten years, the operation of a private parking lot for more than five motor vehicles.

PREMISES AFFECTED—81-17 Caldwell Avenue and 60-30 82nd Street, northwest corner, Block 2919, Lots 38, 42 and 47, Elmhurst, Borough of Queens.

Laid over from April 8, 1958, to April 29, 1958, for inspection and decision; hearing closed.

917-57-BZ

APPLICANT—A. H. Salkowitz, for Famtan, Inc., owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence and retail use district, the erection of a supermarket and accessory free parking area with curb cuts and retail exits on the residence portion of the plot.

PREMISES AFFECTED—43-20 Bell Boulevard, west side, 90 feet south of 43rd Avenue, Block 6287, Lot 1, Bayside, Borough of Queens.

Laid over from April 8, 1958, to April 29, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

APRIL 29, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 29, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

580-54-SA

APPLICANT—Jackson & Church Company, owner. I. T. Hecht, Agent.

SUBJECT—Application July 2, 1954—Jackson & Church Gas-fired Suspended Units, Models GA-350, GA-450, the GS Series and the GU Series, approval of.

697-54-SM

APPLICANT—Safway Steel Products, Inc., owner.

SUBJECT—Application September 10, 1954—Safway Material Hoist Tower, approval of.

248-56-SA

APPLICANT—The Wayne Pump Company, owner.

SUBJECT—Application March 15, 1956—Wayne Power-Operated Discharge Device (for dispensing gasoline) Models 90, 90X and 90-1-198, approval of.

249-56-SA

APPLICANT—The Wayne Pump Company, owner.

SUBJECT—Application March 15, 1956—Wayne Power Operated Discharge Device (for dispensing gasoline) Models 600, 605, 605X, approval of.

331-56-SM

APPLICANT—The Flour City Ornamental Iron Company, owner.

SUBJECT—Application April 13, 1956—Flour City Passenger Elevator Door and Frames, approval of.

304-57-SA

APPLICANT—Charles M. Spindler, for Erie City Iron Works, owner.

SUBJECT—Application March 29, 1957—Erie City Iron Works Combination Gas and Heavy Oil Rotary Burner, approval of.

305-57-SA

APPLICANT—Charles M. Spindler, for Erie City Iron Works, owner.

SUBJECT—Application March 29, 1957—Erie City Iron Works, Model RGO Combination Gas and Light Oil Rotary Burner, approval of.

364-57-SA

APPLICANT—Charles M. Spindler, for Erie City Iron Works, owner.

SUBJECT—Application April 8, 1957—Erie City Iron Works Steam Atomizing Oil Burner, approval of.

366-57-SM

APPLICANT—Ever-Tite Coupling Company, Inc., owner.

SUBJECT—Application April 16, 1957—Ever-Tite Gauge Box Closer, Ever-Tite 2C411R and Ever-Tite 3C413N, approval of.

769-57-SA

APPLICANT—Erie Meter Systems, Inc., owner. F. E. Carney, Agent.

SUBJECT—Application October 14, 1957—Erie Remote Control Gasoline Dispensers, Models 842, 845, 849, 949-1, 240-5, 241-5 and 140-5, approval of.

771-57-SA

APPLICANT—Erie Meter Systems, Inc., owner. F. E. Carney, Agent.

SUBJECT—Application October 14, 1957—Erie 303, 305 and 307 Submersible Pump, approval of.

789-57-SM

APPLICANT—The Browne Window Mfg. Co., owner. Universal Builders Supply Company, Inc., Agent.

SUBJECT—Application October 10, 1957—Browne Window Manufacturing Company, Inc., Aluminum Window, approval of.

829-48-SA

APPLICANT—The Nu-Way Corporation, owner.

SUBJECT—Application reopened July 2, 1957 for amendment of resolution as to additional models and trade names, namely Models J, K, L, H, CO, IXL and trade names Afco, Bard Leeson, Meyer, Power Oil, Rudy, Thatcher, Waterbury, Fitzgibbons, Mueller Climatrol, Bryan Steam Round Oak, Perfectaive, General Electric, Shepherd, Frontier, Ingersoll, Janitrol, Milwaukee Supreme, Oil Electric, Queen City, Permaglas, Spencer Heater, Weil-McLain, Sooner, Sun, Patten, Syncromatic, Meredian, Repco, Thermo Oil-O-Matic, Chrysler Airtemp, Certified Oil, Hall-Neal Victor, J & C, Fire Power-O-Matic, McDonald and Silver Seal Oil Burners; previously approved.

359-50-SA

APPLICANT—Altorfer Brothers Company, owner.

SUBJECT—Application reopened October 23, 1956 for amendment of resolution as to additional models of Automatic Washers, Models 92, 82, 72, 52, 62 and 42 and to market under additional trade name of Kelvinator, Models WAG-9, WAG-6, WAG-5, WAG-2, WAG-1, WAH-10, WAH-9, WAH-6, WAH-5, WAH-2 and WAH-1—re Home Laundry Automatic Washer, Models 50 and 53; previously approved.

360-50-SA

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application reopened May 28, 1957 for amendment of resolution as to additional model oil burner ABC

CALENDAR

Models 40, 58 and 55K and additional trade names Day & Night Mfg. Co., Monrovia, California, under the trademark name Day & Night Model 55-J; Bryant Mfg. Co., Indianapolis, Indiana, under the trade name Bryant Model 55-J; Perfection Industries, Inc., Cleveland, Ohio under trade name of Perfection Model 55-J; Prat-Daniel Corp., Norwalk, Conn., Thermo Flo Model 55-J; Carrier Corp., Syracuse, N. Y., Carrier Oil Burner Models 38-M 105K-301, 38-M 105K-401, 38-M 140K-301, 38-M 140K-401, 38-N 175K-301, 38-N 175K-401—re Solar Flame Oil Burner, Model 55A, Crane Line, Model 5114 and Airline Oil Burner, Model FOB155A, Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner, Model 55, Norge-Heat Oil Burner, Model FOB 55, Radiation Oil Burner, Model 55, Richmond Oil Burner P10A, P11A and P12A, Rybolt Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heat Oil Burner, Model 80, Fitzgibbons Oil Burner, Model 50 and Kewanee Oil Burner, Model 55, The Hess Company, Hess Oil Burner, Model 55, Ingersoll Steel Division, Borg Warner Corporation, Ingersoll Oil Burner, Model 55, Ko-Z-Aire Company, Ko-A-Aire Oil Burner, Model 55, Kiske Products Incorporated, Kensico Oil Burner, Model 55, Utica Radiator Corporation, Utica Oil Burner, Model 55, Dunkirk Radiator Corporation, Dunkirk Oil Burner, Model 55, International Heater Company of Utica, New York, under the trade name of International Economy and Economy 55AZ, The Coleman Company, Wichita, under the trade name Coleman Model 194-700, 194-705, 595-700, 592-700, 595-705 and 592-705 and by the Timkin Silent Automatic Divisions of Timkin Detroit Axle Company, under the trade name Silent Automatic Models 80-HOA, 996-HOA, 135-HOA, 148-HOA, 132-HOA and 90-HOA. The Crane Company, Chicago, Illinois, under the trade name of Crane Line Oil Burner, Model 4606, 4608, 4869, 4870 and 4871 and 4868. Jackson and Church under the trade name Jackson and Church Poweroil Model JC-55A and Power Oil Model 55-A. Rybolt Heater Company under trade name of Rybolt Model 55A, Firewel Company under trade name of Firewel Burner Model 55A, Lycoming-Spencer under trade name of Spencer Heater Model 55A, National U. S. Oil Burner, Model 55A. Richmond Oil Burner, Models P10AA, P10AAE and P10AA3 and Carrier Oil Burner, Models 39M-175K-101, 38M-175K-201, 38M-105K-101, 38M-105K-201, 38M-140K-101, 38M-140K-201 and by Westinghouse Electric Corp. Air-Conditioning Division under the trade name Westinghouse Model 55A and by the H. B. Smith Company under the trade name Smith ABC Burner; previously approved.

881-55-SA

APPLICANT—Hoyt Manufacturing Corp., owner.
SUBJECT—Application reopened February 13, 1957 for amendment of resolution as to include additional model of gas-fired clothes dryer, "Twinette"—re Dryerette, Jr., gas-fired laundry dryer; previously approved.

HARRIS H. MURDOCK, *Chairman.*

MAY 6, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 6, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

889-57-BZ

APPLICANT—Charles M. Spindler, for John Scotti, owner.
SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the change in occupancy from a building material supply yard and the manufacture of cement blocks to automobile wrecking

yard, sale of new and used car parts, sale and display of new cars on a portion of the lot and the sale of new and used plumbing supplies and the storage of lumber on a portion of the lot.

PREMISES AFFECTED—114-15 New York Boulevard (114-11 to 114-35), east side, 87.14 feet south of Linden Boulevard, Block 12327, Lot 8, Jamaica, Borough of Queens.

916-46-BZ—Vol. II

APPLICANT—Henry George Greene, for Joseph Carrollo, owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7e and 7A of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor car repairs, office, sales area, storage and utility room.

PREMISES AFFECTED—35-12 to 35-22 (35-12 official) Francis Lewis Boulevard and 36-07 to 36-11 194th Street, southeast corner, Block 5318, Lot 25, Flushing, Borough of Queens.

574-21-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Emil Mosbacher, owner; Red and White Markets, Inc., lessee.

SUBJECT—Application reopened February 11, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the small area which is in the residence use district and which is now part of the present theatre, to be used as part of the proposed food market.

PREMISES AFFECTED—1-15 East Kingsbridge Road and 2658-2690 Jerome Avenue, northeast corner, Block 3317, Lot 6, Borough of The Bronx.

215-50-BZ—Vol. II

APPLICANT—Elliot Saltzman, for Hannah Schwartz, owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7h, 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, minor auto repair shop with hand tools only, office and auto accessory salesroom, and parking and storage of more than five (5) motor vehicles for a term of twenty-five (25) years.

PREMISES AFFECTED—2228-2250 Linden Boulevard, south side, from Ashford Street to Cleveland Street; 797-805 Ashford Street and 886-896 Cleveland Street, Block 4359, Lots 1 and 6, Borough of Brooklyn.

463-57-BZ

APPLICANT—Larry Meltzer, for M.J.F. Realty Corp., owner.

SUBJECT—Application June 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles for patrons and employees of the factory.

PREMISES AFFECTED—94-21 83rd Street, east side, 100.16 feet north of 95th Avenue, and 94-16 84th Street, Block 9014, Lot 13, Ozone Park, Borough of Queens.

958-57-BZ

APPLICANT—Burke, Green and Groh, for L. and S. Packing Co., Inc., owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing one-story building from a garage to a food processing factory.

PREMISES AFFECTED—30-55 80th Street, east side, 100 feet north of 31st Avenue, Block 1129, Lot 45, Jackson Heights, Borough of Queens.

CALENDAR

539-57-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Casper P. Colla, for Anthony DiGiovanni, owner; Shell Oil Company, lessee.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection of a one story extension to an existing building and maintain a gasoline service station, auto repair shop, auto safety inspection, auto laundry—non automatic, lubricatorium, sale of auto accessories and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—141-145 Throop Avenue and 199-203 Hopkins Street, northeast corner, Block 1723, Lot 1, Borough of Brooklyn.

947-57-BZ

APPLICANT—Andrew Di Camillo, for Vincenza Mon-drone, owner; James Scaffa, lessee.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in occupancy of two two-car garages to motor vehicle repair shop.

PREMISES AFFECTED—2237-2247 (2229 displayed) Bath Avenue and 166-172 (160 displayed) Bay 32nd Street, northwest corner, Block 6416, Lot 1, Borough of Brooklyn.

710-57-BZ

APPLICANT—Albert Melniker, for Rosecroft Manor Development Corp., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4379 Hylan Boulevard, 4300 Richmond Avenue, southwest corner and 411 Lyndale Avenue, Block 5348, Lot 51, Eltingville, Borough of Richmond.

711-57-BZ

APPLICANT—Albert Melniker for Rosecroft Development Corp., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4401 Hylan Boulevard, 412 Lyndale Avenue, southwest corner and 411 Retford Avenue, Block 5348, Lot 400, Eltingville, Borough of Richmond.

712-57-BZ

APPLICANT—Albert Melniker, for Grosvenor Park, Inc., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4423 Hylan Boulevard, 416 Retford Avenue, southwest corner and 425 Preston Avenue, Block 5349, Lot 1, Eltingville, Borough of Richmond.

713-57-BZ

APPLICANT—Albert Melniker, for Grosvenor Park, Inc., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4449 Hylan Boulevard, 426 Preston Avenue, southwest corner and 221 Hales Avenue, Block 5350, Lot 1, Eltingville, Borough of Richmond.

928-57-BZ

APPLICANT—Charles M. Spindler, for Macjab Realty Corp., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business signs, show windows, and business entrance within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2456-2470 McDonald Avenue and 248-258 Avenue W, southwest corner, Block 7170, Lots 10 and 11, Borough of Brooklyn.

267-57-BZ

APPLICANT—Henry Kohler, for Anna Losquadro, owner.

SUBJECT—Application March 25, 1957—decision of the Borough Superintendent, under sections 21 and 7e of the Zoning Resolution, to permit in a D area, business use district, the continuance of an existing building occupying more than the permitted area, due to a sub-division of the plot and extend the present use of storage of building materials to include the parking of not more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

378-57-A

APPLICANT—Henry Kohler, for Anna Losquadro, owner.

SUBJECT—Application May 7, 1957—Appeal from a decision of the Borough Superintendent, re means of exit.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

524-56-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Joseph R. Aievoli, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7A and 21 of the Zoning Resolution, to permit in a local retail use district, the erection of one-story and cellar structure to be used as an undertaking establishment which differs from the original application and with business entrances and exits within 75 feet of a residence use district.

PREMISES AFFECTED—1275-1277 65th Street and 6422-6424 13th Avenue, northwest corner, Block 5746, Lot 46, Borough of Brooklyn.

1011-57-A

APPLICANT—Ferdinand Savignano, for Joseph R. Aievoli, owner.

SUBJECT—Application December 2, 1957—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—1273-1283 65th Street and 6422-6424 13th Avenue, northwest corner, Block 5746, Lot 46, Borough of Brooklyn.

374-57-BZ

APPLICANT—Roe and Kramer, for Olga B. Nielsen, owner.

SUBJECT—Application May 6, 1957—decision of the Borough Superintendent, under section 7c and 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from office, storage of canned goods and three (3) car garage by the substitution of light manufacturing in the place of the storage of canned goods.

PREMISES AFFECTED—44-01 52nd Avenue, northeast

CALENDAR

corner of 44th Street, Block 2533, Lots 40 and 44, Maspeth, Borough of Queens.

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs with hand tools only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed; then to April 8, 1958, for inspection and decision; hearing closed; then to May 6, 1958, for applicant to file plan showing proposed fencing of existing lot and adjoining lot 65.

HARRIS H. MURDOCK, *Chairman*

MAY 13, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 13, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

193-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L.B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto laundry, minor auto repairs with hand tools only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1016-1030 Broadway and 874-876 Willoughby Avenue, southwest corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for applicant to file revised plans and to permit inspection.

HARRIS H. MURDOCK, *Chairman*

MINUTES

REGULAR MEETING

TUESDAY MORNING, APRIL 8, 1958, 10 A.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 18, 1958 and March 25, 1958, were approved as printed in the Bulletins of March 25, 1958 and April 1, 1958, Vol. 43, Nos. 12 and 13.

193-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L.B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto laundry, minor auto repairs with hand tools only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1016-1030 Broadway and 874-876 Willoughby Avenue, southwest corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A.M. for applicant to file revised plans and to permit inspection; hearing previously closed.

821-48-BZ—Vol. II

APPLICANT—William A. Giesen, for Silver Crest Farms, Inc., owner.

SUBJECT—Application reopened November 27, 1956 as Vol. II—re decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a local retail and in residence use district, for a term of ten years,

the operation of a private parking lot for more than five motor vehicles.

PREMISES AFFECTED—81-17 Caldwell Avenue and 60-30 82nd Street, northwest corner, Block 2919, Lots 38, 42 and 47, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Robert J. Crinnion and Herbert Schwartz.

For Opposition: E. Claman, Wm. H. Gerken, Mary Nusser, Mollie Mossbauer, Susan Morrissey, Elizabeth Hughes, Sally Roman, Dominic Cassano, Angelina Cerrito, Milton Demetriou, Barbara Demetriou, Mary Cassano, Jennie Garbotto, William Garbotto, Mae DeNardo and others.

ACTION OF BOARD—Laid over to April 29, 1958, at 10 A.M. for inspection and decision; hearing closed.

614-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7h, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to April 15, 1958, at 10 A.M. for decision; hearing previously closed.

468-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Ralph Isolano, lessee).

SUBJECT—Application July 3, 1956—decision of the Borough Superintendent under sections 7e and 7c of the Zoning Resolution, to permit in manufacturing and resi-

MINUTES

dence use district, the maintenance and extension of auto wrecking yard.

PREMISES AFFECTED—34-36 Fairfield Avenue (formerly 12024-12050 Flatlands Avenue), 401-461 Falta Street, southeast corner and 1028-1084 Alabama Avenue, Block 4431, part of Lots 1 and 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Lillian Sutschek, Hyman Bergman, Leonard Knight, Harold Glicksman and Sylvan L. Hanauer, Deputy Commr. of Air Pollution.

ACTION OF BOARD—Laid over, date to be set for further consideration and for decision; hearing closed.

471-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Mario Polese, lessee).

SUBJECT—Application July 6, 1956—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of an auto wrecking yard.

PREMISES AFFECTED—12074-12096 Flatlands Avenue (Fairfield Avenue) 1042-1098 Sheffield Avenue southwest corner and 1037-1091 Georgia Avenue, Block 4433, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Lillian Sutschek, Hyman Bergman, Leonard Knight, Harold Glicksman and Sylvan L. Hanauer, Deputy Commr. of Air Pollution.

ACTION OF BOARD—Laid over, date to be set for further consideration and decision; hearing closed.

472-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Robert Miscione, lessee).

SUBJECT—Application July 6, 1956—decision of the Borough Superintendent under sections 7e and 7c of the Zoning Resolution, to permit in manufacturing and residence use district, the maintenance and extension of auto wrecking yard and storage of used auto parts.

PREMISES AFFECTED—50-58 Fairfield Avenue (formerly 12050-12060 Flatlands Avenue), 1027-1053 Alabama Avenue, southeast corner and 1038-1060 Georgia Avenue, Block 4432, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Lillian Sutschek, Hyman Bergman, Leonard Knight, Harold Glicksman and Sylvan L. Hanauer, Deputy Commr. of Air Pollution.

ACTION OF BOARD—Laid over, date to be set for further consideration and decision; hearing closed.

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubricatorium, car washing, parking and storage of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: Viola Scott, Beatrice Steinberg, Lucy J. Cohen, Nathaniel Wingate, Mary Basciano, Russel Ash-

ton, I, Sylvia Jones, Gladys Shearer, Lillian Hutchinson, Alexander Phillips and Julian J. Phelfes.

ACTION OF BOARD—Laid over from April 8, 1958, to April 29, 1958, at 10 A.M. for applicant to file new list of owners; for inspection and for continuation of hearing.

864-56-BZ

APPLICANT—Robert S. Hansen, for The Cord-Meyer Co., owner (owner under contract: Irving Sussman).

SUBJECT—Application December 18, 1956—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, for a term of fifteen (15) years, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non automatic), minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—59-65 Fresh Pond Road, southeast corner of 59th Drive, (Mount Olivet Avenue); Block 2756, Lot 18 & 12, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Murray Stockman, Jack Isaacs, Joseph B. Lynch and Irving Sussman.

For Opposition: Andrew J. Reiff, Elsie Solda, Margaret Costanza, Barbara Mika, Sophie Stonitsch, Alfred F. Donner, John Solda, Edward Targonski, John Hune-feld, James Costanzo, Estelle Diamond, Lillian Gulotta, Joseph J. Cronin, Charlotte & Charles Arzberger, Pauline Reiber, Ida Morsello, William & Elsie Hornung, Emma Arlt, Joseph & Mary Dalesandro, Hans Krug, Matilda Boyle, John A. Adler, Julia McDonough, Walter Grosky, John Sawinski, John Dykas, Catherine Bessler, Charles Zanis, John A. Dabrowski, Martha Baker, Jane Donaldson, Charles Schneider, John M. Johnson, Julius & Martha Strohmaier, Frances Cavarretta, Edwin & Margaret Hilsz, Madeline & William Kuntz, Arthur J. Fleck, Mary Devine and James Imperatore et al.

ACTION OF BOARD—Laid over to April 29, 1958, at 10 A.M. for inspection and decision; hearing closed.

887-56-BZ

APPLICANT—David Berg, substituted for Charles C. Weinstein, for Alfred Simon, owner.

SUBJECT—Application December 28, 1956—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairs, utility room, office and sale of accessories, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1412-1420 Edward L. Grant Highway, east side, 34 feet south of Plimpton Avenue, Block 2874, Lots 3, 5, 6, 8 and 9, Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel Mezansky, Alfred Simon, Travis S. Levy and Ronald S. Konecky.

For Opposition: Moses J. Epstein, Samuel Hirsch, Y. Bartolotti, M. Germansky, S. Travitzky, F. Smith, Nicholas Bartolotti, C. Fay, Mrs. Unger and Mrs. L. Petrazuolo.

ACTION OF BOARD—Laid over to April 22, 1958, at 10 A.M. for inspection and decision; hearing closed.

222-57-BZ

APPLICANT—J. G. L. Molloy, for Embers Realty Corp., owner.

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a F area district, the erection of a six-story and cellar Class A Multiple Dwelling.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: J. G. L. Molloy and Sid Mines.
For Opposition: Richard P. Charle and Raymond K. O'Brien.

ACTION OF BOARD—Laid over to April 22, 1958, at 10 A.M. for decision; hearing previously closed.

624-57-BZ

APPLICANT—Robert J. Crinnion, for Robert Anders, owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the change in use of two existing buildings from stores to garages and the use of the unbuilt upon portion for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1210-1212 Ogden Avenue, east side, 128 feet south of West 168th Street, Block 2516, Lots 17 and 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion.
For Opposition: None.

ACTION OF BOARD—Laid over to April 22, 1958, at 10 A.M. for inspection and decision; hearing closed.

671-57-BZ

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner (Temple Garage, lessee).

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, roof parking for passenger type motor vehicles on an existing garage building.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Benjamin Falk.
For Opposition: None.

ACTION OF BOARD—Laid over to April 22, 1958, at 10 A.M. for applicant to file a brief with respect to application of Section 21A.

672-57-A

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner.

SUBJECT—Application September 17, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, increase in tabular height.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

ACTION OF BOARD—Laid over to April 22, 1958, at 10 A.M. with Cal. No. 671-57-BZ, for further consideration after applicant has filed a brief as to Section 21A.

674-57-BZ

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business-1 use district, roof parking for passenger-type motor vehicles on an existing garage building.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Benjamin Falk.
For Opposition: Julius Perler and Robert Moses.
For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to April 22, 1958, at 10 A.M. for further hearing after applicant has filed a brief as to application of Section 21A.

675-57-A

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction exceeding tabular limits.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Benjamin Falk.

ACTION OF BOARD—Laid over to April 22, 1958, at 10 A.M. for further hearing in conjunction with Cal. No. 674-57-BZ, after applicant has filed brief as to Section 21A.

724-57-BZ

APPLICANT—Robert Gottlieb, for Peter H. Galasso, owner.

SUBJECT—Application October 9, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles for a term of five (5) years.

PREMISES AFFECTED—921 Mace Avenue, northwest corner of Radcliff Avenue, Block 4445, Lots 1 and 66, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Peter H. Galasso.
For Opposition: Mario Avallone, Anello F. Monaco, Alex Steinberg, Norma Monaco, Alvina A. Blacknik, Felicia Miano and Raphael Segret.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to April 22, 1958, at 10 A.M. for inspection and decision; hearing closed.

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs with hand tools only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.
For Opposition: None.

ACTION OF BOARD—Laid over to May 6, 1958, at 10 A.M. for applicant to file plan showing proposed fencing of existing lot and adjoining lot 65; hearing previously closed.

801-57-BZ

APPLICANT—Leonard F. Rothkrug, for William Mintz, owner.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the construction and maintenance of two six-story, Class A multiple dwellings, each having 63 apartments and accessory garage facilities for 30 cars.

PREMISES AFFECTED—8502 Narrows Avenue, west side, 120 feet north of 86th Street and 8365 Shore Road,

MINUTES

east side, 151 feet, 7½ inches north of 86th Street, Block 6013, Lots 50, 53 and 57, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: G. H. Hearn.

ACTION OF BOARD—Referred to Engineer, at request of applicant, to set a new hearing based on new plans and new decision of the Borough Superintendent.

802-57-BZ

APPLICANT—Paul Trapani, for Josephine Recucci, and Angela Spada, owners.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of two (2) two-family homes.

PREMISES AFFECTED—3434-3440 Country Club Road, northwest corner of Agar Place, Block 5409, Lots 379 and 380, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Trapani.

For Opposition: Edward Simon, Mrs. C. Burdett, Mrs. George Wolff, Mrs. L. Aloisi and A. Figuerole.

ACTION OF BOARD—Laid over to April 22, 1958, at 10 A.M. for inspection and decision; hearing closed.

832-57-BZ

APPLICANT—Richard B. Rutledge, for St. John Baptist Church, owner.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles of the pleasure type only.

PREMISES AFFECTED—455 West 152nd Street, north side, 151 feet west of St. Nicholas Avenue, Block 2067, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to April 22, 1958, at 10 A.M., applicant to be notified to be present; hearing previously closed.

910-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Gregmal Realty Corp., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor auto repairs, utility room, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2309-2319 8th Avenue and 301-315 West 124th Street, northwest corner, Block 1951, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: R. S. Hardy and Alfred A. Lama.

For Opposition: A. Michael Katz.

ACTION OF BOARD—Laid over to April 22, 1958, at 10 A.M. at the request of applicant; hearing previously closed.

917-57-BZ

APPLICANT—A. H. Salkowitz, for Famtan, Inc., owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent under sections 7c and 7h of the Zoning Resolution, to permit in a residence and retail use district, the erection of a supermarket and accessory free parking area with curb cuts and retail exits on the residence portion of the plot.

PREMISES AFFECTED—43-20 Bell Boulevard, west side, 90 feet south of 43rd Avenue, Block 6287, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Opposition: Charles J. W. Meisel.

ACTION OF BOARD—Laid over to April 29, 1958, at 10 A.M. for inspection and decision; hearing closed.

948-57-BZ

APPLICANT—F. C. Dahlem and V. E. Block, for Sidjack Realty Corp., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1691-1711 Bryant Avenue, west side, 100 feet south of East 174th Street, Block 2997, 30, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Opposition: Benjamin Oberst.

ACTION OF BOARD—Laid over to April 22, 1958, at 10 A.M. at the request of an objector, applicant concurring.

961-57-BZ

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a one story building from minor motor vehicle repair shop to receiving, storage and shipping of United States serviceman's belongings.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet, 11¼ inches east of 18th Avenue, Block 5480, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and T. Harry Glick.

For Opposition: Frank S. Samansky, H. Larsen, Latario Busaccia, Eugene A. Luccio, Michael Falotico, Nicolina Cottone, Josephine Capone, Dominic Iano, Mary Amerian, Concetta Cartusciello, Frank Rizzo, Joseph A. Pica, Charles Simiris and others.

ACTION OF BOARD—Laid over to April 29, 1958, at 10 A.M. for inspection and decision; hearing closed.

962-57-A

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—Appeal from a decision of the Borough Superintendent; re area of Class III construction excessive.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet, 11¼ inches east of 18th Avenue, 1st floor; Block 5480, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Laid over to April 29, 1958, at 10 A.M. for inspection and decision; in conjunction with Cal. No. 961-57-BZ; hearing closed.

988-57-BZ

APPLICANT—Wechsler and Schimenti, for Vincent Alessi and D. Schimenti, owners; Michael Sforza, lessee.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a retail use district, the change in use of an existing building from a garage to a motor vehicle repair shop.

PREMISES AFFECTED—145-10 Liberty Avenue, south side, 75.04 feet east of Inwood Street, Block 10046, Lot 4, Richmond Hill, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Michael Sforza and Alexis Kurosko.
For Opposition: None.

ACTION OF BOARD—Laid over to April 29, 1958, at 10 A.M. for inspection and decision; hearing closed.

234-41-BZ—Vol. II

APPLICANT—Louis Provenzano, lessee, for Trustees of Columbia University in New York, owner.

SUBJECT—Application reopened October 16, 1956 as Vol. II—re decision of the Borough Superintendent under sections 7e and 7i of the Zoning Resolution, to permit in a business use district, the maintenance of a motor vehicle repair shop, in an existing building, for a term of fifteen (15) years.

PREMISES AFFECTED—153 West 68th Street, north side, 122.99 feet west of Broadway, Block 1140, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Lynch.
For Opposition: None.

ACTION OF BOARD—Application withdrawn inasmuch as the existing gasoline station has been removed in connection with the Lincoln Square development.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

134-56-BZ

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—decision of the Borough Superintendent, under sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the extension of the garage use of the present three story building to include the parking and storage of more than five (5) motor vehicles of the passenger type on the roof.

PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.
For Opposition: H. Hurent and Emanuel Warshauer.

ACTION OF BOARD—Application withdrawn without prejudice. The applicant states that the owners are in disagreement as to the development of this property.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

135-56-A

APPLICANT—Abraham Grossman, for Malco Realty Co., Inc., owner.

SUBJECT—Application February 23, 1956—Appeal from a decision of the Borough Superintendent re non-fireproof construction—garage use.

PREMISES AFFECTED—113-115 East 84th Street, north side, 133 feet 4 inches east of Park Avenue, Block 1513, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

ACTION OF BOARD—Appeal withdrawn without prejudice. The applicant states that the owners are in disagreement as to the development of this property.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

1253-25-BZ—Vol. III

APPLICANT—Wechsler and Schimenti, for Solomon N. Petchers, owner.

SUBJECT—Application reopened May 28, 1957 as Vol. II—re decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a residence use district, parking and storage facilities for more than five (5) motor vehicles.

PREMISES AFFECTED—2150 Bolton Street, east side, 122.12 feet north of Lydig Avenue, Block 4317, Lot 83, Borough of The Bronx.

APPEARANCES—

For Applicant: Alexis Krusko.
For Opposition: None.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on May 28, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 25, 1958 after due notice by publication in the Bulletin; laid over to April 8, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Bolton Street are in a residence use, C area, class 1¼ height districts; Lydig Avenue is in residence and business use, C area, class 1¼ height districts; White Plains Road is in a business use, C area, class 1¼ height district; that these designations have been in force since 1916; and

WHEREAS, the decision of the Borough Superintendent, dated October 7, 1957 acting on Alt. Applic. No. 705-57, reads:

"1. In a residence district the proposed parking & storage of motor vehicles is contrary to Sec. 3, Art. II Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 64.02 feet frontage by 100 feet in depth, vacant; that it is proposed in conjunction with the store property located at the rear of the site on block 4317, lot 75, for the purpose of relieving the parking congestion on Lydig Avenue and White Plains Road; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7h, for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure-car type only, as proposed and indicated on plans filed with this application, marked "Received April 17, 1957", 2 sheets, on condition that the site shall be leveled substantially to the grade of Bolton Street, graded with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all lot lines a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet 6 inches; that along the building line of Bolton Street there may be an entrance and exit not exceeding 14 feet in width, with curb cut opposite of similar width, which entrance shall be fitted with gates; that suitable bumpers shall be maintained along the fences and walls of adjoining buildings where a fence may be omitted; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that during the term of this variance, the premises shall be occupied for no other use and no buildings shall be erected thereon, except there may be a building for use as an office and shelter for the attendant,

MINUTES

not exceeding the size shown on above cited plan and not over one-story in height; that signs shall be restricted to one sign not exceeding four square feet attached to the fence near the entrance, advertising the parking and storage use, the rates charged and such other information as the Commissioner of Licenses may require; that such sign shall not be illuminated nor extend over the street line; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

68-40-BZ—Vol. III

APPLICANT—James E. Vassalotti, for 81 East 116th Street Realty Corp., owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail and residence use district, the extension of the present accessory building of an existing gasoline station and extend the present uses of lubritorium, car wash, minor auto repairs and parking and storage of motor vehicles to include the parking and storage of motor vehicles on the residence portion of the premises.

PREMISES AFFECTED—75-85 East 116th Street, north side, 110 feet east of Madison Avenue and 60-62 East 117th Street, Block 1622, Lots 25, 44 and 45, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on January 28, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 8, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and East 117th Street are in retail and residence use, B area, class 1½ height districts; Madison Avenue, Park Avenue and 116th Street are in a retail use, B area, class 1½ height district; that as of July 25, 1916 that part of the premises within 100 feet 11 inches of East 116th Street was in a business use district; that the present use designation was effective July 31, 1947; and

WHEREAS, the decision of the Borough Superintendent, dated December 19, 1957 acting on Alt. Applic. No. 1612-57, reads:

"4. Proposed extension of building and uses, of an existing gasoline service station, lubritorium and parking lot for more than five motor vehicles of pleasure type only on vacant portion of lot, to gasoline service station, lubritorium, car wash, minor auto repairs, utility room, store and parking and storage of more than five motor vehicles on open portion of lot, in a plot located partly within a residence district is contrary to Art. II, Sec. 3 and 4A of Z.R. and B.S.A. Res. #68-40-BZ, Vol. II."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet and 50 feet frontage by 100 feet 11 inches in depth, presently developed with a gasoline service station consisting of eight 550 gallon gasoline tanks and four dispensing pumps; that the accessory building is one story in height having a frontage of 44 feet, a depth of 27 feet 8 inches and contain the conjunctive uses of lubritory, car wash, minor auto repairs, utility room and store; that the open area is being used for parking and storage of more than five motor vehicles; that it is proposed to extend the legal gasoline station so as to include lots 44 and 45, erect

a new 13 foot by 27 foot 8 inches, one story extension of class 3 construction to the existing building, and maintain all of the present uses as follows: gas station, lubritorium, non-automatic car wash, minor repairs with hand tools only, utility room, store and parking and storage of more than five motor vehicles; and

WHEREAS, the applicant states that Department of Buildings records show that on lot 25, under N.B. Applic. 57,-1954 and Cal. No. 68-40-BZ, Vol. II, a permit was issued to erect a gas station, lubritorium and parking lot for more than five motor vehicles of pleasure type only on vacant portion of plot; that Certificate of Occupancy No. 46875 was issued on January 29, 1957 for these uses.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 25, 1955, by adding thereto:

"that in the event the owner desires to construct a lubritorium at the side of the present accessory building, such addition may be constructed, as shown on plans filed with this application, marked "Received December 30, 1957", 6 sheets, and the plot may be extended to include lots 44 and 45 for parking and storage only, provided there is no entrance to East 117th Street and the existing wall on the building line shall be continued; that such portion of the plot, lots 44 and 45, shall be graded with clean gravel or steam cinders, treated with a binder and properly rolled; that suitable bumpers shall be maintained to protect walls of adjoining buildings; that where courts exist on the lot line of adjoining buildings, there shall be a woven wire fence of the chain link type erected across such openings at the building line and against the rear yards where rear yards exist and bumpers shall be maintained; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall require, as previously required under resolution adopted by the Board on January 25, 1955; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

367-51-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Patrick Flood, Laura Grieco and John Banzer, owners.

SUBJECT—Application reopened October 29, 1957 as Vol. III—re decision of the Borough Superintendent under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the extension of an existing gasoline service station to be as a lubritorium, car washing (non automatic), minor repairs with hand tools only, office, storage and sale of auto accessories and parking of more than five (5) cars awaiting service.

PREMISES AFFECTED—50-72 Jamaica Avenue and 2-16 Pennsylvania Avenue, southwest corner and 1-7 Sheffield Avenue, Block 3659, Lots 1, 14 and 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Ralph E. Bunce, Park Dept.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on October 29, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 25, 1958 after due notice by publication in the Bulletin; laid over to April 8, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Jamaica Avenue, Pennsylvania

MINUTES

Avenue, Sheffield Avenue and Fulton Street are in a business use, C area, class 1 height district; that as of July 25, 1916 the property was zoned as a business use district; that on October 3, 1924 the portion of the property within 100 feet of Pennsylvania Avenue was placed in an unrestricted district and on December 16 1932 the unrestricted district was expanded to include the entire property; that the reestablishment of a business designation for the entire property became effective on July 20, 1940; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated September 23, 1957 acting on N.B. Applic. No. 1617-57, reads:

"1. Proposed building and premises, in a business zone, to be used for gasoline service station, lubritorium, car washing (non-automatic), minor repairs with hand tools only, office sales and storage of auto accessories and parking of more than five cars waiting to be serviced is contrary to Art. II PP. 4a, subsections 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200.68 feet frontage by 140.1 feet in depth, containing three tax lots; that lots 14 and 15 are presently developed with a gasoline service station, erected in an unrestricted use district, on a plot having a frontage of 63.73 feet on Jamaica Avenue and 97 feet on Pennsylvania Avenue, as those streets were then laid out, and for which Certificate of Occupancy No. 85226 was issued on December 1, 1937; that subsequent condemnation proceedings for the widening of Jamaica Avenue resulted in a taking of a substantial portion of the gas station area by The City of New York; that the balance of the subject premises consists of Official Lot No. 1, which is presently vacant; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received October 15, 1957", 5 sheets, on condition that all existing buildings and uses shall be removed and the premises constructed and arranged as indicated on such plans; that the accessory building shall be of the design, arrangement and location as indicated thereon, excluding the pylon on the roof; that the accessory building shall be faced with face brick on all sides and shall have no cellar; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of Pennsylvania and Jamaica Avenues; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that curb cuts shall be restricted to two, each 30 feet in width to Pennsylvania Avenue, including one now existing, and three of similar width to Jamaica Avenue, and one of similar width to Sheffield Avenue, with no portion of any curb cut nearer than 5 feet to a side lot line as prolonged; that at the intersection of Jamaica and Sheffield Avenues and the intersection of Jamaica and Pennsylvania Avenues there shall be blocks of concrete not less than 12 inches high, extending for 5 feet along each building line from the intersection; that sidewalks and curbing abutting the site shall be repaired or constructed to the satisfaction of the Borough President; that under section 7i there may be repairing with hand tools only for adjustments, maintained solely within the accessory building; that under Section 7c there may also be parking for more than five cars awaiting service, as proposed; that signs shall be restricted to permanent signs attached to the accessory build-

ing, below the roof line, and to the illuminated globes of pumps, excluding all roof signs and pylons above the main roof, but permitting the erection of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, which sign may extend not more than 4 feet beyond the building line and be located at the intersection of Pennsylvania and Jamaica Avenues; that the balance of premises where not occupied by accessory building and pumps shall be paved with concrete or asphalt; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that this resolution shall supersede all previous resolutions; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

740-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. C. P. Equipment Co., owner.

SUBJECT—Application reopened, restored to docket—by order of the Court, April 12, 1955 re decision of the Borough Superintendent under Section 7c of the Zoning Resolution, to permit in a residence use district, the proposed extension of existing structure for storage of machinery and office.

PREMISES AFFECTED—175-02 to 175-14 147th Avenue and 147-01 to 147-23 175th Street, southeast corner, Block 13376, Lots 1, 5 and 54, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 12, 1955 subject to regular procedure, and set for hearing by order of court; and

WHEREAS, a public hearing was held on this application on November 14, 1956 after due notice by publication in the Bulletin; laid over to December 11, 1956, for inspection and decision; hearing closed; then to January 22, 1957, for applicant to furnish complete information as to the basis for the use of the vacant portion of the premises; and or further consideration and decision by the Board; then to February 19, 1957 for further consideration and decision; then to March 19, 1957, for applicant to file a revised proposal for Board's consideration; then laid over from March 19, 1957, date to be set for further consideration and decision; then set for February 25, 1958; then to April 8, 1958, for further inspection and decision; applicant to advise Board about proposed planting; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Farmers Boulevard, 175th Street and 147th Avenue are in residence use, E-1 area, class ½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated August 25, 1955 acting on Alt. Applic, 1641-55, reads:

"1. Proposed extension of existing structure for storage of machinery & office in a residence zone is contrary to Art. II Sec. 3 of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 130.12 foot frontage by 234.28 feet in depth, presently developed with a one story building of class 3 construction, having a frontage of 39.60 feet on 147th Avenue and 73.41 feet in depth, occupied for the storage of machinery; that the building was erected under N.B. 8327-1929 and certificate of occupancy No. Q-17924 was issued for the storage of machinery; that it is proposed to erect a new one story extension of class 3 construction, to the present building, said extension to have a width of 100 feet and a

MINUTES

depth of 110 feet and will be used for the storage of machinery; that the present open area at the southerly part of the site will also be used for the open storage of machinery; that the machinery consists of building equipment machinery used by the owner, who is in the contracting business; and

WHEREAS, the applicant states that as of July 25, 1916 the premises were in an undetermined zone, class D area and class 1 height district and received its present area designation on June 30, 1952 and its present height designation on March 2nd, 1942; that on January 2, 1932 that part of the premises within 100 feet of Farmers Boulevard was placed in a business zone and on January 21, 1947 the entire site received its present use designation; and

WHEREAS, the applicant contends that the building will be modern in design and the new extension will be located 15 feet back of the 147th Avenue and 175th Street building lines in full conformity with the requirements of an E-1 zone; that this setback area as well as the entire perimeter of the rear storage area will be landscaped and a 7 feet high woven wire fence will be installed at the rear portion on all lot lines and along 175th Street, except for a 12 feet wide entrance gate; that inasmuch as the present building has a legal use, it is only proposed to extend said use to the new extension and to the open rear part of the site; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of the existing structure and the extension of area for the storage of machinery, as proposed and indicated on revised plans, marked "Received September 19, 1955", 4 sheets, "February 21, 1957", 1 sheet and "February 28, 1958", 1 sheet, *on condition* that the extension to the existing building shall not exceed one story in height and shall in all respects comply with the requirements of the Building Code and all other laws, rules and regulations applicable thereto and shall be placed at a distance of 15 feet back from 175th Street and also 15 feet from 147th Avenue, as shown, to be used for the storage of machinery and as a business office in conjunction with the present storage building, and to permit the extension at the rear as shown on such plan for machinery storage in the open, provided there is a planting space not less than five feet in width along the south, east and west lot lines where shown, with no openings therein except one to 175th Street, not over 12 feet in width and fitted with gates and with curb cut opposite 15 feet in width; that on the lot lines there shall be woven wire fences of the chain link type, of the height proposed on a masonry base erected continuously around this portion of the premises; that the planting in the planting area shall be of hemlock trees, not less than seven feet in height, planted 3 feet on centers with concrete curb and bumper protection to prevent damage to trees; that such storage area shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

174-55-BZ

APPLICANT—Burke, Green and Groh, for Calesto De Simplicis, owner.

SUBJECT—Application reopened May 21, 1957 for consideration as to extension of time to complete—expired December 6, 1956—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking of patrons' and employees' cars, no fee to be charged.

PREMISES AFFECTED—227-15 147th Avenue, north-

west corner of 228th Street, Block 13461, Lot 25, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, on December 6, 1955, this application was granted by the Board on certain conditions, under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking of patrons' and employees' cars, no fee to be charged, affecting premises 227-15 147th Avenue, northwest corner of 228th Street, Block 13461, Lot 25, Springfield Gardens, Borough of Queens; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation on December 6, 1956; and

WHEREAS, this application was reopened on May 21, 1957 and set for hearing on April 8, 1958 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 8, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated May 16, 1957 acting on amendment to Alt. Applic. No. 2961-54, reads:

"1. The extension of the application for one year beyond Dec. 6, 1955 is contrary to Bd. of Standards and Appeals Resolution 174-55-BZ and is referred back to the Board for reconsideration."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 6, 1955, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (Alt. 2961/54.)

352-57-BZ

APPLICANT—Patrick D. Concagh, for 27 East 37th Street Corp., owner.

SUBJECT—Application May 2, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy of the basement and first floor of an existing four-story dwelling to business use.

PREMISES AFFECTED—27 East 37th Street, north side, 200 feet east of Madison Avenue, Block 867, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 11, 1958 after due notice by publication in the Bulletin; laid over to April 8, 1958, for inspection and decision; hearing closed; and

MINUTES

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 37th Street, Madison Avenue, Park Avenue and East 38th Street are in a residence use, B area, class 1½ height district; that these designations go back to July 25, 1916 without change, and there is no application pending at the present time for any change affecting these designations; and

WHEREAS, the decision of the Borough Superintendent, dated April 9, 1957 acting on Alt. Applic. No. 231-57, reads:

"A-1. Objection repeated—The conversion of the basement and the 1st story of the above building from apartment use to business use is prohibited by Art. II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 feet frontage by 98.75 feet in depth and is improved with a four story, basement and cellar brick building with a brownstone front; that the building was erected some time prior to 1910; that the year 1910 is referred to since it is the earliest record of any plan found in the Building Department; that Plan No. 2213 was filed and approved in that year for the construction of the rear extension; that it is now proposed to change the legal use and occupancy of the basement and first story from residential to business use, such business to be restricted to office space, with no merchandising carried on and no business sign displayed on any part of the building; and

WHEREAS, the applicant states that both the basement and the first stories are now being illegally occupied as offices, for which Zoning Violation No. 52-1956 was issued on November 7, 1956; that the second, third and fourth stories are legally occupied as Class A apartments in accordance with Certificate of Occupancy No. 40172; that business is conducted in the first floor and basement by means of telephone, cable and mail order only; that there are no goods, wares or merchandise displayed, delivered or shipped on the premises, nor is there any merchandising carried on there; that there are no business signs displayed nor is there any traffic on the part of the public in or out of the building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; the proposed business uses have been inspected in connection with the building; the Committee recommended that the application be granted for a term of two years, provided there is no indication on the exterior of the building that any part of the building is used for business purposes; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of two years, to permit the use for business purposes as now existing on the lower floors, as proposed and as shown on plans filed with this application, marked "Received May 2, 1957", 8 sheets, *on condition* that the balance of the building shall be used for residential purposes in accordance with the zone requirements and shall comply in all other respects with all laws, rules and regulations applicable thereto; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

417-57-BZ

APPLICANT—Harry S. Swain, owner.

SUBJECT—Application May 29, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, the continuance of two accessory garages for the storage of four (4) passenger motor vehicles.

PREMISES AFFECTED—394 Warwick Street, west side, 225 feet north of Pitkin Avenue, Block 3998, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Thomas J. Ford and Harry S. Swain.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 8, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, C area, class 1 height district; Jerome Avenue and Warwick Street are in residence and business use, C area, class 1 height districts; Pitkin Avenue and Glenmore Avenue are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated May 23, 1957 acting on N.B. Applic. No. 2050-56, reads:

"1. Proposed two car garage on same lot with present 2 car garage would provide capacity for 4 cars; under Art. II Sec. 3 of Zoning Resolution, the total capacity of accessory garage may not exceed 3 cars."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 100 feet in depth; that it is proposed to maintain two private, two-car garages solely for storage of private passenger vehicles; and

WHEREAS, the applicant states that one of such two-car garages is at the rear of the two family house at premises 394 Warwick Street; that on May 19, 1933 Certificate of Occupancy No. 70946 was issued by the Building Department for this structure as accessory use to the two family dwelling; that the other two-car garage is next to it and originally consisted of a frame structure in existence prior to July 25, 1916, and has been used as a two car garage for passenger motor vehicles for more than thirty years; that this structure deteriorated in the course of time and in August of 1955 Joseph DeStefano of 345 Linwood Street was engaged to replace the same with a concrete block two-car garage of exactly the same dimensions; that the work was completed in September of 1955 and the sum of \$1,750 was paid to said Joseph DeStefano on September 30, 1955; that subsequently, application for a Certificate of Occupancy with respect to said structure was filed with the Building Department and denied on the grounds that the storage of more than three motor vehicles is not permitted in a residential zone; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit the additional two-car garage for passenger car storage on the same lot, as shown on plans filed with this application marked "Received May 29, 1957", one sheet, to replace the garage that formerly existed at a time when five cars were permitted on a residential plot as accessory to a residential building *on condition* that the building in all other respects shall comply with all laws, rules and regulations relative thereto; that no additional garage spaces shall be provided; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this resolution.

478-57-BZ

APPLICANT—William A. Giesen, for Frank Cerasoli, owner; Allison Motors, Inc., lessee.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent, under section 7e of the Zoning

MINUTES

Resolution, to permit in a residence use district, the use of the premises for an outdoor motor vehicle sales lot and office.

PREMISES AFFECTED—1965 Bruckner Boulevard, north side, 164.52 feet west of Pugsley Avenue, Block 3787, Lots 43, 44 and 45, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 25, 1958 after due notice by publication in the Bulletin; laid over to April 8, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Virginia Avenue and Pugsley Avenue are in a residence use, D and E area, class 1 height district; Bruckner Boulevard is in a residence use, E area, class 1 height district; Chatterton Avenue is in a D area, class 1 height district; that as of July 25, 1916 the property was zoned as a business district, with the portion of the property within 100 feet of Ludlow Avenue, as then mapped, zoned as a 1½ height district and the remainder zoned as a 1¼ height district; that as of July 25, 1916 the entire property was zoned as a B area district; that the present use, height and area designations became effective on April 26, 1945 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated June 25, 1957 acting on amendment to N.B. Applic. No. 41-57, reads:

"1. In a Residence use district the proposed outdoor automobile sales lot and office is contrary to Sect. 3 of the Zon. Res. and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 feet frontage by 103.07 feet in depth, presently vacant; that it is proposed to erect a sales office and use the unbuilt upon portion as an outdoor motor vehicle sales lot; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee noted that under Cal. No. 788-56-BZ, Vol. II there is an application pending for the property adjoining on the west; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e for a term of five years to permit the premises to be occupied as a sales lot for motor vehicles of the pleasure car type only substantially as proposed and as indicated on plans filed with this application marked "Received June 25, 1957", three sheets, on condition that the plot shall be leveled substantially to the grade of Bruckner Boulevard and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that on the exterior line there shall be erected a woven wire fence of the chain link type not less than five feet six inches in height with no openings therein except one for entrance and exit to Bruckner Boulevard not over ten feet in width fitted with a gate and with curb cut opposite twelve feet in width; that during the term of this variance the premises shall be used for no other use and no building shall be erected thereon except there may be a one-story office building erected and maintained toward the rear of the lot, as shown; that signs shall be restricted to a permanent sign attached to the fence advertising the sales use and such other information as may

be required by the Commissioner of Licenses; that such sign shall not exceed 15 square feet; and that all permits shall be obtained within the requirements of Section 22A of the Zoning Resolution.

480-57-BZ

APPLICANT—Michael Alfano, for Ralph Circelli, owner.

SUBJECT—Application June 27, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use A area district, the extension of an existing one story iron works shop by enlarging the first floor and the erection of a second floor to be used as offices, the extension to occupy more than the permitted area coverage.

PREMISES AFFECTED—2253 Light Street, north side, 50 feet west of Merritt Avenue, Block 4951, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Frank Damiano.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 8, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Light Street are in a residence use, A area, class 1½ height district; Rombouts Avenue and Merritt Avenue are in manufacturing and residence use, A area, class 1½ height district; 233rd Street is in a manufacturing use, A area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated June 4, 1957 acting on Alt. Applic. No. 198-57, reads:

"1. Proposed extension of iron works in a residence use district is contrary to Art. II Sect. 3 of the Z.R.

2. In an A district, a non-residential building in a residence use district should occupy not more than 75% of the area of the lot as per Art. IV Sect. 11(b) and Sect. 19(e) of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 100 feet in depth, on which is located a one story iron works, 30 feet in width by 80 feet in depth; that it is proposed to erect a one story extension to the existing iron works at the rear, east and west sides, so as to occupy 100% of the lot, and to erect a one story vertical extension at the west side, and at front, above the proposed one story extension; that the proposed second story will be 23 feet 8 inches wide at the front, 19 feet at rear and 32 feet in depth; that said space will be used for office, toilet facilities and stair to street; and

WHEREAS, the applicant states that the owner purchased the lot on February 4, 1949 because it was zoned at the time for unrestricted use and therefore he was permitted to erect a building to be used as an iron works; that since the lot at that time was zoned for unrestricted use he could have occupied 100% of the lot area, but due to his limited financial means, he was only able to build a 30 foot by 80 foot structure; that the situation today is such, that because of the steady growth in the volume of business, he is desperately in need of additional shop and office space; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c as to extension of existing building and Section 21 as to excessive area, to permit such extension as proposed and indicated on plans filed with this application, marked "Received June 27, 1957", 5 sheets, *on condition* that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that the main building shall not exceed one story in height but may be two stories in height for a small area toward the front proposed for offices use; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

524-57-BZ

APPLICANT—Milton F. Kirchman, for Glenwood Jewish Center, owner.

SUBJECT—Application July 12, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the erection of an extension to the existing one story synagogue and school occupying more than the permitted area.

PREMISES AFFECTED—888 East 56th Street, west side, 455 feet north of Avenue H, Block 7739, Lots 55, 58, 60 and 62, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edward Scheinkman and Lester Fenichel.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 4, 1958 after due notice by publication in the Bulletin; laid over to March 25, 1958, for inspection and decision; hearing closed; then to April 8, 1958, applicant to correct plans as to class of construction; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 56th Street, Glenwood Road, Avenue H and East 55th Street are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated June 21, 1957 acting on N.B. Applic. No. 996-57, reads:

"1. Area of bldg. exceeds permissible area for "D" zone & is therefore contrary to Art. IV, Sect. 14 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 180 feet frontage by 100 feet in depth; that it is proposed to alter the present Synagogue and construct a new extension, one story and cellar in height, of class two construction, with frontage of 114 feet, 2 inches and 78 feet in depth; and

WHEREAS, the applicant states that the proposed structure will be set back seven feet minimum from the building line at the entrance area, with a 17 foot 7 inch setback elsewhere, as shown in drawings; that a ten foot side yard will be provided; that the rear yard will be 13 feet 8 inches minimum and will contain a Synagogue for 140 persons, an auditorium for 550 persons, six classrooms and offices to provide for the enlarged needs of the congregation; that a part cellar will contain utilities and lounge; and

WHEREAS, the applicant further states that the premises are located in a residence, D district; that the area of the lot is 18,000 square feet; that the area of the existing building is 3,290 square feet and that of the new building 7,570

square feet; that combined, the existing building and the new addition will total 10,860 square feet; that the permissible building area for a D district would be 9,900 square feet; that the plans, as submitted for consideration by the Board, are 960 square feet in excess of the area now permissible; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 to permit the extension of the present Synagogue building, substantially of the area as proposed and as indicated on plans filed with this application, marked "Received July 12, 1957", 7 sheets, "November 8, 1957", 1 sheet, as amended by revised plan marked "Received April 1, 1958", six sheets, *on condition* that the new additional structure shall be of Class One construction and in all other respects comply with all laws, rules and regulations applicable thereto; that the connection between the present Class 3 building and the new addition shall be separated by fireproof partitions or doors; that the building shall not be further extended in area; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

526-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sondra Veechio and Anna Cara, owners.

SUBJECT—Application July 16, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and manufacturing use district, the maintenance of a parking lot for a term of five (5) years.

PREMISES AFFECTED—22-28 North Portland Avenue, west side, 197 feet south of Flushing Avenue, Block 2027, Lots 35, 36, 37 and 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: None.
For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1958 after due notice by publication in the Bulletin; laid over to April 8, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, North Portland Avenue and Flushing Avenue are in manufacturing and residence use, B area, class 1 and class 1½ height districts; Park Avenue is in a local retail use, B area, class 1 and class 1½ height district; North Elliott Place is in residence and local retail use, B area, class 1 and class 1½ height districts; that Flushing Avenue is in a manufacturing use district for a depth of 200 feet along North Portland Avenue; that on July 25, 1916 the premises was located entirely within an unrestricted use district and was rezoned to its present designation on January 22, 1941; and

WHEREAS, the decision of the Borough Superintendent, dated July 13, 1957 acting on Alt. Applic. No. 1705-57, reads:

MINUTES

"1. Proposed parking lot partly in Residence use & partly in Mfg. use district is contrary to Art. II Sec. 3 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 82 feet 7½ inches by 85 feet in depth, irregular in area, presently vacant, on which was erected four 3-story dwellings prior to 1900 and demolished under Permits 541 and 542-1935, 533-36 and 486-37; that it is proposed to maintain the premises as a parking lot; and

WHEREAS, the applicant further states that the premises was recently purchased by the present owners; that as long time residents of this neighborhood they know that the four lots have been used as a parking lot for many years; that the buildings which formerly existed were demolished in 1935, 1936 and 1937 when the premises was in an unrestricted use district; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit in a residence and manufacturing use district, the maintenance of a parking lot for cars of the pleasure type only, as proposed and as indicated on plans filed with this application, marked "Received July 16, 1957", 2 sheets, *on condition* that all buildings and uses on the premises shall be removed and the plot leveled substantially to the grade of North Portland Avenue and surfaced with clean gravel or steam cinders treated with a binder and properly rolled; that there shall be erected on all lot lines where walls of adjoining buildings do not occur, a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet, 6 inches, with no openings therein except one on the street line, which shall not exceed 12 feet in width and be fitted with gates and with curb cut opposite of similar width; that bumpers shall be maintained along the lot lines for protection to walls of adjoining buildings and to fences; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon, except a building may be erected near the entrance as a shelter and office for the attendant, such building not to exceed 100 square feet in area and one story in height; that signs shall be restricted to one sign attached to the fence, advertising the parking and storage use the rates charged and the limitation to pleasure-car types vehicles only and such other information as the Commissioner of Licenses may require; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

529-57-BZ

APPLICANT—Burke, Green and Groh, for C.B.S. Trading Corp., owner.

SUBJECT—Application July 16, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and local retail use district, the erection of a sales office and use the lot for the display and sale of used cars.

PREMISES AFFECTED—234-04 Northern Boulevard, southeast corner of 234th Street, Block 8167, Lots 286 and 293, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative 0

Absent: Commissioner Foley..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1958 after due notice by publication in the Bulletin; laid over to April 8, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Hanford Street and 234th Street are in residence and local retail use, D and G area, class ½ height districts; Northern Boulevard is in a local retail use, D area, class ½ height district; that on August 2, 1945 the property was changed from business to local retail D and residence G, and the height was changed at the same time from class one to ½ height; that there are no further changes pending before the City Planning Commission; and

WHEREAS, the decision of the Borough Superintendent, dated June 18, 1957 acting on Alt. Applic. 773-57, reads:

"1. Proposed use of premises as sales office and lot for display and sale of used cars in a Residence Use District and a Local Retail Use District is contrary to Art. II Sec. 3 and Art. II Sec. 4-c of Zoning Resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 114.58 feet frontage by 210.35 feet in depth, irregular, vacant; that it is proposed to use the premises for the sale and display of used cars and to construct, at the rear of the local retail district, a used car office; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the use of the lot for the sale and display of used cars dealt in by the agency on the adjoining lot to the east, No. 1, without connection thereto, *on condition* that the plot shall be filled as may be necessary and leveled substantially to the grade of Northern Boulevard and 234th Street, paved with clean gravel or steam cinders, treated with a binder and properly rolled; that on all lot lines except where fences already exist as were required by the Board for the adjoining lot No. 1, there shall be erected woven wire fence of the chain link type, not less than 5 feet, 6 inches in height with no opening therein except one to Northern Boulevard, where shown, not over 12 feet in width and with curb cut opposite of similar width; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon, except there may be an office for the plot, where shown, not exceeding 150 square feet in area and one story in height; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that there shall be a new sidewalk and curbing erected along Northern Boulevard, to agree with the adjoining sidewalk to the east; that signs shall be restricted to such signs as are permitted in a local retail district; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

530-57-BZ

APPLICANT—Patrick D. Concagh, for Isidore Maizes, owner.

SUBJECT—Application July 16, 1957—decision of the Borough Superintendent, under sections 7i and 7j of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station,

MINUTES

lubritorium, car wash (non-automatic), office for sale and storage of accessories, minor auto repairs with hand tools only and accessory parking of cars awaiting service.

PREMISES AFFECTED—985-989 Burke Avenue and 3201-3209 Paulding Avenue, northwest corner, Block 4610, Lots 1 and 2, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating,

Commissioner Kleinert and Commissioner Sleeper... 4

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 18, 1958 after due notice by publication in the Bulletin; laid over to April 8, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Burke Avenue are in a retail use, C area, class 1 height district; Golden Avenue and Paulding Avenue are in retail and residence use, C area, class 1 height districts; Duncan Street is in a residence use, C area, class 1 height district; that on July 25, 1916 Burke Avenue for 100 feet in depth was located in a business use, C area, class 1 height district; that on July 20, 1942 the use district was changed from business to retail use, its present designation; that there has been no change in either the area or height designations since 1916 and there is no petition pending for any change in these designations; and

WHEREAS, the decision of the Borough Superintendent, dated June 25, 1957 acting on N.B. Applic. No. 430-57, reads:

"1. Proposed use of gasoline service station, lubritorium, sales, storage room for auto accessories, service bay for minor auto repairs with hand tools only, and parking & storage for more than five motor vehicles in a retail use district is contrary to Art. II Sect. 4-A of the Z.R.."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 feet frontage by 100 feet in depth; that it is proposed to erect a modern gasoline service station; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f and i of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. APP. 430-57 Object No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

541-57-BZ

APPLICANT—Henry George Greene, for Wally and Lilian Nelson, Philip and Gilda Nelson and Hilda M. Folkman, owners.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, extending the present uses of existing structure from garage in cellar and first floor, office, loading and unloading and two apartments by eliminating the garage on the first floor and use the area for packing and storage of linen.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: J. G. L. Molloy, John J. Fudda and Mrs. Nathan Folkman.

For Opposition: Leontine Foursans, Josephine Smith, Emma Scheele, Louise Koch and Cecilia Stuchlik.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating,

Commissioner Kleinert and Commissioner Sleeper.... 4

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1958 after due notice by publication in the Bulletin; laid over to April 8, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1½ height district; 47th Street and 46th Street are in restricted retail and residence use, B area, class 1½ height districts; 34th Avenue is in a restricted retail use, B area, class 1½ height district; that the area was unrestricted until 1925, when it was changed to a residence use district; and

WHEREAS, the decision of the Borough Superintendent, dated June 19, 1957 acting on Alt. Applic. 2132-55 reads:

"1. The proposed alteration of an existing non-conforming building to be used as storage and packing of linen, offices, store room, auto repair, gasoline pump for owner's trucks (no gasoline to be sold), parking of delivery trucks and employees cars in vacant yard within a Residence Use District is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 feet frontage by 100 feet ⅛ inch in depth; and

WHEREAS, the applicant contends that the premises are just off Northern Boulevard at a point where the section is particularly commercial; that at the intersection of 47th Street and 34th Avenue which latter avenue runs off Northern Boulevard at this point, there are large gasoline service stations and used car lots, and in fact one of the gas stations is only about 70 feet from the premises here involved; that a few doors to the south of the premises there is a wagon diner; that almost opposite the premises there is another linen establishment which is large and active; that the uses herein described can harm no one; that to the north of these premises there are rows or brick dwellings, but since the location of these premises is at the end of the block, they can in no way be harmed; that obviously the owner has the right to have a garage at these premises; that it would seem to be far better that they be used for a linen packing operation and a minor repair shop than a commercial garage; and

WHEREAS, the applicant states that the present owners have held title to the property since January 1955; that the assessed valuation of land is \$24,500 and of the building \$57,750 making a total of \$82,250; that the building was erected about 1922; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which considered the matter carefully and recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2132/55, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

542-57-A

APPLICANT—Henry George Greene, for Wally and Lilian Nelson; Philip and Gilda Nelson and Hilda M. Folkman, owners and co-partners.

SUBJECT—Application June 18, 1957—Appeal from a decision of the Borough Superintendent, re garages in excess of 5000 square feet Class 3 residence structures.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet 1-7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: J. G. L. Molloy.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 19, 1957 on Alt. Applic. 2132/55 reads:

"2. Garages in buildings having dwelling occupancies must not exceed 5000 square feet as per Sect. C19-67.0.

3. Class 3 residence structures must be subdivided into areas of 3000 square feet or less as per 4.2.1.c Bldg. Code."

and

WHEREAS, the applicant states that the building is 2 stories, 25 feet 6 inches in height, 119 feet 7 inches front by 100 feet $\frac{1}{8}$ inch in depth at street level, 100 feet front by 25 feet in depth at second story level, of class 3 construction, erected about 1922, located on a lot 150 feet front by 100 feet $\frac{1}{8}$ inch in depth, in a residence use B area, class $1\frac{1}{2}$ height district, and used and occupied since 1954 as follows: Cellar—garage, boiler room and storage, 2 persons; 1st floor—garage, motor vehicle repair shop, office and vacant land; mezzanine—office, 2 persons; 2nd floor—apartment; and

WHEREAS, Certificate of Occupancy No. 3604 issued May 31, 1922 against N.B. Applic. 693/20 describes a 2 story brick building and permits its use as follows: 1st floor—garage; 2nd floor—dwelling; that this certificate was a temporary certificate of occupancy pending completion of the building; and

WHEREAS, Certificate of Occupancy 30446, issued June 15, 1927 against N.B. Applic. 693/20 permits the following use and occupancy; basement—garage; 1st floor—dwelling; 2nd floor—dwelling; and

WHEREAS, Viola. No. 2889/55 was issued June 28, 1955 for changing the occupancy from storage garage to place of processing and packaging laundry; and

WHEREAS, it is now proposed to use and occupy the building as follows: Cellar—garage, boiler room and storage, 2 persons; 1st floor—garage, motor repair shop, storage and packing of linen, offices, store room, gasoline pump, storage tank for use of occupants truck only, no gasoline to be sold, parking of delivery trucks and employees cars in the vacant portion of the lot; mezzanine—office; 2nd floor—apartment; that the building is provided with 2 interior steel and concrete stairs, 3 feet and 8 inches in width, enclosed in partitions of masonry and of studs covered with metal lath and $\frac{3}{4}$ inch cement plaster, equipped with kalamein self-closing doors, stairhall leads to street and is provided with ladder and scuttle to roof; that in addition there are 2 exterior stairs located in the sideyard extending to yard by stair and to street by stair with egress to street through sideyard; and

WHEREAS, the applicant states that the structure consists of masonry walls with 1st floor tier of steel and concrete; that under N.B. Applic. 693/20 plans were approved showing 7500 square feet of garage area on the 1st floor with dwelling on the 2nd floor; that there is an objection of record, dated April 30, 1920, that building should not exceed 500 square feet and approval of record, dated July 20, 1921, showing cellar approval for garage with an area of 7500 square feet; that Certificate of Occupancy 3604 permits garage on the 1st floor and dwelling above and Certificate of Occupancy 30446 permits the following use: Basement—garage; 1st floor—dwelling; 2nd floor—dwelling, that obviously Certificate of Occupancy 30446 was typewritten in error as the building was built and always has been used as a garage in the cellar and on the 1st floor, with dwelling on the 2nd floor; and

WHEREAS, the applicant contends that as a garage repair shop and storage areas are completely separated from the

residential use on the 2nd floor; that it is requested that a variance be granted; and

WHEREAS, the premises was inspected by a committee of the Board:

Resolved, that the decision of the Borough Superintendent, dated June 19, 1957, acting on Alt. Applic. 2132/55, Objections 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the garage occupancy in the cellar and first floor, as previously permitted may be continued; that the residential occupancy on the second floor as previously permitted may be continued, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and excluding the storage and packing of linen as denied by the Board this day under Cal. No. 541-57-BZ.

597-57-BZ

APPLICANT—Milton S. Zeiberg, for Open Stair Dwellings Co., Inc., owner; James Joyner, lessee.

SUBJECT—Application August 21, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles. The term of the variance requested therein is for a period of five (5) years.

PREMISES AFFECTED—219 West 146th Street, north side, 333.4 feet west of 7th Avenue, Block 2032, Lots 17 and 47, Borough of Manhattan.

APPEARANCES—

For Applicant: Milton S. Zeiberg.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 18, 1958 after due notice by publication in the Bulletin; laid over to April 8, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class $1\frac{1}{2}$ height district; West 147th Street and West 146th Street is in residence, retail and local retail use, B area, class $1\frac{1}{2}$ height districts; 8th Avenue is in a retail use, B area, class $1\frac{1}{2}$ height district; 7th Avenue is in a local retail use, B area, class $1\frac{1}{2}$ height district; and

WHEREAS, the decision of the Borough Superintendent, dated August 6, 1957 acting on Alt. Applic. No. 935-57, reads:

"1. Proposed "parking and storage of motor vehicles" in a residence use district is contrary to Art. II, Sec. 3 of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet $1\frac{1}{2}$ inches frontage by 199 feet 10 inches in depth, presently vacant; that it is proposed to level, surface, fence where necessary and desirable, and to light the said premises in compliance with all of the requirements of the Building Department, and to use same for the parking and storage of motor vehicles; and

WHEREAS, the applicant states that this proposal would deviate from the Zoning Resolution in that the proposed use for parking and storing of motor vehicles is in a residence use zone; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure car type only substantially as proposed and as indicated on plans filed with this application marked "Received August 21, 1957", 2 sheets, *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be leveled substantially to the grade of West 146th Street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be constructed along the West 146th Street building line a masonry wall as now existing and on the interior lot lines where walls of adjoining buildings do not occur the woven wire fence of the chain link type may be continued if in good condition; that entrance and exit, which shall be restricted to West 146th Street, shall be constructed in the fence which is to be provided on the lot lines as above required; that such opening for entrance and exit shall be fitted with a gate which shall normally be kept closed when the parking lot is not in operation; that opposite such entrance there may be a curb cut not over 14 feet in width; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to permanent signs attached to the fence near the entrance advertising the parking lot and the storage use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed four square feet in area, shall not be illuminated and shall not extend beyond the building line; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

725-57-BZ

APPLICANT—Burke, Green and Groh, for Anthony Maniaci, owner.

SUBJECT—Application October 9, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of an extension to a one family dwelling that encroaches on the required setbacks in the front and side yards.

PREMISES AFFECTED—261-19 83rd Avenue, northwest corner of 262nd Street, Block 8755, Lot 1, Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 8, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 83rd Avenue, 262nd Street, 261st Street and 82nd Avenue are in a residence use, G-1 area, class 1 height district; that the use and height area have not been changed since July 25, 1916; that the area designation as of July 25, 1916 was a D area district and was changed to G-1 area district on January 27, 1949; and

WHEREAS, the decision of the Borough Superintendent, dated September 20, 1957 acting on Alt. Applic. 1987-53, reads:

"4. Revised plan filed on May 2, 1957 showing that proposed 1-story frame extension at front of the existing 1 story and cellar frame dwelling projecting into the required 15'-0" setback from the building line and extending to side lot line less than 5'-0" in a G-1 area dis-

trict is contrary to Article IV Section 16c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 feet frontage by 100 feet in depth; and

WHEREAS, the applicant states that the present owner purchased the property on October 2, 1953; that the house at that time was 21 years old and he decided to do a complete renovation of the premises himself, for which he filed and received a permit for the extension of the premises; that he worked on the house for four years and then found that the porch was in a dilapidated condition, filled with termites; that he then decided to put on a new porch and then to brick the house; that in so doing, he failed to consider any such thing as setbacks and when he went to apply for a Certificate of Occupancy, he discovered that the frame extension at the front of the existing one story building projected into the required fifteen foot setback from the building line, as is required in a G-1 area, and also that he extended to the said lot line less than five feet in a G-1 area; that it is now requested that the Board grant a variance so as to permit the legalization of his existing one family dwelling; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit the use of the one-story building as now constructed and shown on plans filed with this application, marked "Received October 9, 1957", 5 sheets, *on condition* that the building in all other respects shall comply with all laws, rules and regulations applicable to the building and occupancy; that the building shall not be further extended in height or area; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

837-57-BZ

APPLICANT—Leonard F. Rothkrug, and Karl E. Blomberg, for Alan E. Murray and Lucille Marsh Murray, doing business as Murray Space Shoe, owners.

SUBJECT—Application November 14, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the maintenance of the basement and first stories of an existing three (3) story and basement building for a custom shoe store for a term of ten (10) years.

PREMISES AFFECTED—130 West 10th Street, south side, 60 feet, 4 inches west of Greenwich Avenue, Block 610, Lot 52, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Karl Blomberg, Alan Murray and Lucille Murray.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 8, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Greenwich Avenue are in a local retail use, C area, class 1¼ height district; West 10th Street and Christopher Street are in local retail and residence use, C area, class 1¼ height districts; Waverly Place is in a residence use, C area, class 1¼ height district;

MINUTES

that on July 25, 1916 the premises was located in business use, B area, class 1¼ height district and was rezoned to its present designation on July 12, 1945; and

WHEREAS, the decision of the Borough Superintendent, dated November 8, 1957 acting on amendment to Alt. Applic. No. 531-57, reads:

"A-6. Proposed business use as shown on plan of basement & 1st sty is contrary to Sect. 4C of Art. II of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 15 feet frontage by 46 feet 6 inches in depth, irregular, on which is located a basement and three story building, 15 feet front by 42 feet 5 inches in depth, 40 feet in height, erected prior to 1938, of class 3 construction and formerly occupied as a heretofore converted class B multiple dwelling; that it is proposed to maintain the occupancy of the basement and first stories for a custom shoe store and it is not proposed to alter the exterior of the building or provide a show window or erect any electric signs; that the building is now proposed to be removed from the multiple dwelling class; that the second and third floors are used conjunctively, solely as living quarters for the caretaker and sales people employed by the owner; that this occupancy permits constant supervision of the premises and is more desirable and has safer egress facilities than the permitted use as a rooming house; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e to permit the continuation of the use of the building for a term of ten years as proposed and as indicated on plans filed with this application marked "Received November 14, 1957" nine sheets, *on condition* that the proposed use shall not extend above the ceiling of the parlor floor and if remodeled shall comply with the requirements of a local retail district; that the upper portion of the building shall be occupied by one family with not more than two boarders and the building shall no longer be classified as a multiple dwelling; that the building shall not be further increased in height or area; that in all other respects the requirements of a local retail district shall be complied with; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this resolution.

868-57-BZ

APPLICANT—Leonard F. Rothkrug, for Charles and Eva Vardakis, owners.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop with hand tools only, lubritorium, car washing (non-automatic), office and sales, and parking of cars awaiting service all for a term of fifteen (15) years with show windows, business entrance and curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—5001-5007 Avenue I and 1701-1713 Utica Avenue, northeast corner of Avenue I, Block 7754, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Louis Brenner.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating,

Commissioner Kleinert and Commissioner Sleeper.... 4

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 11, 1958, after due notice by publication in the Bulletin; laid over to March 25, 1958, for inspection and decision; hearing closed; then to April 8, 1958, for Board to study revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Utica Avenue are in business use, D area and Class 1 height districts; East 51st Street is in residence use, E-1 area and Class 1 height districts; Avenue I and Avenue H are in residence and business use, D and E-1 area and Class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated November 22, 1957, acting on N.B. Applic. 2162/57 reads:

"1. Proposed building and premises, in a Business zone, to be used for Gasoline service station, auto laundry (non-automatic), auto repair shop (hand tools only) and Lubritorium is contrary to Article II, P. 4a, subsections 29 and 46 of the Zoning Resolution.

2. Show window and business entrance and curb cut within 75' of a Residence zone on Ave. I violates Art. II, Par. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 100 feet frontage by 100 ft. in depth, presently vacant except for outdoor advertising signs proposed to be removed; that it is proposed to construct and maintain the premises as a gasoline service station, motor vehicle repair shop (hand tools only) car washing, non-automatic, lubritorium, office and sales and parking of cars awaiting servicing; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f, i and A of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 2162/57, Objection No. 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

880-57-BZ

APPLICANT—Fred C. Dahlem, and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application December 10, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles.

PREMISES AFFECTED—1454-1458 Morris Avenue, east side, 41 feet north of East 171st Street, Block 2787, Lots 2 and 3, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Mildred Hersh.

For Opposition: None.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 8, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Morris Avenue, East 171st Street, East 172nd Street and College Avenue are in a residence use, B area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent,

MINUTES

dated December 5, 1957 acting on Alt. Applic. No. 928-57, reads:

"1. Proposed parking & storage of more than five motor vehicles in a residence use district is contrary to Art. II Sect. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 74 feet frontage by 92.5 feet in depth, presently vacant; that it is proposed to properly grade and fence in the property for parking and storage of more than five motor vehicles; and

WHEREAS, the applicant states that this area consists of mainly four and five story apartment houses; that the neighborhood has alternate parking and is congested with cars parked in the streets; that the street also has a bus route; that since purchasing this lot, the tenants in the surrounding area have requested parking space, for which there is more demand than space; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure-car type only, substantially as proposed and as indicated on plans filed with this application, marked "Received December 10, 1957", 3 sheets, *on condition* that the plot shall be leveled substantially to the grade of Morris Avenue and surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that on the lot lines where walls of adjoining buildings do not occur, there shall be erected a woven wire fence of the chain link type, not less than 5 feet, 6 inches in height; that along the street building line a similar fence shall be erected with gates at both openings, as proposed, which shall be normally closed when the parking lot is not in operation; that suitable bumpers shall be maintained for the protection of such fences and walls; that the sidewalks and curbs abutting the site shall be repaired or constructed to the satisfaction of the Borough President; that curb cuts shall be restricted to two, each 12 feet in width, including splays; that signs shall be restricted to one sign attached to the fence near the entrance, which sign shall not be illuminated, shall not extend beyond the building line and shall not exceed four square feet in area and shall advertise only the parking and storage use, the rates charged and such other information as may be required by the Commissioner of Licenses; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

890-57-BZ

APPLICANT—Ludwig P. Bono, for Alfred Servida, owner.

SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five pleasure type motor vehicles.

PREMISES AFFECTED—105 Rockwood Street and 1530 Walton Avenue, northeast corner, Block 2836, Lots 1, 2 35, 37 and 38, Borough of The Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono and Alfred Servida.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 25, 1958 after due notice by publication in the Bulletin; laid over to April 8, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Rockwood Street, Hawkstone Street, Walton Avenue and Grand Concourse Boulevard are in a residence use, B area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 27, 1957 acting on Alt. Applic. No. 974-57, reads:

"1. Proposed parking of more than five motor vehicles in a residence use district is contrary to Art. II Sect. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 160.17 feet frontage by 57.17 feet, 48.39 feet and 50 feet in depth; that it is proposed to use the vacant yards of the premises for the parking and storage of more than five motor vehicles of the passenger car type; and

WHEREAS, the applicant states that the premises contain an existing one family and store frame structure at 105 Rockwood Street, two stories and basement in height, which was built by the father of the present owner in 1902 as one family—before 1916 the lower floor was changed into a store—and used as the owner's residence up to five years ago; that also contained on the same lot, and existing prior to 1902, there was another one family frame structure at 103 Rockwood Street, which was subsequently changed into a club in 1920 and kindergarten in 1939 and used as such until its demolition in October, 1955; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the plot to be occupied as and where proposed for parking and storage of motor vehicles limited to the pleasure car type only *on condition* that the plot shall be leveled substantially to the grade of Rockwood Street and paved with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be constructed on all lot lines a woven wire fence of the chain link type where walls of adjoining buildings or retaining walls do not occur to a height of not less than five feet six inches with no openings therein except two for entrance and exit to Rockwood Street, as shown, each not over ten feet in width and each fitted with gates which shall normally be kept closed when the lot is not in operation, with curb cuts opposite not over twelve feet in width; that during the term of this variance the premises shall be occupied for no other use and all buildings and structures shall be removed except the existing frame dwelling and store; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to permanent signs attached to the fence near each entrance each not exceeding four square feet in area and not extending beyond the building line; that such signs shall also contain such other information as may be required by the Commissioner of Licenses; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

924-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Lou Halpern Stations, Inc., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under section 7h of the Zon-

MINUTES

ing Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—32-09 38th Street, east side, 100 feet south of Broadway, Block 656, Lot 33, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating,

Commissioner Kleinert and Commissioner Sleeper 4

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1958 after due notice by publication in the Bulletin; laid over to April 8, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 38th Street are in business and residence use, B area, class 1½ height districts; Broadway, Steinway Street and 34th Avenue are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 27, 1957 acting on Alt. Applic. No. 2331-57, reads:

"1. Parking and storage of motor vehicles on a lot mostly in a residence use district and partly in a business use district is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 feet frontage by 100 feet in depth, unimproved; that it is proposed to use the premises for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the site is situated partly in a business use district and partly in a residence use district; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2331-57, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

933-57-BZ

APPLICANT—Paul Friedman, for Woodsam Associates, Inc., owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent; under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—2177-2185 Starling Avenue, northwest corner of Castle Hill Avenue, Block 3948, Lot 47, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating,

Commissioner Kleinert and Commissioner Sleeper... 4

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 18, 1958 after due notice by publication in the Bulletin; laid over to April 8, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Starling Avenue and Castle Hill Avenue are in a retail use, D area, class 1 height district; Purdy Avenue and St. Raymond Avenue are in retail and residence use, D area, class 1 height districts; that as of July 25, 1916 the property was in a business use, 1¼ times height and C area district; that the present retail use designation became effective on October 15, 1946 and the present class 1 height and D area designations became effective on April 26, 1945; that there are no petitions or proceedings pending to change the use, height or area designations of these premises; and

WHEREAS, the decision of the Borough Superintendent, dated December 23, 1957 acting on N.B. Applic. 1513-57, reads:

"1. In a retail district the proposed gasoline service station, lubritorium, auto washing (non-automatic), office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles is contrary to Sect. 4-A, Art. II Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 104.67 feet frontage by 75 feet in depth, presently vacant, except for concrete foundation walls and a billboard sign; that it is proposed to remove the existing billboard sign and to erect and maintain for a stated term of fifteen years a gasoline service station, lubritorium, non-automatic auto washing, office, sales of accessories, minor repairs with hand tools only, safety inspection station, and parking and storage of motor vehicles; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f and i of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 1513-57, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

964-57-BZ

APPLICANT—Samuel Rosenblum, for International Business Machines Corp., owner.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the change of occupancy of the present three story building from garage on the first floor and two apartments on the upper floors to a photographic studio in the cellar and first floor with no change on the upper floors.

PREMISES AFFECTED—117 East 83rd Street, north side, 185 feet, 6 and 2/3 inches east of Park Avenue, Block 1512, Lot 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Arthur D. Emil.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper

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Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 11, 1958, after due notice in the Bulletin; laid over

MINUTES

to April 8, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area and class 1½ height district; Park Avenue is in a residence use, B area and class 1½ height district; East 83rd Street and East 84th Street are in a residence and retail use, B area and class 1½ height district; Lexington Avenue is in a retail use, B area and class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 17, 1957, acting on Alt. Applic. 1694/57, reads:

"1. A photographic studio, located in a residence use district, is contrary to Art. II, P 3, Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot 25 feet frontage by 102 feet 2 inches in depth, occupied by a building, three stories in height having a frontage of 25 feet and a depth of 92 feet; that the building was erected in 1900 as a stable and dwelling on the two upper stories; that in 1913 it was changed from stable to private garage on 1st floor, with dwelling above; that it is proposed to change in occupancy for the first story and cellar from garage to photographic studio; and

WHEREAS, the applicant contends that it is at present owned by the International Business Machines Corporation, who have a contract for sale to Mr. and Mrs. Paul Himmel, who desire to operate a photographic studio on 1st floor and cellar, and live in the premises above; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the building now is a lawful nonconforming use; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit the occupancy of the first floor of the building as a photographic studio for developing photographs, substantially as proposed and as indicated on plans filed with this application, marked "Received December 24, 1957", 4 sheets and "February 5, 1958", 1 sheet, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all requirements as to the building and occupancy; that no sign shall be erected on any exterior portion of the building; that the present appearance of the building shall be retained, except that the main carriage door may be reconstructed as shown on plans to provide an accommodation door with a 3 foot entrance door therein; that such draperies or translucent glass shall be maintained in the front of the building on the first floor to prevent any glare from the lighting; and that all permits required shall be obtained and all work completed within the requirements of section 22A of the Zoning Resolution.

969-57-BZ

APPLICANT—Morris Hannes, for Henry Payson, owner.

SUBJECT—Application December 26, 1957—decision of the Borough Superintendent, under sections 7b and 7c of the Zoning Resolution, to permit in a retail and residence use district, the change of occupancy of the present combined buildings from residence to restaurant in the cellar and first floor and two family residence above.

PREMISES AFFECTED—134-136 East 40th Street, south side, 87 feet east of Lexington Avenue, Block 895, Lots 67 and 68, Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 18, 1958 after due notice by publication in the Bulletin; laid over to April 8, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 39th Street and East 40th Street are in retail and residence use, B area, class 1½ height districts; Lexington Avenue and Third Avenue are in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 13, 1957 acting on Alt. Applic. 1717-57, reads:

"1. Proposed occupancy as restaurant in the residence portion of a lot partly in a residence and partly in a retail use district is not permitted—Art. II, Sec. 3 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 37 feet frontage by 76 feet in depth, on which is located a building of class 3, non-fireproof construction, three stories and penthouse, 40 feet in height, with a frontage of 37 feet and an irregular depth of 65 feet, located on a lot of 37 feet wide and an irregular depth of 76 feet; that it is proposed to alter the present building for occupancy as restaurant in the cellar and first floor, with the remainder of the building being used for residential purposes; and

WHEREAS, the applicant contends that the use district boundary line divides the building, which is under one ownership, so that the westerly 13 feet is located in a retail district and the easterly 24 feet is located in a residence district; that a restaurant is permitted in the retail district, so it is requested that the Board grant a variance under Section 7b of the Zoning Resolution so as to permit the extension of use of restaurant in the remaining 24 feet located in the residence use district, so that the restaurant can be located in the cellar and first floor, with the remainder of the building being confined to conforming residential use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision b and c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7b and c to permit the change of occupancy of the present combined building to a restaurant in the cellar and first floor with residence use above as proposed and as indicated on plans filed with this application "Received December 26, 1957", one sheet, "January 16, 1958", one sheet, "January 15, 1958", 5 sheets and "February 24, 1958", 2 sheets, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

989-57-BZ

APPLICANT—Paul Friedman, for Harold Morse, owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the parking and storage of more than five (5) motor vehicles for a stated term of five (5) years.

MINUTES

PREMISES AFFECTED—598-600 Parkside Avenue, south side, 81 feet, 5½ inches west of Rogers Avenue, block 5056, Lots 45 and 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Harold Morse.
For Opposition: Emanuel Strauss and Sidney Fields.
For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 8, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Parkside Avenue and Clarkson Avenue are in local retail and residence use, C area, class 1¼ height districts; Rogers Avenue is in a local retail use, C area, class 1¼ height district; Bedford Avenue is in a residence use, C area, class 1¼ height district; that the portion of the property within 100 feet of Rogers Avenue is located within a local retail use district and the remainder is zoned as a residence use district; that the use, height and area designations affecting this plot have not been changed since 1916, except that the local retail use district portion was originally zoned as a business use district and was changed to its present designation on April 20, 1953; that no petition is pending before the City Planning Commission to change the use, height or area designations affecting this plot; and

WHEREAS, the decision of the Borough Superintendent, dated December 27, 1957 acting on Alt. Applic. No. 4117-57, reads:

"1. Parking & storage for more than 5 motor vehicles partly in Local Retail & partly in Residence use district is contrary to Art. II Sec. 3 & Sec. 4c of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 51 feet 8½ feet frontage by 121 feet 11⅞ inches in depth, presently vacant; that it is proposed to maintain the parking and storage of more than five motor vehicles, on a plot partly in a local retail use district and partly in a residence use district, for a term of five years, subject to such conditions and safeguards as the Board may deem appropriate; that in the event the Board should grant the application, the owner requests permission to permit three moderately large trees to remain; that two trees are at the rear of the premises about four feet distant from the rear lot line, and the third is located near the easterly lot line approximately 20 feet south of the building line; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under section 7h for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure car type only, substantially as proposed and indicated on plans filed with this application, marked "Received December 30, 1957", 2 sheets, and "March 28, 1958", 1 sheet, on condition that all buildings and uses now on the premises shall be removed and the plot leveled substantially to the grade of Parkside Avenue, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that on all lot lines where walls of adjoining buildings do not occur, there shall be constructed a woven wire fence of the chain link type on a masonry base to a total height of 5 feet, 6 inches; that at the front on Parkside Avenue there may be a 15 feet wide opening for exit and entrance fitted with a

gate which shall be kept closed except when car users are entering or leaving the premises; that each user shall be furnished with a key and assigned a space for his particular use; that the curb cut opposite such entrance may be constructed as proposed with a width of not over 15 feet; that bumpers shall be maintained against fences and walls at a proper distance therefrom for protection thereto; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon; that there shall be no signs except one attached to the fence at the entrance, stating the use of premises and such other information as the Commissioner of Licenses may require; that such sign shall not be illuminated, extend beyond the building line or exceed four square feet in area; that the trees on the plot proposed to remain, shall have guard railing to protect them; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

Adjourned: 5:05 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 8, 1958, 2 P.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper.

605-57-A

APPLICANT—Henry George Greene, for Henry Strauss Realty Corp., owner.

SUBJECT—Application August 29, 1957—Appeal from a decision of the Borough Superintendent—re stair enclosure—Class III structure, commercial use.

PREMISES—31 West 53rd Street, north side, 339 feet 6 inches east of Avenue of The Americas, Block 1269, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the amended decision of the Borough Superintendent, dated March 7, 1958, on amendment to Alt. Applic. 1003/55 reads:

"7. Provide 3 hour stair enclosure with bulkhead to the roof and all doors therein F.P.S.C. 6.4.1.8.1.B.C.

"8. (Revised 2nd Time) Proposal to change the use of subject four story, basement and cellar non fireproof bldg. from residence to offices and film editing in the basement and to offices and film projection room on the 1st floor and to offices on the 2nd to 4th floors inclusive is contrary to 4.2.1.B.C. and requires that bldg. be of fireproof construction."

and

WHEREAS, Order No. 4194-7 issued by the Fire Commissioner, August 22, 1957 reads:

"1. Submit evidence from the Department of Buildings that premises can be maintained to store, cut and edit safety film. C19-11.0, Administrative Code."

and

WHEREAS, Order No. 2533-7 issued by the Fire Commissioner, May 10, 1957 reads:

"1. Install an approved, wet automatic sprinkler system throughout the building having at least one source of water supply, arranged and equipped as per Ch. 26,

MINUTES

Art. 16, Adm. Code, (C19-161.0 Adm. Code). Sec. 280, LL, & C19-117.0-c."

and

WHEREAS, the decision of the Fire Commissioner, dated December 27, 1957 reads:

"Replying to your request of December 26, 1957 for reissuance of Order Nos. 2533-7 and 4194-7 so that you may appeal same, please be advised that this Department does not reissue violation orders.

"However, we enclose copies of these orders and it is our understanding that the Board of Standards and Appeals will accept same and this letter in lieu of original orders."

and

WHEREAS, the applicant states that the building is 4 stories and basement, 58 feet average in height, 21 feet front by 78 feet 6 inches in depth at 1st floor, 21 feet front by 58 feet 2 inches in depth at typical floor, of class 3 construction, erected 1878, now located in a restricted retail use B area, class 1½ height district and used and occupied since 1956 without a certificate of occupancy as follows: Cellar—boiler room and storage, no persons; basement—offices, 10 persons; 1st floor—offices, 15 persons; 2nd floor—offices, 10 persons; 3rd floor—offices, 12 persons; 4th floor—vacant; that it is now proposed to be used and occupied as follows: Cellar and basement, no change; 1st floor—offices and 1 room to be used for cutting and editing of safety film, 10 persons; 2nd and 3rd floors, no changes; 4th floor—offices, 10 persons; that the building is provided with one interior 3 foot wide steel stairs enclosed in partitions of studs, metal lath and ¾ inch Portland Cement plaster, both sides, equipped with ¾-hour test fireproof self-closing doors and extending from roof bulkhead to street; and

WHEREAS, Violation Number 4365-57 was issued June 27, 1957, for occupying the building prior to the completion of work under Alt. Applic. 1003/55 and prior to obtaining a certificate of occupancy; and

WHEREAS, the owner was convicted and fined January 10, 1958 in Municipal Term Magistrate's Court on charge of violation of Section 491A of the Administrative Code; and

WHEREAS, the applicant contends that the building will be used entirely for offices except in the following respects: Two small offices directly behind the reception room at the basement level will be used for editing and cutting of safety film only; that the closet immediately to the north of the front offices at the first floor level will be used for projecting and exhibiting these films; that in no other part of the building other than shown on the plans filed with this appeal will any film be used or stored; that no hazardous or inflammable materials will be used or stored in any part of the building, including the small offices and closet used for editing, cutting and showing of safety films; and

WHEREAS, the applicant contends that the building was altered under Alt. Applic. 1003/55 by installing a complete fire retarded stair enclosure on all floors, equipped with fireproof self-closing doors; that the building only exceeds the 50 foot height limitation by 8 feet and complies in all other respects with the requirement of the code for a class 3 structure; that the occupancy is light for the comparative area of the building; that the proposed use of the top floor for offices will have a limited occupancy of 10 persons; and

WHEREAS, the applicant states that Item 2 of Order Number 2533-7 issued by the Fire Commissioner, May 10, 1957, requiring that the bars on the rear windows of the basement story be made removable or movable will be fully complied with; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated March 7, 1958, acting on Alt. App. 1003/55, Objection 7, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the stair enclosure shall be not less than one-hour rating, equipped with fireproof, self-closing doors opening in the direction of exit at all points and that the bulkhead to the roof shall be main-

tained; and as to Objection 8, to permit the storage and use of safety film within the building, *on condition* that the doors to rooms in which safety film is stored and used shall be made fireproof, self-closing; that there shall be an additional door installed in the hallway at the basement level between the reception room and the rooms used for editing and cutting safety film; and to permit the use of the fourth floor for office with an occupancy of ten persons, similar to the use of the lower floors permitted by the Borough Superintendent; and to *modify* the decision of the Fire Commissioner, as stated in Order #4194-7, Item 1, *on condition* that no films shall be stored within the building, except safety film; and to modify the decision of the Fire Commissioner, as expressed in Order #2533-7, item 1, *on condition* that all requirements of this resolution shall be complied with; and that item 2 of said order, requiring bars on the rear windows of the basement story to be made movable or removable, shall be complied with as proposed; and that the building shall not be increased in height or area; that the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that this variance shall continue only so long as the building is occupied throughout as proposed and as herein required and as indicated on plans filed with this appeal, marked "Received August 29, 1957," 2 sheets, and revised plan marked "Received January 23, 1958," 2 sheets.

913-57-A

APPLICANT—Morris Brody, for Nationwide Investors, Inc., owner.

SUBJECT—Application December 13, 1957—Appeal from a decision of the Borough Superintendent, re non-fireproof building, commercial use, re stair enclosure, etc.

PREMISES AFFECTED—12-14 East 37th Street, south side, 143 feet west of Madison Avenue, Block 866, Lots 67 and 68, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Brody.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 5, 1957 on amendment to Alt. Applic. 1757/54 reads:

"1. Proposed commercial use of a 5 sty. non-fireproof bldg. is contrary to 4.2.1.B.C.

"2. Provide 2 hr. enclosure each stair thruout and bulkhead to roof as per C26-292.0 A.C."

and

WHEREAS, the applicant states that the building is 5 stories, 58 feet in height, 51 feet front by 98 feet 9 inches in depth at street level, 51 feet front by 60 feet in depth at typical floor level, of class 3 construction, located in a restricted retail use B area, class 2 height district, and used and occupied as follows: #12 East 37th Street—Cellar—storage and utilities; 1st floor—stores; 2nd floor—show rooms and office; 3rd floor—offices; 4th floor—I apartment; 5th floor—permanent vacant; that for which use Certificate of Occupancy #41642 was issued September 23, 1953 on upon completion of work under Alteration Application 283/53; #14 East 37th Street is used and occupied as follows: Cellar—storage and utilities, 14 persons; 1st floor—store, 50 persons; 2nd floor—store, 15 persons; 3rd floor—I apartment; 4th floor—I apartment; 5th floor—2 apartments; that for which Certificate of Occupancy #36262 was issued October 19, 1949 upon completion of work under Alteration Application 1894/46 which certificate classified the building as an heretofore converted class A Multiple Dwelling; and

WHEREAS, it is now proposed to alter and use and occupy the combined buildings as follows: Cellar—storage and utili-

MINUTES

ties; 1st floor—store, restaurant and photo studio, 85 persons; 2nd floor—show rooms and offices, 35 persons; 3rd, 4th and 5th floors—offices, 35 persons per floor; that each building is provided with a Multiple Dwelling Law type one-source sprinkler system; that there are two interior steel and wood stairs enclosed in brick and fire retarded partitions equipped with fireproof self-closing doors and leading direct to street; that one stair leads to roof bulkhead and the other is provided with a ladder and scuttle to roof; that in addition there is one fire escape on the rear extending to roof by stair and by ladder with no egress from its lower termination; and

WHEREAS, Violation #3413 was issued May 14, 1957, against 14 East 37th Street for failing to obtain a new certificate of occupancy after completion of work required by Alt. Applic. 1757/56; and

WHEREAS, the owner was convicted and fined in Municipal Term Magistrate's Court; and

WHEREAS, the applicant states that the building at 12 East 37th Street was first recorded in the Department under Alt. Applic. 767/1872 and 14 East 37th Street was first recorded under Alt. Applic. 61/1900; that 14 East 37th Street is now proposed to be taken out of the Multiple Dwelling classification; and

WHEREAS, the applicant states Violation #3143 of 1957 was issued because alteration by prior owner was completed before acquisition by the present owner, which alteration consisted of changing the store use to a restaurant; and

WHEREAS, the applicant states it is proposed to occupy each floor for a single tenant, cutting openings through the present exterior walls that are common to both buildings for circulation and access to the stairhalls, elevator and toilets; that each rentable floor will be about 2,500 square feet in net area; that in #12 the wood stairs will remain; that in #14 all stairs will be of steel over 3 feet in width; that the public halls to the 3rd floor are partly enclosed in 8 inch masonry, and the remaining walls or partitions are of wood studs and plaster, which will be fire retarded to meet the 1-hour rating; that all public halls doors will be ¾-hour test fireproof self-closing; that the public hall in #14 will have the existing Multiple Dwelling type sprinkler system maintained; that the occupancy will be at the rate of 75 square feet per person, for a total of 35 persons per floor; that the stair capacity is good for 90 persons on each floor; that the 2,500 square feet floor area per floor is only slightly in excess of the 2,500 square feet under which the building could comply with the code by having only one 3 feet stair; that the buildings are only slightly in excess of the 50 feet height permitted for a 4 story commercial building; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated December 5, 1957, acting on Alt. Applic. 1757/54, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Objection 1, *on condition* that fireproof doors of at least 1½ hour rating shall be installed in the masonry wall on all floors where openings exist between the two portions of the building, as indicated on plans filed with this appeal, marked "Received December 13, 1957", 6 sheets, and as to Objection No. 2, that the stair in each building shall be enclosed as proposed, *on condition* that such stair shall have fireproof, self-closing doors opening in the direction of exit at all stories and leading to the street; that the bulkhead of stair enclosure to the roof in Building No. 14 shall be maintained and in Building No. 12 there shall be a double-rung ladder leading to the scuttle in the roof, which shall have a Bickelhaupt or other approved type of fastener; that the existing fire escape on the rear shall be maintained as shown and shall be provided with a ladder for access to the rear yard of subject premises or adjoining premises from the first story extension roof; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the occupancy shall be as proposed and that this variance shall continue only so long as such occupancy is maintained.

3-58-A

APPLICANT—H. M. Karson, for Congregation Gates of Zion, owner.

SUBJECT—Application January 7, 1958—Appeal from a decision of the Borough Superintendent, re Class 4 construction—use of basement as Synagogue.

PREMISES AFFECTED—834 Gerard Avenue, east side, 52 feet north of East 158th Street, Block 2474, Lot 30, Borough of The Bronx.

APPEARANCES—

For Applicant: H. M. Karson.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Sleeper 1

Negative: Chairman Murdock, Vice Chairman Keating

and Commissioner Kleinert 3

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 19, 1957, on Alt. Applic. 919/57 reads:

"1. The conversion of the Basement to a synagogue in a class 4 structure consisting of a cellar, basement and 2 stories, is contrary to Section 4.2.1. of the Building Code."

and

WHEREAS, the applicant states that this building is 2 stories and basement, part cellar, 32 feet in height, 20 feet front by 42.9 feet in depth, class 4 construction, located on a lot 20.18 feet front by 90.17 feet in depth, in a residence use B area, class 1½ height district, and used and occupied since 1929 as follows: Cellar—boiler room; basement—storage and laundry; 1st floor—dwelling, 1 family; 2nd floor—dwelling, 1 family; that it is proposed now to be used and occupied as follows: Cellar—boiler room; basement—synagogue, refectory, toilets and religious instructions, 50 persons; 1st floor—dwelling, 1 family; 2nd floor—dwelling, 1 family; that the building is provided with one interior 2 foot 6 inch wide wood stairs, unenclosed; that stairhall leads direct to street and is provided with a ladder and scuttle to roof; that in addition there is one exterior stairs on the front of masonry construction leading to street; and

WHEREAS, the applicant contends that the synagogue which will exceed 600 square feet in area will be located in the masonry portion of the building, and isolated from the frame portion; that it is proposed to close off the interior stair from the basement to the 1st floor at the basement ceiling and to fire retard the entire basement ceiling with sheet rock; that access to the 1st floor is by means of an existing exterior brick stair at the front of the building; that it is further proposed to close off the unexcavated area from the cellar boiler room area by erecting a 4 inch block wall to the ceiling; and

WHEREAS, the applicant contends that the synagogue now occupies leased premises, several doors to the north of the building in question; that these leased premises have been sold and the lease has not been renewed; that the synagogue must therefore vacate; that the Rabbi and Sexton will occupy the living quarters above the proposed synagogue; that after the alterations are completed the synagogue portion of the building will be of class 3 construction, completely shut-off from the class 4 constructed superstructure; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 919/57, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

8-58-A

APPLICANT—Larry Meltzer, for Ariston Quality Exporters, owner.

SUBJECT—Application January 14, 1958—Appeal from a decision of the Borough Superintendent, re 2nd means of egress.

MINUTES

PREMISES AFFECTED—20 Bond Street, north side, 6 feet, 7½ inches east of Lafayette Street, Block 530, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: Larry Meltzer.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating and Commissioner Kleinert 3

Absent: Commissioner Foley and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 7, 1958, on Alt. Applic. 1765/57, reads:

"1. Provide second means of egress, in accordance with Section 271 of the L.L. Present front fire escape is not acceptable, building being 7 stories in height."

and

WHEREAS, the applicant states that the building is 7 stories, 91 feet 7 inches in height, 25 feet 8 inches front by 93 feet in depth at street level, 25 feet 8 inches front by 88 feet in depth at typical floor level, of class 3 construction, erected 1894, located on a lot 25 feet 8 inches front by 100 feet and 100 feet 1¾ inches in depth, in an unrestricted use, B area, class 2 height district, used and occupied since 1894 as follows: cellar—ordinary, boiler and storage, no persons; 1st floor—retail store, 4 persons; 2nd floor—office, sorting and baling of used clothing, 6 persons; 3rd floor—manufacturing hat blocks, 2 persons; 4th floor—manufacturing caps, 5 persons; 5th floor—manufacturing clothing, 15 persons; 6th floor—manufacturing clothing, 12 persons; 7th floor—manufacturing shoe ornaments, 6 persons; that no change in use or occupancy is now proposed; that the building is equipped with an approved interior fire alarm system and regular monthly fire drills are maintained, there is one 3 foot 1 inch wide interior wood stairs, enclosed in partitions of wire lath and plaster, equipped with steel plate self-closing doors, stairhall leads to roof bulkhead; that in addition there is one fire escape on the front, extending to street by counterbalance ladder, window and door openings on the course of the fire escape, are not fireproof self-closing; and

WHEREAS, Violation #4117/57 was issued June 8, 1957 for violation of Section 271 of the Labor Law in that the second means of egress is a fire escape; and

WHEREAS, the applicant states that the building is provided with one interior stairs completely enclosed with fire retarded partitions; that all doors to stair are fireproof self-closing; that the stair leads to roof bulkhead and in a continuously fire retarded enclosure direct to the street; that the existing second means of egress is a Labor Law fire escape with counterbalance stairs located at the front of the building; that the windows on the course of the fire escape are existing double hung wood sash glazed with wire glass, self-closing with fusible links; that the entire premises is provided with an approved interior fire alarm system with A.D.T. service; and

WHEREAS, the applicant contends that the typical floor area is less than 2000 square feet, and the net area after deducting stairs, elevators, and toilets, is approximately 1700 square feet; that the number of occupants on each floor is small; that none of the uses are hazardous; that each floor is occupied by a single tenant; that since the building is a narrow interior building, it would be highly impracticable to provide a satisfactory second means of egress, in the form of a stairway; that since the occupancy is limited and non-hazardous; that since the building is provided with fire retarded enclosed stairway and outside Labor Law type fire escape with counterbalance stairs at the street front, and an interior fire alarm system; that it is requested that the existing exits which are adequate and which were legal until the retroactive provisions of the Labor Law was enacted be accepted; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which found the house-keeping conditions poor and the exits not in accordance with requirements, inasmuch as the existing fire escape and stair

are both in the front of the building and the rear is left without any means of exit on all floors, and the Committee therefore recommended that the appeal should not be granted.

Resolved, that the decision of the Borough Superintendent acting on Alt. Applic. 1765/57, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

116-58-A

APPLICANT—Voorhees, Walker, Smith and Smith, for Fordham University, owner.

SUBJECT—Application March 3, 1958—Appeal from a decision of the Borough Superintendent, re omission of Standpipe system.

PREMISES AFFECTED—441 East Fordham Road, north side, from New York Central Railroad to Southern Boulevard, Block 3273, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Klein and Joseph L. Hautman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Sleeper 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner Foley 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 5, 1958 on amendment to N.B. Applic. 1931/56 reads:

"1. The proposed omission of the standpipe system is contrary to Sect. C26-1381.0, b, 2 and to Bd. of S & A Cal. 786-57-A and is therefore denied."

and

WHEREAS, the applicant states that the proposed building will be 51 feet 6 inches, 2 stories and basement in height, 278 feet 3 inches front of class 1 construction and used and occupied; basement—restaurant, book store, barber shop, post office, storage and equipment, 900 persons; 1st floor—cafeteria, dining room and kitchen, 1650 persons; 2nd floor—ballroom, lounges and meeting rooms and offices, 800 persons; that the building will be provided with an approved interior fire alarm system; that there will be four interior steel stairs enclosed in 6 inch block equipped with metal and wire glass self-closing doors; that stairhall will lead to street and 2 stairhalls will be provided with bulkheads to roof; and

WHEREAS, the applicant contends that due to the special type of school occupancy, and that the building will be only 2 stories and basement in height, the installation of a standpipe system would serve no useful purpose, but would constitute a hazard, due to the inexperience of use in a standpipe system by the occupants; that the building will be exposed on all 4 sides; that there is a yard hydrant system so located as to permit quick fire fighting by the Fire Department; that the building will be provided with an approved type hand extinguishers in location satisfactory to the Fire Department; and

WHEREAS, the premises do not have a hazardous occupancy and exceed the requirements as stated in C26-1381.0, b.2 only as to height because of extra high stories.

Resolved, that the decision of the Borough Superintendent, dated February 5, 1958, acting on N.B. Applic. 1931/56, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the omission of the standpipe system, *on condition* that the requirements of the resolution as adopted by the Board under Cal. No. 786-57-A on December 10, 1957, shall be complied with, and that such portable fire-fighting appliances are maintained as the Fire Commissioner shall direct and the building and occupancy meets the requirements of all laws and rules applicable thereto in all other respects.

56-58-A

APPLICANT—Samuel Resenblum, for Harry Baker, et al., owners.

SUBJECT—Application February 14, 1958—Appeal from a

MINUTES

decision of the Borough Superintendent, re Class III construction, commercial occupancy—re stairs, etc.

PREMISES AFFECTED—519 Madison Avenue, east side, 80 feet, 5 inches north of Madison Avenue, Block 1289, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Laid over to April 22, 1958, at 2 P. M. for inspection and decision; hearing closed.

773-57-A

APPLICANT—H. E. Horwood for Dwight C. Harris, Rex Perpall and Lita Harris, owners.

SUBJECT—Application October 30, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, factory, egress, etc.

PREMISES AFFECTED—196-198 Chambers Street, south side, 96 feet, 6 inches east of West Street, Block 138, Lot 34, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Laid over to April 22, 1958, at 2 P. M. for inspection and decision; hearing closed.

2-58-A

APPLICANT—Robert Gottlieb, for Rose Rosen, owner.

SUBJECT—Application January 7, 1958—Appeal from a decision of the Borough Superintendent, re extension of commercial use in frame building.

PREMISES AFFECTED—1335 Webster Avenue, west side, 322.49 feet north of East 169th Street, Block 2887, Lot 173, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

ACTION OF BOARD—Laid over to April 22, 1958, at 2 P. M. for inspection and decision; hearing closed.

724-20-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 488 Throop Avenue, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 2, 1958 re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7f, 7h and 7i of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, store and storage room, car washing, lubritorium, minor auto repairs and parking and storage of motor vehicles; for a stated term of 15 years.

PREMISES AFFECTED—482-490 Throop Avenue and 584-586 Gates Avenue, southwest corner, Block 1815, Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 2, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 2, 1957 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Buildings,

that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution.” (N.B. 534/56)

311-27-BZ—Vol. II

APPLICANT—Ingram S. Carner, for J. Winkler & Sons Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting in a residence use district, the conversion of occupancy of an existing building from a garage for more than 5 motor vehicles, owner's use only to a garage for more than 5 motor vehicles, a public garage for more than 5 motor vehicles and storage of household goods, and also the maintenance of painted business signs on the existing building.

PREMISES AFFECTED—1141-1147 Bayport Place, south side, 150 feet east of Far Rockaway Boulevard, Block 39, part of Lot 36, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 28, 1927, on certain conditions; and

WHEREAS, the resolution was amended on February 29, 1944 as Vol. II; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 28, 1927, as thereafter amended by resolutions adopted on February 29, 1944 only so far as it has reference to gasoline storage tanks so that as amended this portion of the resolution shall read:

“that there may be one additional 550 gallon storage tank making a total of two such tanks for gasoline to be used by the owner only and not to be sold; as passed by the Borough Superintendent under Misc. App. 1354/57 and as shown on revised plans marked ‘Received March 11, 1958’, one sheet.”

328-34-BZ—Vol. II

APPLICANT—S. S. Meyers, for Max Mirowitz, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a residence use district, the change of occupancy of an existing building to a garage for more than five motor vehicles.

PREMISES AFFECTED—1449 Vyse Avenue, west side, 100 feet south of Jennings Street, Block 2987, Lot 33, Borough of The Bronx.

APPEARANCES—

For Applicant: S. S. Meyers.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 22, 1935, on certain conditions; and

WHEREAS, the resolution was amended on July 7, 1936; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on July 20, 1943; and

WHEREAS, the term of variance was extended from time to time and last extended on May 26, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 26, 1953 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision f for a term of five years from the date of this *amended* resolution, to permit.....; that other than as *herein amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1052/47)

571-41-BZ

APPLICANT—Nathaniel C. Saxe, for Davis Koss, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—26-02 to 26-08 Seagirt Avenue, north side, from Beach 26th Street to Beach 27th Street, 201-209 Beach 26th Street and 202-212 Beach 27th Street, Block 280, Lots 16 and 19, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

ACTION OF BOARD—Application reopened, resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 17, 1941, on certain conditions; and

WHEREAS, the resolution was amended on June 22, 1948; and

WHEREAS, the term of variance was extended from time to time and last extended on April 17, 1956; and

WHEREAS, the applicant requested an amendment of the resolution and extension of term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 17, 1941, as thereafter *amended* by resolutions adopted through April 17, 1956, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of two years from the date of this *amended* resolution, to permit.....; that other than as *herein amended* the resolution above cited shall be complied with in all respects and also in compliance with resolution adopted by the Board this day under Cal. No. 802-41-BZ; that the parking areas permitted under these two applications shall be operated in conjunction with each other; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Misc. App. 4658/41)

802-41-BZ

APPLICANT—Nathaniel C. Saxe, for David Koss, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—219 Beach 26th Street, west side, 100 feet south of Edgemere Avenue and 220 Beach 27th Street, Block 280, Lot 10, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

ACTION OF BOARD—Application reopened, resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 21, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 13, 1952; and

WHEREAS, the term of variance was extended from time to time and last extended on April 17, 1956; and

WHEREAS, the resolution was amended on April 17, 1956; and

WHEREAS, the applicant requested a further amendment of the resolution and extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 21, 1942, as thereafter *amended* by resolutions adopted through April 17, 1956, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of two years, from the date of this *amended* resolution, to permit . . . and to record the reduction in size of the plot due to the widening of Seagirt Boulevard, as shown on plans filed dated April 12, 1956, 3 sheets, *on condition* that the requirements of the resolution above cited shall be complied with in connection with this reduced sized plot; that all requirements as to surfacing and exits shall be complied with as required by the Borough Superintendent; that the operation of this parking lot shall be in conjunction with the parking lot granted by the Board under Cal. No. 571-41-BZ; that these two lots shall be operated in conjunction with each other; and that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Misc. App. 3345/48)

418-46-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Salvatore Franzone, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7a and 7e of the Zoning Resolution, permitting in a residence use district, the erection of an extension to the service building of an existing gasoline station, lubricatorium, auto laundry and office and extend the use to include motor vehicle repairs with hands tools only.

PREMISES AFFECTED—137-32 Centerville Street, northwest corner of 149th Avenue, Block 11534, Lot 36, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and resolution amended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on April 9, 1957, on certain conditions; and

WHEREAS, the resolution was again amended on November 6, 1957; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1947 as thereafter *amended* by resolutions adopted through November 6, 1957 only insofar as it refers to the number of gasoline storage tanks so that as *amended* the resolution shall read:

"that the number of gasoline storage tanks may be increased by two making a total of six approved 550 gallon tanks; as shown on revised plans marked 'Received March 11, 1958', one sheet, and as passed by the Borough Superintendent under Misc. App. 1351/57."

608-46—BZ

APPLICANT—Mandel M. Einhorn, for Edith and Sarah Himmelbaum, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 24, 1958—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the change in occupancy from blacksmith shop to factory, manufacturing and renewing of Bristlex brushes.

PREMISES AFFECTED—227-231 Miller Avenue, east side, 100 feet north of Liberty Avenue, Block 3961, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Mandel M. Einhorn.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 25, 1947, on certain conditions; and

WHEREAS, the resolution was amended on May 18, 1948; and

WHEREAS, the term of variance was extended on March 24, 1953; and

WHEREAS, time to obtain permits and complete the work was extended on September 21, 1948 and January 5, 1954; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1947, as *amended* by resolutions adopted through January 5, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision c for a term of five years from the date of this *amended* resolution, to permit ...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt App. 19/46)

1113-48-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Louis W. Alpher and Sun Oil Company, owners.

SUBJECT—Application for consideration—reopening for

amendment as to revised arrangement—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, storage and sale of accessories, motor vehicle repairs and permitting the outdoor sale and display of more than five motor vehicles.

PREMISES AFFECTED—250-01 to 250-19 Jamaica Avenue, north side from 250th to 251st Streets, 89-31 to 89-39 250th Street and 89-24 to 89-32 251st Street, Block 8667, Lot 1, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 25, 1952, on certain conditions; and

WHEREAS, plans were approved and conditions imposed on September 23, 1952; and

WHEREAS, the resolution was again amended on May 7, 1957; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted, under Vol. II, on July 25, 1952, as *amended* by resolutions adopted through May 7, 1957, to *amend* the plot as to its division so that the plot as purchased by Sun Oil Company shall occupy 120 feet along Jamaica Avenue one hundred feet in depth to be occupied by the gasoline service station as permitted by the Board and the remaining eighty feet to the west along Jamaica Avenue for a depth of one hundred feet may be excluded from the variance; that the brand sign permitted by the Board at the corner of 251st Street and Jamaica Avenue may be removed and replaced at the building line within the lot line to the east of the proposed gasoline service station plot; that the fence and planting as hereinbefore required under resolution of September 23, 1952 shall be maintained; that the portion of the plot at the corner of 250th Street with a frontage of eight feet on Jamaica Avenue, which the Board is advised is under separate ownership shall be assigned a separate number so that it can be used in accordance with the requirements; as shown on plans filed with this request for amendment marked "Received November 20, 1957", 2 sheets, and as passed on by the Borough Superintendent under Alt. App. 1718/57 and covered by CO No. Q94426.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a retail use district, the reconstruction of existing gasoline service and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay Road and 2916-2920 Ocean Parkway, northwest corner and 2921-2925 West 1st Street, Block 7276, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley. 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 12, 1955, on certain conditions; and

WHEREAS, the resolution was amended on July 3, 1956; and

WHEREAS, time to obtain permits and complete the work was extended on April 24, 1956 and April 24, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 24, 1956, as thereafter *amended* on April 24, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."
(Alt. App. 946/52; 947/52)

846-52-BZ

APPLICANT—Paul Friedman, for Sutway Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 19, 1957—re Application, decision of the Borough Superintendent, previously granted on condition, under section 9A of the Zoning Resolution, permitting partly in a residence use E area and class one half times height district and partly in a business use D area and class one times height district, the erection and maintenance of a three unit six story apartment building with accessory garages more than the permitted height within two miles of an airport.

PREMISES AFFECTED—125-02 to 125-06, 126-20, 125-24, 125-36 and 125-40 Sutphin Boulevard, west side, 245.36 feet south of 123rd Avenue, through Rockaway Boulevard, Block 12051, Lot 1, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley. 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 25, 1953, on certain conditions; and

WHEREAS, the resolution was amended on December 22, 1953; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on March 19, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1953, as thereafter *amended* by resolutions adopted through March 19, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."
(N.B. App. 5485-52)

418-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Vincenzo Delia, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7A and 7i of the Zoning Resolution, permitting in a business use district, the proposed reconstruction and rearrangement of an existing gasoline service station, lubritorium, minor auto repairs, car washing, with proposed business entrance, sign and show window closer to the residence use district than is permitted.

PREMISES AFFECTED—1318-1324 Avenue X and 2402-2412 East 14th Street, southwest corner, Block 7415, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley. 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 24, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 9, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 24, 1956, as thereafter *amended* by resolution adopted on April 9, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."
(N.B. App. 857/55)

301-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Heiman, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7e, 7f, 7h, 7i and 7A of the Zoning Resolution, permitting in a business use and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, room, office and sales and the parking and storage of motor vehicles; for a stated term of 15 years, with the show window and sign within 75 feet of the residence use district.

PREMISES AFFECTED—3825-3845 Boston Post Road, north side, from Palmer Avenue to Dereimer Avenue, 3501-3511 Palmer Avenue and 3500-3510 Dereimer Avenue, Block 4896, Lots 1 and 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley. 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 9, 1957, on certain conditions; and

MINUTES

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 9, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 617/56)

570-56-BZ

APPLICANT—Lama, Proskauer and Prober, for John Gallo and Dominick Maggio, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the reconstruction and extension of the present motor vehicle repair shop and gasoline service station, lubritorium, minor auto repairs, car washing, store and storage and parking of cars awaiting service.

PREMISES AFFECTED—2526-2534 Linden Boulevard and 219-221 Holly Street, southeast corner, Block 4483, Lots 42, 43 and 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleep-
er 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 24, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work,

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 24, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, and the work just started, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1166/56.)

575-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Ocean Bay Gardens Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under section 21 of the Zoning Resolution, permitting in a C area district, the raising of the 16 feet rear portion of the first floor of the present building to a total height of 13 feet and occupying more than the permitted area.

PREMISES AFFECTED—758 Flatbush Avenue, west side, 130 feet 6 inches south of Woodruff Avenue, Block 5063, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleep-
er 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 9, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work,

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 9, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 747/56.)

588-56-BZ

APPLICANT—Arthur Jovis, for Ledwood Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the construction of an extension to the basement and first floor or an existing multiple dwelling for a retail business use.

PREMISES AFFECTED—107 East 60th Street, north side, 20 feet east of Park Avenue, Block 1395, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur Jovis.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleep-
er 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 9, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work,

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 9, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1179/56.)

6-57-BZ

APPLICANT—M. Martin Elkind, for Jean Daronnat, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution, wire fences—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of

MINUTES

a parking lot for the parking and storage of more than 5 cars.

PREMISES AFFECTED—37-41 73rd Street, east side, 120 feet north of 37th Road, Block 1284, Lot 15, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Gerald F. Brandman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 11, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7h for a term of five years to permit the premises to be occupied for parking and storage of motor vehicles as proposed and as shown on plans filed with this application marked "Received January 8, 1957", 2 sheets, and "December 6, 1957", one sheet, *on condition* that the premises shall be leveled substantially to the grade of 73rd street and shall be surfaced with steam cinders or clean gravel and treated with a binder and properly rolled; that all existing buildings on the lot shall be demolished including the stoop now or formerly projecting on the site; that there shall be erected on all lot lines where walls of adjoining buildings do not occur a woven wire fence of the chain link type on a masonry base to a total height of not less than five feet six inches; that at the street building line there may be an entrance which shall be fitted with a gate which shall normally be closed when the parking lot is not in operation; that the entrance and exit to the lot shall be solely from 73rd Street by means of existing curb cuts as shown; that suitable bumpers shall be provided for protection to the walls on the building line and to the fences; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution. (Alt. Applic. 2291-56)

297-57-BZ

APPLICANT—Lama, Proskauer and Prober, for J. Clarence Davies, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, permitting in a business use and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office, salesroom and parking for more than 5 cars with curb cuts, business entrances and signs within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—3424-3432 Eastchester Road and 3501-3509 Boston Road, northeast corner, Block 4723, Lots 31 and 38, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 10, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 10, 1957 in the following respects:

1. to permit the building to face Eastchester Road instead of Boston Road;
2. to rearrange curb cuts as indicated on revised plans
3. to rearrange pump islands and to omit one pump or an island on the Boston Road side, all as indicated on revised plans marked "Received March 12, 1958", 2 sheets and *on condition* that in all other respects the requirements of the above resolution shall be complied with (N.B. 1998/56)

415-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Rocky Hill Realty Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition under sections 7f, 7i and 7e of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—1501-1513 86th Street, and 8513 8523 15th Avenue, northeast corner, Block 6341, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper
Negative:
Absent: Commissioner Foley

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 17, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 17, 1957 in the following respects:

"that the building may be located 20 feet south of the north building line and one foot west of the east lot line; that curb cuts may be rearranged so that the two 30 foot curb cuts on 15th Avenue are relocated and one additional cut ten feet in width on 15th Avenue may be constructed, as indicated on revised plans marked 'Received March 13, 1958', one sheet, *on condition* that in all other respects the resolution above cited shall be complied with." (N.B. App. 876/57)

557-28-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Charles J. Bensley, owner.

SUBJECT—Application for consideration—reopening a Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution permitting in a residence use district the maintenance of a gasoline selling station in front of existing public garage for more than 5 motor vehicles.

PREMISES AFFECTED—2717 Reservoir Avenue, west side, 242.20 feet north of West Kingsbridge Road, Block 3248, Lot 46, Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Foley 2

2-29-BZ—Vol. IV

APPLICANT—Burke, Green & Groh, for Merry Twins, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. IV for additional use, subject to regular procedure—Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7f, 7h and 7A of the Zoning Resolution, permitting in a business and residence use district, the proposed extension of present gasoline service station, lubritorium, auto washing, office and sales of accessories, minor repairs (hand tools only) and parking and storage of more than 5 motor vehicles, with curb cuts and sign closer to the residence use district than permitted.

REMISES AFFECTED—61-19 Fresh Meadow Lane, east side and south side of 64th Avenue, Block 6902, Lots 26, 124, 18 (assigned No. 18), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John J. Howley.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure to consider additional uses.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

33-45-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Henry & Carmella Kolodzi and Isaac Renert, owners.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent, previously withdrawn, under sections 7a and 7c of the Zoning Resolution, to permit in a residence and business use district, the extension of an existing gasoline service station to gasoline service station, brake and battery service and lubritorium.

REMISES AFFECTED—217-38 Hempstead Avenue, southeast corner of 217th Place, Block 11096, Lot 1, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

36-47-BZ—Vol. III

APPLICANT—Joshua Brown, for Anthony Coppola, owner.

SUBJECT—Application for consideration—reopening as Vol. III for additional uses, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7e and 7f of the Zoning Resolution, permitting in a residence and local retail district, the extension to accessory building on existing gasoline service station.

REMISES AFFECTED—167 Olympia Boulevard and 265

Kensington Avenue, northeast corner, Block 3255, Lot 32, South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure to consider additional uses.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

885-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Adele Wilson, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent, previously denied, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, accessory sales and office and the parking and storage of more than 5 motor vehicles on unbuilt upon portion of lot with a curb cut more than the permitted distance from the intersection, for a term of 20 years.

PREMISES AFFECTED—206-11 to 206-19 Northern Boulevard (official 206-15) and 43-28 to 43-36 207th Street, northwest corner, Block 6273, Lot 20, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

537-47-BZ

APPLICANT—Katz & Berger, for Anthony and Joseph Garone, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 27, 1953—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a residence use district, the reconstruction of existing gasoline service station, to include motor vehicle repair shop (hand tools only), lubritorium, radiator repair work, auto painting, body and fender repairs and also parking of cars waiting to be serviced.

PREMISES AFFECTED—145-02 to 145-08 Springfield Boulevard, west side, 300.35 feet south of South Conduit Avenue, Block 13331, part of Lot 16, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Martin Berger.

ACTION OF BOARD—Application for extension of time to complete withdrawn, new application to be filed which will be considered by the Board, when received, as Cal. No. 537-47-BZ, Vol. II.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

144-50-BZ—Vol. III

APPLICANT—Bondy & Schloss, for Habco Estates, Inc., owner.

SUBJECT—Application for consideration—reopening for

MINUTES

amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7h and 21 of the Zoning Resolution, permitting in a residence, local retail use district, the change of occupancy from roller skating rink, office and parking of motor vehicles, to shopping center and the extension of existing parking of owner's and client's motor vehicles.
PREMISES AFFECTED—130-35 Merrick Boulevard, north side, 100 feet west of Farmers Boulevard, 127-06 to 127-32 Farmers Boulevard and 178-22 to 178-30 Eleventh Road, Block 12493, Lots 73, 85, 86, 87 and 88, Block 12494, Lot 8, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Request for reopening withdrawn; applicant to file administrative appeal based on additional objections under the Code, and to request reopening of subject application at a later date for hearing with newly filed administrative appeal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Foley 2

1100-47-SA

APPLICANT—Vacuum Gas Appliances Div. Uniton Fork & Hoe Company, owner.

SUBJECT—Application October 20, 1947—Gas-Vac Heat Machine, No. 1, 2, 3, 4, 6, 8 and 10 (duct heater for forced air heating), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

36-49-SA

APPLICANT—Madigan Electronic and Engineering Co., for Selcon Engineering and Chemical Co., owner.

SUBJECT—Selcon Electronic Control (dishwashing apparatus), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

51-49-SM

APPLICANT—Lee Lime Corporation, owner.

SUBJECT—Lee Masons Hydrate, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

52-49-SM

APPLICANT—Lee Lime Corporation, owner.

SUBJECT—Minute Man Plastic Hydrate, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

310-49-SA

APPLICANT—Industrial Sales Company of California, owner.

SUBJECT—Vicon Viscosity Control Paint Heaters, Models VC-6, VC-151, VC-152, VC-251, and VC-252, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

370-49-SM

APPLICANT—B. A. Davenport, Inc., for IPC Company, Inc., owner.

SUBJECT—IPC Integral Waterproofing Admixture, Type X-200, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

497-49-SM

APPLICANT—R. W. Ferguson, for General Ceramics & Steatite Corp., owner.

SUBJECT—General Ceramics and Steatite Corporation Chemical Stoneware Sumps, Models 770 and 772, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

573-49-SA—Vol. II

APPLICANT—Avco Manufacturing Corp., Bendix Home Appliances Div., owner. (Crosley Distributing Corp., Agent).

MINUTES

SUBJECT—Application reopened June 23, 1953 as Vol. II
—re Crosley Supermatic Washer, Model DWF, Crosley
Rollamatic Washer, Model SWF (previously approved re
Bendix Automatic Washer, Model H-501).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keat-
ing, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

585-49-SM

APPLICANT—Metal Building Block, Inc., owner.

SUBJECT—Application April 8, 1949—Metal Building
Block, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keat-
ing, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

644-49-SM

APPLICANT—Acme Steel Company, owner.

SUBJECT—Application July 11, 1949—Acme Building
Panel, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keat-
ing, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

710-49-SA

APPLICANT—Way-Wolff Associates, Inc., owner.

SUBJECT—W-W Suction Line Oil Heater, Model No. 2P,
approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keat-
ing, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

744-49-SA

APPLICANT—Mine Safety Appliances Co., owner.

SUBJECT—M.S.A. Combustible Gas Alarm System, Mod-
els EX-S, EX-M, EX-SM, EX-ST, EX-SMT, EX-P and
EX-PT, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keat-
ing, Commissioner Kleinert and Commissioner Sleep-
er 4

Negative: 0

Absent: Commissioner Foley 1

755-49-SA

APPLICANT—Walter Kidde & Company, Inc., owner.

SUBJECT—Application August 24, 1949—Kidde Dry
Chemical Portable Fire Extinguishers, Models 20 and 30,
approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keat-
ing, Commissioner Kleinert and Commissioner Sleep-
er 4

Negative: 0

Absent: Commissioner Foley 1

811-49-SA

APPLICANT—Plibrico Jointless Firebrick Company,
owner.

SUBJECT—Application November 9, 1949—Plibrico Port-
able Incinerator, Models 24, 36 and 48, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keat-
ing, Commissioner Kleinert and Commissioner Sleep-
er 4

Negative: 0

Absent: Commissioner Foley 1

839-49-SA

APPLICANT—Charles Abrahams, for Northwest Metal
Products, Inc., owner-manufacturer.

SUBJECT—Delta Sun-Burst Floor Furnace, Model Nos.
FL-46, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keat-
ing, Commissioner Kleinert and Commissioner Sleep-
er 4

Negative: 0

Absent: Commissioner Foley 1

855-49-SM

APPLICANT—Everseal Manufacturing Company, Inc.,
owner.

SUBJECT—Application November 21, 1949—Everseal Fire
Retardant Paint, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keat-
ing, Commissioner Kleinert and Commissioner Sleep-
er 4

Negative: 0

Absent: Commissioner Foley 1

924-49-SM

APPLICANT—Minnesota Mining & Mfg. Co., owner-
manufacturer.

SUBJECT—3M Brand Ceramic Tile Adhesive, Model 10,
approval of.

MINUTES

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

472-50-SA

APPLICANT—Vic Cleaning Machine Company, owner. Fred Amlaw, Agent.

SUBJECT—Application May 31, 1950—Vic Model 37 Super Per (dry cleaning machine), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

475-50-SA

APPLICANT—Haughton Elevator Company, owner-manufacturer.

SUBJECT—Isoflex Door Hanger, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

581-50-SM

APPLICANT—F. M. Gabler Jr., for F. M. Gabler Inc., owner-manufacturer.

SUBJECT—F. M. Gabler Inc. Underwriters Class A 3-ply, 3-Hr. test T. C. fire door, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

702-50-SM

APPLICANT—Northeastern Lumber Manufacturers Association.

SUBJECT—Identification Grade Marks on Lumber, Norway Pine and Eastern Spruce Lumber and Timber, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

703-50-SM

APPLICANT—Southern Pine Inspection Bureau.

SUBJECT—Identification Grade Marks on Lumber, Southern Pine, Shortleaf and Longleaf, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

704-50-SM

APPLICANT—Western Pine Association.

SUBJECT—Identification Grade Marks on Lumber, Douglas Fir, Larch, White Fir and Ponderosa Pine, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

705-50-SM

APPLICANT—A. E. Green, owner.

SUBJECT—Grade Marking of Lumber, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

785-50-SA

APPLICANT—Florence Stove Co., owner-manufacturer.

SUBJECT—Florence Pot Type Oil Burning Radiant Circulating Heater, Model KRC35A-O, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

882-50-SM

APPLICANT—Frank Jordaens, agent, for Vincent Virzie, owner-manufacturer.

SUBJECT—Pyramid (water-proofing compound, admixture to concrete and cement), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

MINUTES

52-50-SA

APPLICANT—W. S. Rockwell Co. (Gehrich Oven Division), owner-manufacturer.

SUBJECT—Gehrich Standard Gas-fired Ovens, Models Bench type Cat. 118, Cabinet type Cat. 119 and Truck Type Cat. 120, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper	4
Negative:	0
Absent: Commissioner Foley	1

58-50-SM

APPLICANT—National Gypsum Company, owner-manufacturer; B. O. Stewart, agent.

SUBJECT—Gold Bond Insulation Sheathing (fibre board insulation sheathing), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper	4
Negative:	0
Absent: Commissioner Foley	1

Adjourned: 7:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk*

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 18, 1958, as they appeared in Bulletin No. 12, Vol. 43, hereby corrected to read as follows:

99-57-BZ

APPLICANT—Robert Teichman, for 34th Street Kinney, Inc., owner.

SUBJECT—Application March 19, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for more than five (5) motor vehicles and a frame attendants shanty.

PREMISES AFFECTED—48-54 East 34th Street, south side, 153 feet east of Madison Avenue, Block 863, Lots 53, 54, 55 and 56, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Teichman and Eugene M. Seccia.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper	5
Negative:	0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 18, 1958 after due notice by publication in the Bulletin; laid over to March 18, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution shows that the site is in a restricted retail use, B area, class 2 height district; that the premises were located in a business use district from July 25, 1916 to April 18, 1929 when the district was changed from business to retail; that the premises remained in a retail use district until June 25, 1932 when the premises were changed from a retail use district to restricted retail use district, as prevails at the present time; that the height and area districts have not been changed since July 25, 1916, being a class B district and class 2 height district; and

WHEREAS, the decision of the Borough Superintendent, dated February 20, 1957 acting on Alt. Applic. No. 45-57, reads:

"1. A parking lot for more than five cars and frame attendant's shanty, located in Restricted Retail Use District, is contrary to Art. II, PP. 4-B, Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot 74 feet 9 inches frontage by 98 feet 9 inches in depth, occupied by four 4-story buildings; that it is proposed to remove the existing buildings; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure-type only, as proposed and as indicated on plans filed with this application, marked "Received March 19, 1957," 2 sheets, *on condition* that all buildings and uses now on the site shall be removed and the site leveled substantially to the grade of East 34th Street, graded with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all lot lines where walls of adjoining buildings do not occur, a woven wire fence of the chain link type, not less than 5 feet, 6 inches in height; that a similar fence shall be erected along the street building line of East 34th Street, except for an entrance not exceeding 20 feet in width with curb cut opposite of similar width, equipped with gates; that bumpers shall be maintained for protection of walls, as shown on such plans, removed from such fences and walls to prevent damage from cars; that in the event the existing buildings have walls to the west and east that are party-walls with adjoining buildings, such party-walls shall be repaired and stuccoed for safety and appearance; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that proper aisles shall be maintained at all times for easy access and egress; that during the term of this variance no buildings shall be erected on the premises, except there may be an office and shelter for the attendant, not exceeding one story in height and 100 square feet in area; that signs shall be restricted to a permanent sign attached to the fence near the entrance, advertising the parking and storage use, the rates charged and such other information as the Commissioner of Licenses may require; that such sign shall not exceed four square feet in area, not be illuminated or extend beyond the building line; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

* Correction—Reference in the resolution to the width of the entrance in the fence and the curb cut, changed from 10 feet to 20 feet.

RULES

Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

DEFINITION OF "FIRE DRILL"

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenants shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION

Premises
Name of concern.....
Building No. Story.....

FOREMAN OR PERSON IN CHARGE

Regular	Substitute
.....	

WATCHMAN

.....	
.....	

MALE SEARCHER

.....	
-------	-------

FEMALE SEARCHER

.....	
-------	-------

STREET ALARM BOX RUNNER

.....	
-------	-------

FIRE BRIGADE

.....	
.....	
.....	

EXIT GUARDS

.....	Exit.....	
.....	".....	
.....	".....	
.....	".....	
.....	".....	
.....	".....	

Squad Monitors

.....	Squad No. 1.....
.....	" " 2.....
.....	" " 3.....
.....	" " 4.....
.....	" " 5.....
.....	" " 6.....

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

RULES

Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the Fire Department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory,

and drills shall be conducted at least twice, each year in which all of the persons on the premises shall participate simultaneously.

Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

Rule 11. Duties of Engineer.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc. are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

NOTICE

Applicants, under the zoning resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

University of Illinois Library
Serials Dept.
Urbana, Ill.

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
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New York City

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

CONTENTS

Court Decision.
Docket.
Notice of Hearing Calendar.
Minutes of Regular Meeting, Tuesday Morning, April
15, 1958, Affecting Calendar Numbers 648-20-BZ—Vol.
II, 1017-57-A, 205-29-BZ—Vol. III, 1089-48-BZ—Vol.
II, 693-50-BZ—Vol. II, 902-52-BZ—Vol. III, 36-57-BZ,
77-57-BZ, 78-57-A, 216-57-BZ, 632-57-BZ, 636-57-BZ,
740-57-BZ, 752-57-BZ, 778-57-BZ, 788-57-BZ, 154-58-A,
864-57-BZ, 867-57-BZ, 874-57-BZ, 921-57-BZ, 987-57-
BZ, 945-57-BZ, 59-21-BZ—Vol. II, 303-26-BZ—Vol.
IV, 52-48-A—Vol. III, 728-29-BZ—Vol. II, 263-43-BZ—
Vol. II, 612-45-BZ—Vol. V, 208-46-BZ—Vol. V, 863-
47-BZ, 861-48-BZ—Vol. I, 796-49-BZ—Vol. IV, 835-
57-A, 638-50-BZ—Vol. II, 614-54-BZ—Vol. II, 674-55-
BZ—Vol. II, 910-55-BZ—Vol. II, 219-56-BZ, 799-56-
BZ, 92-57-BZ, 319-57-BZ, 590-57-BZ, 614-57-BZ,
669-57-BZ, 670-57-A, 750-57-BZ, 781-57-BZ, 782-57-A,
844-57-BZ and 912-57-BZ.
Minutes of Regular Meeting, Tuesday Afternoon, April
15, 1958, Affecting Calendar Numbers 46-34-SA, 448-
40-SM, 895-51-SA, 741-53-SM, 596-56-SA, 408-57-SA,

COURT DECISION

Matter of Tannen, et al vs. Harris H. Murdock, et al:—On Decem-
ber 8, 1953, the Board denied an application under Section 21 of the
Zoning Resolution to permit in a residence use (G-1 area) district
the maintenance of an existing dwelling without the required rear
yard, the required front yard setback and the required side yard, also
the encroachment of stoop on side yard using more than the area
permitted; Cal. No. 14-50-BZ, Vol. II; Premises 80-63 208th Street,
Flushing, Borough of Queens.

At Special Term, Supreme Court, Mr. Justice Joseph M. Conroy
remitted the matter to the Board for reconsideration. (N.Y. Law
Journal, March 13, 1958, page 11.) The court decision is as follows:

"These proceedings to review the determination of the respond-
ents denying petitioners' application for a variance of area use,
pursuant to section 21 of the Zoning Resolution, was commenced
by the issuance of an order of certiorari, dated January 8, 1954.
Respondents served their return, verified December 31, 1957, on
January 17, 1958, and by motion, made the same day, they
moved for an order vacating the order of certiorari, dismissing
the petition, and affirming the determination under review. The
motion to dismiss the petition is denied, the determination is
annulled, and the matter is remitted for reconsideration in light
of the claim that the house was built in conformity with 'F'
area district regulations prior to the change thereof to a 'G-1'
area, which change became effective subsequent to the procure-
ment of a building loan mortgage for \$10,000 from the Franklin
Society for Home Building and Savings and the commencement,
if not the completion, of the building. It appeared upon the
argument that the open porch of the present structure was the
only portion thereof which materially varied from the require-
ments of the changed area use designation. Consideration should
therefore be given to the claim of the petitioners that the modifi-
cation proposed by them would provide a front line setback pre-
cisely the same distance of the front line of the porch of the
premises immediately adjoining to the north, and would thus
result in a dwelling which is in general keeping with the neigh-
borhood and in substantial compliance with the new area desig-
nation. Settle order."

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.
Special meetings as published in this Bulletin
All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

646-57-SM, 657-57-SA, 984-57-SA, 985-57-SA, 1001-57-
SA, 135-47-SM, 467-47-SA, 642-47-SA, 643-47-SA,
644-47-SA, 1044-47-SA, 1065-47-SA, 680-48-SM, 681-
48-SM, 980-48-SM, 1059-48-SA, 1124-48-SM—Vol. II,
1134-48-SA, 1135-48-SA, 1136-48-SA, 1137-48-SA, 1027-
40-A—Vol. III, 742-42-A, 785-56-A, 816-56-A, 67-57-A,
728-57-A, 765-57-A, 882-57-A, 836-57-A, 144-58-A,
644-54-A, 115-56-A, 814-57-A, 1039-57-A, 11-58-A,
55-58-A, 95-58-A, 120-58-A, 123-58-A, 167-58-A, 1481-22-
BZ—Vol. II, 3-29-BZ—Vol. II, 642-29-BZ—Vol. IV,
14-37-BZ—Vol. II, 92-37-BZ—Vol. III, 83-44-BZ, 545-
44-BZ—Vol. II, 992-54-BZ, 871-55-BZ, 724-50-BZ—
Vol. II, 513-56-BZ, 710-56-BZ, 724-56-BZ, 226-57-BZ,
74-33-BZ—Vol. III, 352-45-BZ—Vol. II and 169-49-
BZ—Vol. II.

(Remaining Minutes of the Meeting of April 15, 1958,
will be printed in the Bulletin of April 29, 1958).

CALENDAR

DOCKET

New Cases filed up to April 15, 1958

Cal. No. Dept. Premises Affected

196-58-BZ—B.Bx.—2590-2604 Bailey Avenue and 2587-2601 Heath Avenue, northeast corner, Block 3239, Lot 1, Borough of The Bronx, N.B. 108-58—re gasoline service station, lubritorium, car washing, salesroom, minor repairs, parking of more than 5 cars—residence use district.

197-58-SA—Clayton Steam Generator, Oil-fired, Models WHO-50, 52-212, 75 and 100, manufactured by Clayton Manufacturing Co., Appliance.

198-58-SM—Advance Hoisting Tower, Model 2500-A, manufactured by Beaver-Advance Corp., Material.

199-58-BZ—B.Bx.—950-958 Morris Park Avenue and 1740-1748 Bogart Avenue, southeast corner, Block 4096, Lots 1-4 inclusive, Borough of The Bronx, N.B. 107-58—re gasoline service station, lubritorium, car washing, minor repairs, salesrooms; parking more than 5 cars, etc.; entrances and show windows, etc.—residence use and retail use district.

200-58-BZ—B.Q.—10-16 162nd Street and 160-35 to 160-39 11th Avenue, northeast corner, Block 4579, Lot 1, Beechhurst, Borough of Queens, Amendment to N.B. 1851-57—re business use (pharmacy)—residence use district.

201-58-A—B.M.—25 Trinity Place, east side, 78 feet, 10½ inches north of Exchange Alley, Block 20, Lot 13, Borough of Manhattan, Amendment to P.A. 668-44—re egress, etc.

202-58-SM—National One Hour Hollow Metal Door, manufactured by National Metal Door and Buck Corp., Material.

203-58-A—B.B.—1000 Surf Avenue, southwest corner of Riegelman Boardwalk, Block 7286, Lot 212, Borough of Brooklyn, Alt. 1107-58—re wood construction.

204-58-A—B.R.—3881 Richmond Avenue and 4515 Amboy Road, northeast corner, Block 5497, Lot 135, Eltingville, Borough of Richmond, N.B. 1236-57—re curb cuts in bed of mapped street.

205-58-A—B.R.—1758 Victory Boulevard, southeast corner of Manor Road, Block 707, Lot 1, Four Corners, Borough of Richmond, Alt. 92-58—re lot line.

206-58-A—B.R.—1756 Victory Boulevard, south side, 99.49 feet east of Manor Road, Block 707, Lot 6, Four Corners, Borough of Richmond; under Section 35, General City Law re erection of building in bed of mapped street—proposed widening of Victory Boulevard, N.B. 213-58.

207-58-A—F.D.—250-10 Grand Central Parkway, south side, 286.21 feet west of Little Neck Parkway, Block 8401, Lot 660, Little Neck, Borough of Queens, Order No. 2350-8—re storage of liquefied chlorine.

208-58-BZ—B.Bx.—26-30 Marble Hill Avenue, east side, 231 feet 8½ inches north of West 225th Street, Block 2215, Lot 540, Borough of The Bronx, Alt. 310-58—parking and storage of motor vehicles—residence use district.

209-58-BZ—B.Bx.—1140-1146 Pelham Parkway South and 2140-2150 Williamsbridge Road, southeast corner, Block 4310, Lots 1 and 53, Borough of The Bronx, N.B. 123-58—re erection of Class A Multiple Dwelling for 65 families—partly in C and partly in E-1 area district—retail and residence use districts.

210-58-SM—Litecraft Lumirama, Corrugated Plastic Light Diffuser, manufactured by Litecraft Manufacturing Corp., Material.

211-58-BZ—B.M.—726-730 West 187th Street, south side, 100 feet west of Bennett Avenue, Block 2180, Lot 190, Borough of Manhattan, Alt. 1674-58—re parking for more than five motor vehicles—residence use district.

212-58-A—B.R.—2819 Hylan Boulevard and 535 Tysens Lane, northwest corner, Block 4256, Lot 34, New Dorp, Borough of Richmond; under Section 35, General City Law re curb cuts in bed of mapped street—proposed widening of Tysens Lane, N.B. 625-57.

213-58-A—B.B.—595 Saratoga Avenue, east side, 56 feet, 5½ inches north of Sutter Avenue, Block 3515, Lot 74, Borough of Brooklyn, Alt. 3841-57—re frame building for public occupancy; egress.

214-58-SM—Jet-Sulation Type 400, fireproofing of columns, floors, ceilings and beams, manufactured by Air-O-Therm Application Co., Inc., Material.

215-58-SM—Jet-Acoustic, Sprayed-on incombustible treatment and thermal insulation, manufactured by Air-O-Therm Application Co., Inc., Material.

Restored to Docket

529-53-BZ—B.Q.—B.Q.—73-02 Astoria Boulevard, south side, from 49th Street to Brooklyn-Queens Connecting Highway, Block 1016, Lot 450, Jackson Heights, Borough of Queens, N.B. 730-53 re use of premises as crematory—residence use district.

74-33-BZ—Vol. III—B.M.—4650-4656 Broadway and 2-16 Sherman Avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan, Alt. 949-54—re bowling alleys and garage with accessory restaurant, bar and kitchen—business and residence use district.

352-45-BZ—Vol. II—B.Q.—81-22 Rockaway Boulevard and 81-09 to 81-17 95th Avenue, southwest corner, Block 9010, Lot 26, Woodhaven, Borough of Queens, N.B. 73-58—re gasoline service station, parking, auto repairs, inspection station and car washing; ground sign—business use district.

169-49-BZ—B.R.—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond, N.B. 80-58—re gasoline service station, lubritorium, minor auto repairs, auto laundry, etc.—residence use district.

CALENDAR

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules ..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of ..	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ..	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	April 15, 1958.
Fire Alarm Rules (Interior)	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems ..	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) ..	Aug. 3, 1937—Vol. 22, No. 31
Procedure, Rules of	Nov. 13, 1956.
Smoking in Factories, Rules for ..	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1952—Vol. 37, No. 10A
Sprinkler, Rules	Mar. 4, 1958.
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting ..	June 8, 1937—Vol. 22, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	June 7, 1932—Vol. 17, No. 23
	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances

APRIL 22, 1958, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 22, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

420-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owner.
SUBJECT—Application June 4, 1957—decision of the Bor-

ough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicles belonging to patrons, customers and employees of such market.

PREMISES AFFECTED—256-262 Clinton Street and 172-196 Congress Street, southwest corner, Block 301, Lots 61, 63, 66 and 71. Borough of Brooklyn.

Laid over from March 25, 1958 to April 22, 1958, at request of attorney for objectors, applicant concurring.

948-57-BZ

APPLICANT—F. C. Dahlem and V. E. Block, for Sid-jack Realty Corp., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1691-1711 Bryant Avenue, west side, 100 feet south of East 174th Street, Block 2997, Lot 30, Borough of The Bronx.

Laid over from April 8, 1958, to April 22, 1958, at the request of an objector, applicant concurring.

671-57-BZ

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner (Temple Garage, lessee).

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, roof parking for passenger type motor vehicles on an existing garage building.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

Laid over from April 8, 1958, to April 22, 1958, applicant to file a brief with respect to application of Section 21A.

672-57-A

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner.

SUBJECT—Application September 17, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, increase in tabular height.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

674-57-BZ

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business-l use district, roof parking for passenger-type motor vehicles on an existing garage building.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

Laid over from April 8, 1958, to April 22, 1958, for further hearing after applicant has filed a brief as to application of Section 21A.

675-57-A

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction exceeding tabular limits.

PREMISES AFFECTED—153-155 West 54th Street, north side 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

CALENDAR

616-57-BZ

APPLICANT—Gustave Goldman, for Barney Scurti, owner.
SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one-story and cellar building to be used as a restaurant and apartment and the unbuilt upon portion to be used for the parking of patrons cars.

PREMISES AFFECTED—2878-2888 Linden Boulevard, south side, 40 feet west of Sapphire Street, and 314 Sapphire Street, Block 4497, Lots 4, 5, 8 and 11, Borough of Brooklyn.

944-57-BZ

APPLICANT—Moritz Simon, for 77 East 115th Street, Inc., owner; Charles Sigal, lessee.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a two-story extension for use as a retail store and office with show windows within 75 feet of a residence use district and business entrances exceeding 3 feet 6 inches in width.

PREMISES AFFECTED—75-79 East 115th Street, north side, 26 feet west of Park Avenue, Block 1621, Lots 32, 33 and 34, Borough of Manhattan.

871-57-BZ

APPLICANT—Robert Gottlieb, for John and Anna Richardson, owner.

SUBJECT—Application December 4, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, storage and parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—3812-3824 East Tremont Avenue, southwest corner of Lamport Place, Block 5562, Lots 143, 146, 147 and 148, Borough of The Bronx.

866-57-BZ

APPLICANT—Herbst and Rusciano and Leonard F. Rothkrug, for Homestead Associates, Inc., owner.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a parking lot (non-transient-pleasure type vehicles only) for a term of five (5) years.
PREMISES AFFECTED—112-118 Clarke Place, south side, 155.12 feet east of Walton Avenue, Block 2839, Lot 49, Borough of The Bronx.

446-24-BZ—Vol. II

APPLICANT—James J. Lyons, Jr., for Rose Orzo, owner.
SUBJECT—Application reopened April 9, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, facilities for car washing and minor repairs, an office and salesroom and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—772-798 East 185th Street and 2337-2349 Southern Boulevard, southwest corner, Block 3114, Lots 17, 19, 21, 23, 25 and 26, Borough of The Bronx.

93-57-BZ

APPLICANT—Ludwig P. Bono, for Jennie Minieri, owner.
SUBJECT—Application February 4, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2316 Beaumont Avenue, east

side, 315 feet north of East 183rd Street, Block 3103, Lot 14, Borough of The Bronx.

641-57-BZ

APPLICANT—Aaron Halpern, for N. F. Walker, Inc., owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the construction of a one story and cellar extension with less than the required setback and extend the use of the funeral home and for parking of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—87-34 80th Street, west side, 25.02 feet south of 87th Road, Block 8912, Lots 12, 13 and 16, Woodhaven, Borough of Queens.

424-27-BZ—Vol. II

APPLICANT—Robert J. Crinnion, for Antmar Realty Corp., owner; Gerhard Motors, Inc., lessee.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use of an existing two-story building from store and public garage to an automobile showroom, motor vehicle repair shop to service cars sold by the agency and storage of new cars for a stated term of ten (10) years.

PREMISES AFFECTED—2431 Boston Post Road, northwest corner of Waring Avenue and 2410 White Plains Road, Block 4430, Lot 4, Borough of The Bronx.

304-38-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a one and one-half height district, the erection of two additional floors to the East 37th Street section of the present central telephone exchange building exceeding the permitted height.

PREMISES AFFECTED—221-231 (221 Official) East 37th Street, north side, 230 feet west of Second Avenue and 218-222 East 38th Street, Block 918, Lot 14, Borough of Manhattan.

58-41-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Isadore Gootzeit, owner.

SUBJECT—Application reopened April 24, 1957 as Vol. III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry extension to be used as a non-storage garage for more than five (5) motor vehicles or truck trailers, reduce the seven one car garages to a five (5) car garage and convert the two car garage to an auto laundry—non automatic.

PREMISES AFFECTED—67-12 to 67-18 73rd Place, west side, 107 feet 4¾ inches south of Metropolitan Avenue, Block 3667, Lot 362, Middle Village, Borough of Queens.

871-49-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Melmar Development Corp., owner, Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business and residence use district, a fifteen (15) foot rear extension to an existing auto seat cover establishment to provide a one bay minor motor vehicle repair shop for the replacement of muffler and tailpipes.

PREMISES AFFECTED—591 East Fordham Road, north side, 128 feet east of Hoffman Street and 584-588 East 191st Street, Block 3273, Lots 261 and 263, Borough of The Bronx.

CALENDAR

45-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Gabriel H. Luff, owner; Luff's Hardware, Inc., lessee.

SUBJECT—Application reopened January 14, 1958 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and retail use district, the parking and storage of more than five (5) motor vehicles for patron and employees of the adjoining hardware store, the parking to be on the residence portion of the plot.

PREMISES AFFECTED—254-01 Northern Boulevard, northeast corner of Westmoreland Street, Block 8138, Lot 42, Little Neck, Borough of Queens.

589-57-BZ

APPLICANT—Guerino Salerni, for Mary Manzollilo, owner.

SUBJECT—Application August 5, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail and residence use district, the use of vacant land for parking motor vehicles.

PREMISES AFFECTED—31-48 48th Street, west side, 316.21 feet north of Newtown Road, Block 727, Lot 57, Astoria, Borough of Queens.

788-56-BZ—Vol. II

APPLICANT—Boris W. Dorfman, for Louis Dorfman, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the extension of an existing parking lot for the sale of used cars by the addition of an adjoining lot.

PREMISES AFFECTED—1947-1949 Bruckner Boulevard, north side, 103 feet east of Virginia Avenue, Block 3787, Lots 50 and 51, Borough of The Bronx.

235-31-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Mae Weissberg, owner.

SUBJECT—Application reopened February 4, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7f and 21 of the Zoning Resolution, to permit in a business use district, the extension of the present use of auto repair shop, welding, body and fender work, incidental paint and spray work, office and sale of accessories, parking and storage, sale and display of more than five (5) motor vehicles, two lubrication pits and one lift by adding thereto the use of gasoline service station and spraying of undercoating for a stated term of fifteen (15) years.

PREMISES AFFECTED—701-705 Utica Avenue, east side, 50 feet south of Clarkson Avenue, Block 4637, Lot 41, Borough of Brooklyn.

753-57-BZ

APPLICANT—Leonard F. Rothkrug, for Prisco Luongo, owner; Dolphas Kelly, doing business as Kelly's Auto Repairs, lessee.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use from storage to motor vehicle repair shop in the existing one story extension for a term of ten (10) years.

PREMISES AFFECTED—1263 Bedford Avenue and 9 Herkimer Street, northeast corner, Block 1860, Lot 1, Borough of Brooklyn.

38-50-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Thomas Loughran, owner.

SUBJECT—Application reopened December 3, 1957 as Vol. III—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local

retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

PREMISES AFFECTED—2200-2208 Chatterton Avenue and 1014-1028 Castlehill Avenue, southeast corner, Block 3815, Lot 6, Borough of The Bronx.

665-53-BZ

APPLICANT—Sidney H. Kitzler, for George Massabni, owner.

SUBJECT—Application reopened March 18, 1958 reopened for consideration as to extension of time to complete—decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district the use of more than the permitted percentage of structure for manufacturing use.

PREMISES AFFECTED—9108-9110 5th Avenue, west side, 50 feet south of 91st Street, Block 6087, Lot 21, Borough of Brooklyn.

717-57-BZ

APPLICANT—Albert Melniker, for Beatrice and Clara Migliori, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution to permit in an unrestricted and business use district, a variance to erect and maintain a gasoline service station, lubricatorium, car washing (non automatic), minor motor vehicle repairs with hand tools only, sale of accessories and parking for more than five (5) motor vehicles.

PREMISES AFFECTED—373-385 Tompkins Avenue and 174-182 Lynhurst Avenue, northeast corner, Block 2843, Lot 1, Rosebank, Borough of Richmond.

Laid over from March 25, 1958, to April 22, 1958, for applicant to file a survey of the block front and for both streets, one additional photograph of the site and file an Administrative Appeal as to street widening.

624-57-BZ

APPLICANT—Robert J. Crinnion, for Robert Ahders, owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the change in use of two existing buildings from stores to garages and the use of the unbuilt upon portion for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1210-1212 Ogden Avenue, east side, 128 feet south of West 168th Street, Block 2516, Lots 17 and 18, Borough of The Bronx.

Laid over from April 8, 1958, to April 22, 1958, for inspection and decision; hearing closed.

802-57-BZ

APPLICANT—Paul Trapani, for Josephine Recucci, and Angela Spada, owners.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of two (2) two-family homes.

PREMISES AFFECTED—3434-3440 Country Club Road, northwest corner of Agar Place, Block 5409, Lots 379 and 380, Borough of The Bronx.

Laid over from April 8, 1958, to April 22, 1958, for inspection and decision; hearing closed.

724-57-BZ

APPLICANT—Robert Gottlieb, for Peter H. Galasso, owner.

SUBJECT—Application October 9, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the

CALENDAR

parking and storage of more than five (5) pleasure type motor vehicles for a term of five (5) years.
PREMISES AFFECTED—921 Mace Avenue, northwest corner of Radcliff Avenue, Block 4445, Lots 1 and 66, Borough of The Bronx.

Laid over from April 8, 1958, to April 22, 1958, for inspection and decision; hearing closed.

887-56-BZ

APPLICANT—David Berg, substituted for Charles C. Weinstein, for Alfred Simon, owner.

SUBJECT—Application December 28, 1956—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, utility room, office and sale of accessories, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1412-1420 Edward L. Grant Highway, east side, 34 feet south of Plimpton Avenue, Block 2874, Lots 3, 5, 6, 8 and 9, Borough of The Bronx.

Laid over from November 19, 1957, to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957; then to January 7, 1958, for further inspection and decision; then laid over for decision; date to be set; then set for March 11, 1958; then to April 8, 1958, for further hearing. subject to the regular procedure, waiving all requirements except notice by regular mail to affected property owners and applicant to certify to the Board such notices have been mailed; then to April 22, 1958, for inspection and decision; hearing closed.

910-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Gregmal Realty Corp., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, utility room, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2309-2319 8th Avenue and 301-315 West 124th Street, northwest corner, Block 1951, Lot 29, Borough of Manhattan.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed; then to April 22, 1958, at the request of applicant.

832-57-BZ

APPLICANT—Richard B. Rutledge, for St. John Baptist Church, owner.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles of the pleasure type only.

PREMISES AFFECTED—455 West 152nd Street, north side, 151 feet west of St. Nicholas Avenue, Block 2067, Lot 16, Borough of Manhattan.

Laid over from February 25, 1958, to April 8, 1958, for inspection and decision; hearing closed; then to April 22, 1958, applicant to be notified to be present.

222-57-BZ

APPLICANT—I. G. L. Molloy, for Embers Realty Corp., owner.

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a F area district, the erection of a six-story and cellar Class A Multiple Dwelling.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

Laid over from January 14, 1958, to March 18, 1958, for consideration and decision; with permission to applicant to

file further statement; hearing closed; then to April 8, 1958 at the request of the applicant to obtain a new decision from the Building Department; then to April 22, 1958, for decision.

HARRIS H. MURDOCK, *Chairman*.

APRIL 22, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 22, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

56-58-A

APPLICANT—Samuel Rosenblum, for Henry Baker, et al., owners.

SUBJECT—Application February 14, 1958—Appeal from a decision of the Borough Superintendent, re Class III construction, commercial occupancy—re stairs, etc.

PREMISES AFFECTED—519 Madison Avenue, east side, 80 feet, 5 inches East 53rd Street, Block 1289, Lot 23, Borough of Manhattan.

773-57-A

APPLICANT—H. E. Horwood for Dwight C. Harris, Rex Perpall and Lita Harris, owners.

SUBJECT—Application October 30, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, factory, egress, etc.

PREMISES AFFECTED—196-198 Chambers Street, south side, 96 feet, 6 inches east of West Street, Block 138, Lot 34, Borough of Manhattan.

2-58-A

APPLICANT—Robert Gottlieb, for Rose Rosen, owner.

SUBJECT—Application January 7, 1958—Appeal from a decision of the Borough Superintendent, re extension of commercial use in Frame building.

PREMISES AFFECTED—1335 Webster Avenue, west side, 322.49 feet north of East 169th Street, Block 2887, Lot 173, Borough of The Bronx.

968-57-A

APPLICANT—John F. Fitzsimons, for Anthony and Rose Rifilato, owners.

SUBJECT—Application December 26, 1957—filed pursuant to section 35, General City Law re premises in bed of mapped street—89th Avenue.

PREMISES AFFECTED—87-62 133rd Street, northwest corner of 89th Avenue, Block 9340, Lot 136, Richmond Hill, Borough of Queens.

940-28-A—Vol. II

APPLICANT—D.N.T. Realty Company, owner; Eastern Cabinet Company, Inc., lessee.

SUBJECT—Application reopened May 15, 1956 as Vol. II—re Appeal from an order of the Fire Commissioner—re standpipe system.

PREMISES AFFECTED—78-16 Cooper Avenue, south side, 37.50 feet west of 79th Place, Block 3803, Lots 14 and 34, Glendale, Borough of Queens.

147-49-A—Vol. III

APPLICANT—Leonard F. Rothkrug, for Diller-Quaile Music School, Inc., owner.

SUBJECT—Application reopened November 7, 1956 as Vol. III—re Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—24 East 95th Street, south side, 81 feet 9½ in. west of Madison Avenue, Block 1506, Lot 60, Borough of Manhattan.

422-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Mario Bencivenza, owner.

SUBJECT—Application reopened February 5, 1957 as Vol.

CALENDAR

II—re Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—638 Lorimer Street, east side, 25 feet south of Jackson Street, Block 2747, Lot 7, Borough of Brooklyn.

860-57-A

APPLICANT—David Crystal, Inc., lessee (113 West 18th Street, Inc., owner).

SUBJECT—Application November 8, 1957—Appeal from an order and a decision of the Fire Commissioner, re Exit Locks, factory.

PREMISES AFFECTED—113-123 West 18th Street, north side, 149 feet west of Avenue of The Americas and 110-120 West 19th Street; 5th floor, Block 794, part of Lot 17, Borough of Manhattan.

104-58-A

APPLICANT—Charles Abrahams for Ruth Levy, owner; National Backing Corp., lessee.

SUBJECT—Application March 6, 1958—Appeal from decisions of the Borough Superintendent, re manufacture inflammable mixture—tanks, ventilating flue, etc.

PREMISES AFFECTED—38-25 9th Street, east side, 210.29 feet south of 38th Avenue, Block 475, Lot 24, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

APRIL 23, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning*, April 23, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

1039-57-A

APPLICANT—Latham C. Squire, for Brause and Brause, adjoining property owners.

OWNER OF PREMISES: Teachers Insurance and Annuity Association of America; Central Third Corp., lessee.

SUBJECT—Application December 20, 1957—Appeal from a decision of the Borough Superintendent re Revocation of Permit issued re N.B. 102-56.

PREMISES AFFECTED—730 3rd Avenue, west side, from East 45th to East 46th Streets, Block 1300, Lots 31 and 41, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

APRIL 29, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 29, 1958 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

831-57-BZ

APPLICANT—Herbert Gretsche, for New York City Housing Authority, owner; Frostone Corporation, lessee.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five pleasure type motor vehicles on a plot located within a public housing development for the personnel of an electronic research company located on the lot abutting the site for a term of two years.

PREMISES AFFECTED—212 Tillary Street, south side, 178 feet and 17/8 inches east of Prince Street, Block 2050, part of Lot 1, Borough of Brooklyn.

920-57-BZ

APPLICANT—Reuben Rappaport, for David Meredith Hare, owner.

SUBJECT—Application December 17, 1957—decision of

the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of a one story extension occupying more than the permitted area and to be used as a sculptors studio by the tenant owner.

PREMISES AFFECTED—34 Leroy Street, south side, 60 feet east of Bedford Street, Block 586, Lot 6, Borough of Manhattan.

16-57-BZ

APPLICANT—D. Salvati and Son, for Pasquale Palagano, owner.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of the vacant portion of the site for the parking and storage of motor vehicles both day and night.

PREMISES AFFECTED—1836-1838 Bergen Street, south side, 300 feet east of Ralph Avenue, Block 1451, Lot 22, Borough of Brooklyn.

112-57-BZ

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.

SUBJECT—Application February 8, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of parking lots for the parking and storage of more than five (5) motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—59-10 Rockaway Beach Boulevard, northwest corner of Beach 59th Street; 215 Beach 59th Street, west side, 55.29 feet south of Arverne Boulevard, Block 384, Lots 2 and 8; 60-10 Rockaway Beach Boulevard, northwest corner of Beach 60th Street and 217 Beach 60th Street, west side, 85.35 feet south of Arverne Boulevard, Block 385, Lots 62 and 68, Rockaway Beach, Borough of Queens.

113-57-A

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.

SUBJECT—Application February 8, 1957—pursuant to section 35, General City Law re premises partly in bed of mapped streets—Beach 59th and Beach 60th Streets.

PREMISES AFFECTED—59-10 Rockaway Beach Boulevard, northwest corner of Beach 59th Street; 215 Beach 59th Street, west side, 55.29 feet south of Arverne Boulevard, Block 384, Lots 2 and 8; 60-10 Rockaway Beach Boulevard, northwest corner of Beach 60th Street and 217 Beach 60th Street, west side, 85.35 feet south of Arverne Boulevard, Block 385, Lots 62 and 68, Rockaway Beach, Borough of Queens.

152-57-BZ

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.

SUBJECT—Application February 8, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a parking lot.

PREMISES AFFECTED—214 Beach 59th Street, east side, 48.96 feet south of Arverne Boulevard, Block 380, Lot 40, Rockaway Beach, Borough of Queens.

153-57-A

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.

SUBJECT—Application February 8, 1957—filed pursuant to section 35, General City Law re premises located in bed of mapped street—Beach 59th Street.

PREMISES AFFECTED—214 Beach 59th Street, east side, 48.96 feet south of Arverne Boulevard, Block 380, Lot 40, Rockaway Beach, Borough of Queens.

CALENDAR

939-57-BZ

APPLICANT—Harry A. Yarish, for Charles Krebs, owner; Solomon Schneider, lessee.

SUBJECT—Application December 19, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit an E-1 area district, the continuance of an existing one-story building for use as a diner, that encroaches on the required rear yard.

PREMISES AFFECTED—248-18 Sunrise Highway, south side, 89.22 feet and 111.57 feet east of Hook Creek Boulevard, Block 13623, Lot 19, Rosedale, Borough of Queens.

166-55-BZ—Vol. II

APPLICANT—Paul Friedman, for Warren J. Heeg and Thomas Adams, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, automatic car wash, lubricatory, minor repairs with hand tools only, office, storage and sale of automobile accessories, parking and storage of more than five (5) motor vehicles with ground signs in a retail use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—105-19 to 105-37 Horace Harding Expressway and 59-02 to 59-28 Granger Street, northwest corner; 105-20 to 105-38 Westside Avenue, and 60-01 to 60-11 Xenia Street, Block 1963, Lot 5, Corona, Borough of Queens.

1132-39-BZ—Vol. II

APPLICANT—De Rose and Cavalieri, for J. Clarence Davies, Inc., owner.

SUBJECT—Application reopened January 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story extension to an existing one story commercial building occupied by two retail stores into the residence use district.

PREMISES AFFECTED—31, 32, 33, 34 Westchester Square, west side, 185.515 feet south of Frisby Avenue and 2584-2588 Frisby Avenue and 1420-1434 Benson Street, Block 3984, Lots 4, 5, 6, 7, 8, 9 and 30, Borough of The Bronx.

453-46-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Herman Birnbaum, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline service station for the following uses, office, lubricatorium, auto repairs with hand tools only, auto laundry and the parking of cars awaiting service with a curb cut and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—3437-3445 Fort Hamilton Parkway and 2-12 Chester Avenue, southwest corner, Block 5302, Lot 48, Borough of Brooklyn.

603-57-BZ

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the subject premises for business purposes (offices).

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

604-57-A

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction—commercial use.

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

122-39-BZ—Vol. II

APPLICANT—William S. Worrall, Jr., for The Cord Meyer Company, owner; Maxwell Strauss, lessee.

SUBJECT—Application reopened December 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the erection of a one-story building to be maintained for use as a high speed auto laundry and car polishing establishment with parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—88-14 to 88-26 (88-20 official) Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

800-57-BZ

APPLICANT—Leonard F. Rothkrug, for Mildred Cohen, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory auto laundry—non automatic, auto repair shop with hand tools only, lubricatorium, office and sales, all for a term of fifteen (15) years.

PREMISES AFFECTED—1290-1304 Remsen Avenue, southwest corner of Avenue J, Block 8040, Lot 61, Borough of Brooklyn.

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent, under sections 7c and 7A of the zoning resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubricatorium, car washing, parking and storage of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

Laid over from March 11, 1958, to April 8, 1958, for further hearing after applicant has corrected his plans; then to April 29, 1958, for applicant to file new list of owners; for inspection and for continued hearing.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechhurst, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for consultation with engineer as to revision of plans and for inspection and decision; hearing closed; then to April 29, 1958, for applicant to confer with examiner and submit a revised plan.

864-56-BZ

APPLICANT—Robert S. Hansen, for The Cord-Meyer Co., owner (owner under contract: Irving Sussman).

SUBJECT—Application December 18, 1956—decision of the

CALENDAR

Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen (15) years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—59-65 Fresh Pond Road, south-east corner of 59th Drive, (Mount Olivet Avenue); Block 2756, Lot 18, Maspeth, Borough of Queens.

Laid over from March 11, 1958, to April 8, 1958, for hearing after applicant has sent out required notice to property owners and filed proof of service with the Board; then to April 29, 1958, for inspection and decision; hearing closed.

961-57-BZ

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a one story building from minor motor vehicle repair shop to receiving, storage and shipping of United States serviceman's belongings.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet 11¼ inches east of 18th Avenue, Block 5480, Lot 14, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, at the request of an objector; then to April 29, 1958, for inspection and decision; hearing closed.

962-57-A

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—Appeal from a decision of the Borough Superintendent; re area of Class III construction excessive.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet, 11¼ inches east of 18th Avenue, 1st floor; Block 5480, Lot 14, Borough of Brooklyn.

988-57-BZ

APPLICANT—Wechsler and Schimenti, for Vincent Alessi and D. Schimmenti, owners; Michael Sforza, lessee.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a retail use district, the change in use of an existing building from a garage to a motor vehicle repair shop.

PREMISES AFFECTED—145-10 Liberty Avenue, south side, 75.04 feet east of Inwood Street, Block 10046, Lot 4, Richmond Hill, Borough of Queens.

Laid over from April 8, 1958, to April 29, 1958, for inspection and decision; hearing closed.

821-48-BZ—Vol. II

APPLICANT—William A. Giesen, for Silver Crest Farms, Inc., owner.

SUBJECT—Application reopened November 27, 1957 as Vol. II—re decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, for a term of ten years, the operation of a private parking lot for more than five motor vehicles.

PREMISES AFFECTED—81-17 Caldwell Avenue and 60-30 82nd Street, northwest corner, Block 2919, Lots 38, 42 and 47, Elmhurst, Borough of Queens.

Laid over from April 8, 1958, to April 29, 1958, for inspection and decision; hearing closed.

917-57-BZ

APPLICANT—A. H. Salkowitz, for Famtan, Inc., owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7c and 7h of

the Zoning Resolution, to permit in a residence and retail use district, the erection of a supermarket and accessory free parking area with curb cuts and retail exits on the residence portion of the plot.

PREMISES AFFECTED—43-20 Bell Boulevard, west side, 90 feet south of 43rd Avenue, Block 6287, Lot 1, Bayside, Borough of Queens.

Laid over from April 8, 1958, to April 29, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

APRIL 29, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 29, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

580-54-SA

APPLICANT—Jackson & Church Company, owner. I. T. Hecht, Agent.

SUBJECT—Application July 2, 1954—Jackson & Church Gas-fired Suspended Units, Models GA-350, GA-450, the GS Series and the GU Series, approval of.

697-54-SM

APPLICANT—Safway Steel Products, Inc., owner.

SUBJECT—Application September 10, 1954—Safway Material Hoist Tower, approval of.

248-56-SA

APPLICANT—The Wayne Pump Company, owner.

SUBJECT—Application March 15, 1956—Wayne Power-Operated Discharge Device (for dispensing gasoline) Models 90, 90X and 90-1-198, approval of.

249-56-SA

APPLICANT—The Wayne Pump Company, owner.

SUBJECT—Application March 15, 1956—Wayne Power Operated Discharge Device (for dispensing gasoline) Models 600, 605, 605X, approval of.

331-56-SM

APPLICANT—The Flour City Ornamental Iron Company, owner.

SUBJECT—Application April 13, 1956—Flour City Passenger Elevator Door and Frames, approval of.

304-57-SA

APPLICANT—Charles M. Spindler, for Erie City Iron Works, owner.

SUBJECT—Application March 29, 1957—Erie City Iron Works Combination Gas and Heavy Oil Rotary Burner, approval of.

305-57-SA

APPLICANT—Charles M. Spindler, for Erie City Iron Works, owner.

SUBJECT—Application March 29, 1957—Erie City Iron Works, Model RGO Combination Gas and Light Oil Rotary Burner, approval of.

364-57-SA

APPLICANT—Charles M. Spindler, for Erie City Iron Works, owner.

SUBJECT—Application April 8, 1957—Erie City Iron Works Steam Atomizing Oil Burner, approval of.

366-57-SM

APPLICANT—Ever-Tite Coupling Company, Inc., owner.

SUBJECT—Application April 16, 1957—Ever-Tite Gauge Box Closer, Ever-Tite 2C411R and Ever-Tite 3C413N, approval of.

CALENDAR

769-57-SA

APPLICANT—Erie Meter Systems, Inc., owner. F. E. Carney, Agent.

SUBJECT—Application October 14, 1957—Erie Remote Control Gasoline Dispensers, Models 842, 845, 849, 949-1, 240-5, 241-5 and 140-5, approval of.

771-57-SA

APPLICANT—Erie Meter Systems, Inc., owner. F. E. Carney, Agent.

SUBJECT—Application October 14, 1957—Erie 303, 305 and 307 Submersible Pump, approval of.

789-57-SM

APPLICANT—The Browne Window Mfg. Co., owner. Universal Builders Supply Company, Inc., Agent.

SUBJECT—Application October 10, 1957—Browne Window Manufacturing Company, Inc., Aluminum Window, approval of.

829-48-SA

APPLICANT—The Nu-Way Corporation, owner.

SUBJECT—Application reopened July 2, 1957 for amendment of resolution as to additional models and trade names, namely Models J, K, L, H, CO, IXL and trade names Afco, Bard Leeson, Meyer, Power Oil, Rudy, Thatcher, Waterbury, Fitzgibbons, Mueller Climatrol, Bryan Steam Round Oak, Perfectaive, General Electric, Shepherd, Frontier, Ingersoll, Janitrol, Milwaukee Supreme, Oil Electric, Queen City, Permaglas, Spencer Heater, Weil-McLain, Sooner, Sun, Patten, Syncromatic, Meredian, Repco, Thermo Oil-O-Matic, Chrysler Airtemp, Certified Oil, Hall-Neal Victor, J & C, Fire Power-O-Matic, McDonald and Silver Seal Oil Burners; previously approved.

359-50-SA

APPLICANT—Altorfer Brothers Company, owner.

SUBJECT—Application reopened October 23, 1956 for amendment of resolution as to additional models of Automatic Washers, Models 92, 82, 72, 52, 62 and 42 and to market under additional trade name of Kelvinator, Models WAG-9, WAG-6, WAG-5, WAG-2, WAG-1, WAH-10, WAH-9, WAH-6, WAH-5, WAH-2 and WAH-1—re Home Laundry Automatic Washer, Models 50 and 53; previously approved.

360-50-SA

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application reopened May 28, 1957 for amendment of resolution as to additional model oil burner ABC Models 40, 58 and 55K and additional trade names Day & Night Mfg. Co., Monrovia, California, under the trademark name Day & Night Model 55-J; Bryant Mfg. Co., Indianapolis, Indiana, under the trade name Bryant Model 55-J; Perfection Industries, Inc., Cleveland, Ohio under trade name of Perfection Model 55-J; Prat-Daniel Corp., Norwalk, Conn., Thermo Flo Model 55-J; Carrier Corp., Syracuse, N. Y., Carrier Oil Burner Models 38-M 105K-301, 38-M 105K-401, 38-M 140K-301, 38-M 140K-401, 38-N 175K-301, 38-N 175K-401—re Solar Flame Oil Burner, Model 55A, Crane Line, Model 5114 and Airline Oil Burner, Model FOB155A, Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner, Model 55, Norge-Heat Oil Burner, Model FOB 55, Radiation Oil Burner, Model 55, Richmond Oil Burner P10A, P11A and P12A, Rybolt Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heat Oil Burner, Model 80, Fitzgibbons Oil Burner, Model 50 and Kewanee Oil Burner, Model 55, The Hess Company, Hess Oil Burner, Model 55, Ingersoll Steel Division, Borg Warner Corporation, Ingersoll Oil Burner, Model 55, Ko-Z-Aire Company, Ko-A-Aire Oil Burner, Model 55, Kiske Products Incorporated, Kensico Oil Burner, Model 55, Utica

Radiator Corporation, Utica Oil Burner, Model 55, Dunkirk Radiator Corporation, Dunkirk Oil Burner, Model 55, International Heater Company of Utica, New York, under the trade name of International Economy and Economy 55AZ, The Coleman Company, Wichita, under the trade name Coleman Model 194-700, 194-705, 595-700, 592-700, 595-705 and 592-705 and by the Timkin Silent Automatic Divisions of Timkin Detroit Axle Company, under the trade name Silent Automatic Models 80-HOA, 996-HOA, 135-HOA, 148-HOA, 132-HOA and 90-HOA. The Crane Company, Chicago, Illinois, under the trade name of Crane Line Oil Burner, Model 4606, 4608, 4869, 4870 and 4871 and 4868. Jackson and Church under the trade name Jackson and Church Poweroil Model JC-55A and Power Oil Model 55-A. Rybolt Heater Company under trade name of Rybolt Model 55A, Firewel Company under trade name of Firewel Burner Model 55A, Lycoming-Spencer under trade name of Spencer Heater Model 55A, National U. S. Oil Burner, Model 55A. Richmond Oil Burner, Models P10AA, P10AAE and P10AA3 and Carrier Oil Burner, Models 39M-175K-101, 38M-175K-201, 38M-105K-101, 38M-105K-201, 38M-140K-101, 38M-140K-201 and by Westinghouse Electric Corp. Air-Conditioning Division under the trade name Westinghouse Model 55A and by the H. B. Smith Company under the trade name Smith ABC Burner; previously approved.

881-55-SA

APPLICANT—Hoyt Manufacturing Corp., owner.

SUBJECT—Application reopened February 13, 1957 for amendment of resolution as to include additional model of gas-fired clothes dryer, "Twinette"—re Dryerette, Jr., gas-fired laundry dryer; previously approved.

HARRIS H. MURDOCK, *Chairman.*

MAY 6, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 6, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

216-57-BZ

APPLICANT—Henry Kohler, for F.G.A. Construction Corp., owner.

SUBJECT—Application March 21, 1957—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a masonry building covering the entire 80 foot x 100 foot plot and to be used for storage of buildings materials and office.

PREMISES AFFECTED—242-248 East 89th Street, west side, 200 feet north of Ditmas Avenue, Block 7913, Lots 52, 53, 54 and 55, Borough of Brooklyn.

Laid over from April 15, 1958 to May 6, 1958, at request of the applicant, who stated that the owner is negotiating the sale of the property for a conforming use.

867-57-BZ

APPLICANT—H. M. Karson, for Hong Yick Realty Corp., owner; Min Sang Laundry, lessee.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the construction of a mezzanine floor, elevate the roof and extend the laundry use.

PREMISES AFFECTED—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

Laid over from April 15, 1958, to May 6, 1958, for hearing at request of objector; applicant to send new notices by registered mail to property owners in the area of notification.

CALENDAR

889-57-BZ

APPLICANT—Charles M. Spindler, for John Scotti, owner.
SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the change in occupancy from a building material supply yard and the manufacture of cement blocks to automobile wrecking yard, sale of new and used car parts, sale and display of new cars on a portion of the lot and the sale of new and used plumbing supplies and the storage of lumber on a portion of the lot.

PREMISES AFFECTED—114-15 New York Boulevard (114-11 to 114-35), east side, 87.14 feet south of Linden Boulevard, Block 12327, Lot 8, Jamaica, Borough of Queens.

916-46-BZ—Vol. II

APPLICANT—Henry George Greene, for Joseph Carrollo, owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7e and 7A of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor car repairs, office, sales area, storage and utility room.

PREMISES AFFECTED—35-12 to 35-22 (35-12 official) Francis Lewis Boulevard and 36-07 to 36-11 194th Street, southeast corner, Block 5318, Lot 25, Flushing, Borough of Queens.

574-21-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Emil Mosbacher, owner; Red and White Markets, Inc., lessee.

SUBJECT—Application reopened February 11, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the small area which is in the residence use district and which is now part of the present theatre, to be used as part of the proposed food market.

PREMISES AFFECTED—1-15 East Kingsbridge Road and 2658-2690 Jerome Avenue, northeast corner, Block 3317, Lot 6, Borough of The Bronx.

215-50-BZ—Vol. II

APPLICANT—Elliot Saltzman, for Hannah Schwartz, owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7h, 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, minor auto repair shop with hand tools only, office and auto accessory salesroom, and parking and storage of more than five (5) motor vehicles for a term of twenty-five (25) years.

PREMISES AFFECTED—2228-2250 Linden Boulevard, south side, from Ashford Street to Cleveland Street; 797-805 Ashford Street and 886-896 Cleveland Street, Block 4359, Lots 1 and 6, Borough of Brooklyn.

463-57-BZ

APPLICANT—Larry Meltzer, for M.J.F. Realty Corp., owner.

SUBJECT—Application June 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles for patrons and employees of the factory.

PREMISES AFFECTED—94-21 83rd Street, east side, 100.16 feet north of 95th Avenue, and 94-16 84th Street, Block 9014, Lot 13, Ozone Park, Borough of Queens.

958-57-BZ

APPLICANT—Burke, Green and Groh, for L. and S. Packing Co., Inc., owner.

SUBJECT—Application December 23, 1957—decision of the

Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing one-story building from a garage to a food processing factory.

PREMISES AFFECTED—30-55 80th Street, east side, 100 feet north of 31st Avenue, Block 1129, Lot 45, Jackson Heights, Borough of Queens.

539-57-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Casper P. Colla, for Anthony DiGiovanni, owner; Shell Oil Company, lessee.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection of a one story extension to an existing building and maintain a gasoline service station, auto repair shop, auto safety inspection, auto laundry—non automatic, lubritorium, sale of auto accessories and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—141-145 Throop Avenue and 199-203 Hopkins Street, northeast corner, Block 1723, Lot 1, Borough of Brooklyn.

947-57-BZ

APPLICANT—Andrew Di Camillo, for Vincenza Mondrone, owner; James Scaffa, lessee.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in occupancy of two two-car garages to motor vehicle repair shop.

PREMISES AFFECTED—2237-2247 (2229 displayed) Bath Avenue and 166-172 (160 displayed) Bay 32nd Street, northwest corner, Block 6416, Lot 1, Borough of Brooklyn.

710-57-BZ

APPLICANT—Albert Melniker, for Rosecroft Manor Development Corp., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4379 Hylan Boulevard, 4300 Richmond Avenue, southwest corner and 411 Lyndale Avenue, Block 5348, Lot 51, Eltingville, Borough of Richmond.

711-57-BZ

APPLICANT—Albert Melniker for Rosecroft Development Corp., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4401 Hylan Boulevard, 412 Lyndale Avenue, southwest corner and 411 Retford Avenue, Block 5348, Lot 400, Eltingville, Borough of Richmond.

712-57-BZ

APPLICANT—Albert Melniker, for Grosvenor Park, Inc., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4423 Hylan Boulevard, 416 Retford Avenue, southwest corner and 425 Preston Avenue, Block 5349, Lot 1, Eltingville, Borough of Richmond.

713-57-BZ

APPLICANT—Albert Melniker, for Grosvenor Park, Inc., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of

CALENDAR

the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4449 Hylan Boulevard, 426 Preston Avenue, southwest corner and 221 Hales Avenue, Block 5350, Lot 1, Eltingville, Borough of Richmond.

928-57-BZ

APPLICANT—Charles M. Spindler, for Macjab Realty Corp., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing-non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business signs, show windows, and business entrance within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2456-2470 McDonald Avenue and 248-258 Avenue W, southwest corner, Block 7170, Lots 10 and 11, Borough of Brooklyn.

267-57-BZ

APPLICANT—Henry Kohler, for Anna Losquadro, owner.

SUBJECT—Application March 25, 1957—decision of the Borough Superintendent, under sections 21 and 7e of the Zoning Resolution, to permit in a D area, business use district, the continuance of an existing building occupying more than the permitted area, due to a sub-division of the plot and extend the present use of storage of building materials to include the parking of not more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

378-57-A

APPLICANT—Henry Kohler, for Anna Losquadro, owner.

SUBJECT—Application May 7, 1957—Appeal from a decision of the Borough Superintendent, re means of exit.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

524-56-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Joseph R. Aievoli, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7A and 21 of the Zoning Resolution, to permit in a local retail use district, the erection of one-story and cellar structure to be used as an undertaking establishment which differs from the original application and with business entrances and exits within 75 feet of a residence use district.

PREMISES AFFECTED—1275-1277 65th Street and 6422-6424 13th Avenue, northwest corner, Block 5746, Lot 46, Borough of Brooklyn.

1011-57-A

APPLICANT—Ferdinand Savignano, for Joseph R. Aievoli, owner.

SUBJECT—Application December 2, 1957—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—1273-1283 65th Street and 6422-6424 13th Avenue, northwest corner, Block 5746, Lot 46, Borough of Brooklyn.

374-57-BZ

APPLICANT—Roe and Kramer, for Olga B. Nielsen, owner.

SUBJECT—Application May 6, 1957—decision of the Borough Superintendent, under section 7c and 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from office, storage

of canned goods and three (3) car garage by the substitution of light manufacturing in the place of the storage of canned goods.

PREMISES AFFECTED—44-01 52nd Avenue, northeast corner of 44th Street, Block 2533, Lots 40 and 44, Maspeth, Borough of Queens.

224-57-BZ

APPLICANT—Haus and Bresin, for Adele Wilson and Elsie Katz, owners.

SUBJECT—Application March 26, 1957—(decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, offices, sale of auto accessories and minor repairs with hand tools only for the stated term of fifteen (15) years.

PREMISES AFFECTED—72-01 to 72-11 (72-05 official) Northern boulevard, and 32-59 to 32-69 72nd street, northeast corner, Block 1168, Lots 42 and 46 (42-new), Jackson Heights, Borough of Queens.

Laid over from October 1, 1957, to October 8, 1957, at the request of an objector; then to November 19, 1957, for inspection and decision; hearing closed; then to December 10, 1957, for further inspection and decision; then to January 7, 1958, for further consideration and decision; then laid over from January 7, 1958, for decision; date to be set; then set for May 6, 1958.

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs with hand tool only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed; then to April 8, 1958, for inspection and decision; hearing closed; then to May 6, 1958, for applicant to file plan showing proposed fencing of existing lot and adjoining lot 65.

987-57-BZ

APPLICANT—Paul Friedman, for Carrie Lessner, Meyer Lessner and Anna Lessner, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h, 7i and 7A of the Zoning Resolution, to permit on a plot located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles with entrances within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1888-1898 Jerome Avenue, southeast corner of East 177th Street, Block 2852, Lot 9, Borough of The Bronx.

Laid over from March 25, 1958 to April 15, 1958, at request of the applicant; no further requests for adjournment to be considered; then to May 6, 1958, for inspection and decision; hearing closed.

77-57-BZ

APPLICANT—George J. Regan, for Curtis Baar, owner.

SUBJECT—Application February 1, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, to use

CALENDAR

and maintain the premises as a day care agency, day camp and accessory dwelling.

PREMISES AFFECTED—150-12 Powells Cove Boulevard, southwest corner of 4th Avenue, Block 4508, Lot 7, Whitestone, Borough of Queens.

Laid over from April 15, 1958 to May 6, 1958, for inspection and decision; hearing closed.

78-57-A

APPLICANT—George J. Regan, for Curtis Baar, owner.
SUBJECT—Application February 1, 1957—Appeal from a decision of the Borough Superintendent, re use of frame structure-day camp.

PREMISES AFFECTED—150-12 Powells Cove Boulevard, southwest corner of 4th Avenue, Block 4508, Lot 7, Whitestone, Borough of Queens.

593-50-BZ—Vol. II

APPLICANT—Frederick L. Flynn, for Frank Mosca, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a gasoline service station, auto washing, lubrication, minor repairs using hand tools only, office and sale of auto accessories for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1131-1141 East 233rd Street and 3985-3995 Grace Avenue, northwest corner and 1906-1920 Strang Avenue, Block 4954, Lot 1, Borough of The Bronx.

Laid over from April 15, 1958, to May 6, 1958, for inspection and decision; hearing closed.

205-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Co., owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of the accessory building of the present gasoline service station and extend the uses to include office, lubrication, car washing, minor repairs, parking and storage of motor vehicles and increase to twelve the number of gasoline tanks.

PREMISES AFFECTED—157-28 to 157-30 (157-30 Official) Willets Point Boulevard and 21-08 to 21-12 Clintonville Street, southeast corner, Block 4860, Lots 15 and 18, Whitestone, Borough of Queens.

Laid over from April 15, 1958, to May 6, 1958, for inspection and decision; hearing closed.

752-57-BZ

APPLICANT—Leonard F. Rothkrug, for Dominick Lentini, owner doing business as Lentini's Funeral Chapel.

SUBJECT—Application October 17, 1957—decision of the Borough Superintendent under sections 7e, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use, D area district, the erection and maintenance of a funeral chapel and dwelling for one family, with off street loading area within 75 feet of the residence district and covering more than the permitted area.

PREMISES AFFECTED—2853 Middleton Road, northeast corner of Mayflower Avenue, Block 4157, Lot 7, Borough of The Bronx.

Laid over from April 15, 1958, to May 6, 1958, for inspection and decision; hearing closed.

740-57-BZ

APPLICANT—T. Nilsen and Associates, for South Bronx Parking Service Inc., R.K.O. Theaters, Inc., and Rosmor Realty Corp., owners.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under section 7c of the Zoning

Resolution, to permit in a business and residence use district, the parking and storage of more than five (5) motor vehicles on a plot that is comprised of the rear yard of a theatre and the partial rear yard of an existing multiple dwelling.

PREMISES AFFECTED—904 Union Avenue, east side, 198.7 feet south of East 163rd Street, Block 2677, Lots 67, 76 and 84, Borough of The Bronx.

Laid over from April 15, 1958, to May 6, 1958, for inspection and decision; hearing closed.

788-57-BZ

APPLICANT—Burke, Green and Groh, for Fitchett-Crescent Corp., and Catherine DuMelle, owners.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of five (5) gasoline storage tanks and two pumps and the parking of employees cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42, Flushing, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed; then to April 15, 1958, for applicant to file a companion Administrative Appeal as to use of space mapped for street widening; then to May 6, 1958, for further consideration and for applicant to file proof of ownership of certain gore of property along Laburnam Avenue.

154-58-A

APPLICANT—Burke, Green and Groh, for Fitchett Crescent Corp. and Catherine Du Melle, owners.

SUBJECT—Application March 21, 1958—filed pursuant to section 35, General City Law re premises partially in bed of proposed widening of Kissena Boulevard.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42 (32), Flushing, Borough of Queens.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 6, 1958, at request of applicant who is trying to acquire adjoining property to enlarge the plot.

HARRIS H. MURDOCK, *Chairman*

MAY 6, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 6, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

115-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyce Green, owners.

SUBJECT—Application December 22, 1955—Appeal from a

CALENDAR

decision of the Borough Superintendent—re review of Borough Superintendent's decision re zoning matter.
PREMISES AFFECTED—100-104 Central Park South and 1431-1439 Avenue of the Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.

644-54-A

APPLICANT—Joseph A. Lau, for Kricor A. Chakmakian, owner.
SUBJECT—Application August 11, 1954—Appeal from a decision of the Borough Superintendent—re exits.
PREMISES AFFECTED—145-147 West 28th Street, north side, 176 feet 1 inch east of 7th Avenue, Block 804, Lot 11, Borough of Manhattan.

11-58-A

APPLICANT—Robert Teichman, for National Democratic Club, owner.
SUBJECT—Application January 2, 1958—Appeal from a decision of the Borough Superintendent, re 2nd means of egress—factory.
PREMISES AFFECTED—158 West 23rd Street, south side, 175 feet, 1 inch east of 7th Avenue, Block 798, Lot 74, Borough of Manhattan.

55-58-A

APPLICANT—Samuel S. Arlen, for 24 Holding Corp., owner.
SUBJECT—Application February 13, 1958—Appeal from a decision of the Borough Superintendent, re stairways, live load, etc.
PREMISES AFFECTED—24 West 45th Street, south side, 329 feet west of 5th Avenue, Block 1260, Lot 51, Borough of Manhattan.

95-58-A

APPLICANT—H. M. Cole, for The New Lincoln School, owner.
SUBJECT—Application March 4, 1958—Appeal from a decision of the Borough Superintendent, re Class 3 construction, offices and School use, 3rd and 4th floors.
PREMISES AFFECTED—6-8 East 82nd Street, south side, 147 feet east of 5th Avenue, 3rd and 4th floors; Block 1493, Lots 66 and 166, Borough of Manhattan.

120-58-A

APPLICANT—Gilbert Lazerus, for Ocean Builders, Inc., owner.
SUBJECT—Application March 11, 1958—Appeal from a decision of the Borough Superintendent re height of chimney.
PREMISES AFFECTED—1199 Ocean Avenue, northeast corner of Glenwood Road, Block 5241, Lot 6, Borough of Brooklyn.

123-58-A

APPLICANT—Abraham Grossman, for Benjamin Gordon, owner.
SUBJECT—Application March 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, stair enclosure, factory, etc.
PREMISES AFFECTED—821-823 Broadway and 51 East 12th Street, northwest corner, Block 564, Lot 22, Borough of Manhattan.

144-58-A

APPLICANT—Max Schoener, owner.
SUBJECT—Application March 19, 1958—Appeal from an order of the Fire Commissioner re bars on windows, etc.
PREMISES AFFECTED—104-28 Alstyne Avenue, south side, 51 feet west of 51st Avenue, Block 1934, Lot 5, Corona, Borough of Queens.

167-58-A

APPLICANT—H. E. Horwood, for Edward Migliaccio, owner.

SUBJECT—Application March 12, 1958—Appeal from a decision of the Borough Superintendent, re egress, factory building.

PREMISES AFFECTED—97 Crosby Street, east side, 113.2 feet south of Prince Street, Block 496, Lot 10, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 13, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 13, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

116-54-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Eswin Construction Corp., owner.
SUBJECT—Application reopened October 8, 1957 as Vol. II—re decision of the borough superintendent under Sections 7e and 7h of the Zoning Resolution, to permit in the local retail portion of the plot, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, office and sale of accessories, storage and parking of cars waiting to be serviced.
PREMISES AFFECTED—231-13 to 231-21 Linden Boulevard and 116-64 to 116-72 232nd Street, northwest corner, Block 11332, Lot 1, Springfield, Borough of Queens.

929-57-BZ

APPLICANT—Charles M. Spindler, for Anna Pfriemer, owner.
SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, on the retail portion of the plot, the erection and maintenance of a gasoline service station, lubrication, auto wash—non automatic, office, sale of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles with a ground sign for a term of fifteen years.
PREMISES AFFECTED—210-01 to 210-21 (210-11 official) Jamaica Avenue and 94-35 to 94-43 210th Street, northeast corner, Block 10543, Lot 3, Hollis, Borough of Queens.

231-52-BZ—Vol. II

APPLICANT—Fred C. Dahlem and Victor E. Block, for J. Starr Parking Service, owner.
SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the extension of the parking lot for more than five (5) motor vehicles.
PREMISES AFFECTED—1124-1140 Nelson Avenue, east side, 150 feet north of West 166th Street and 1131-1139 Woodcrest Avenue, Block 2513, Lots 44, 46, 48, 66 and 83, Borough of The Bronx.

843-57-BZ

APPLICANT—John F. Fitzsimons, for William and Carmela Leonardo, owners.
SUBJECT—Application November 19, 1957—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to two family use.
PREMISES AFFECTED—110-01 225th Street, east side, 134.16 feet south of 109th Avenue, Block 11208, Lot 53, Queens Village, Borough of Queens.

926-57-BZ

APPLICANT—Haus and Bresin, for M. L. M. Realty Co., and Robin Associates, Inc., owners.
SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under Sections 7f and 7i of the

CALENDAR

Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing—non-automatic, office, sale of accessories, minor repairs with hand tools only, and the parking and storage of cars awaiting service for a temporary term of fifteen (15) years.

PREMISES AFFECTED—245-10 South Conduit Avenue, south side, 35.29 feet east of 245th Street, Block 13614, Lots 12 and 14 (new lot No. 12); Rosedale, Borough of Queens.

410-31-BZ—Vol. III

APPLICANT—Michael Levine, for Louise E. De Vito, owner (Morania Oil Company, Inc., lessee).

SUBJECT—Application reopened March 26, 1957 as Vol. II—re (decision of the borough superintendent) under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the extension of the present gasoline service station, auto laundry, lubritorium and office to include minor repairs with hand tools only, the maintenance of another gasoline pump and the erection of a post standard sign.

PREMISES AFFECTED—175-14 Horace Harding Boulevard, south side, 117.71 feet west of Utopia Parkway, Block 6891, Lot 26, Flushing, Borough of Queens.

558-23-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Tanwood Building Corporation, owner; 1500 McDonald Avenue Corp., lessee.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use district, the change of the use of building D from garage for the storage of more than five (5) motor vehicles and motor vehicle repair shop to yarn manufacturing and to maintain the present uses in buildings A, B and C.

PREMISES AFFECTED—44-100 Empire Boulevard, south side, 394 feet 6 $\frac{1}{8}$ inches east of Franklin Avenue, Block 1313, Lot 26, Borough of Brooklyn.

768-57-BZ

APPLICANT—Arthur Jovis, for Ly-Bar Realty Corp., owner.

SUBJECT—Application October 28, 1957—(decision of the Borough Superintendent) under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, it being intended to provide such storage on a monthly not transient basis.

PREMISES AFFECTED—2145 Barnes Avenue, west side, 100 feet north of Lydig Avenue, Block 4221, Lot 70, Borough of The Bronx.

978-57-BZ

APPLICANT—Charles M. Spindler, for Angelo Conde, owner; Sun Oil Co., lessee.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district on a lot presently occupied as a used car lot, the erection and maintenance of a gasoline service station, lubritorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, auto safe inspection station, parking and storage of motor vehicles with show windows and signs within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—1546-1556 Bushwick Avenue and 45-53 De Sales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn.

187-58-A

APPLICANT—Charles M. Spindler, for Angelo Conde, owner; Sun Oil Co., lessee.

SUBJECT—Application March 27, 1958—Appeal from a de-

cision of the Borough Superintendent, re gas pumps at building line: gasoline storage near subway tunnel, etc.

PREMISES AFFECTED—1546-1556 Bushwick Avenue and 45-53 De Sales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn.

712-47—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L and G Realty Corp., owner.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the maintenance of the present gasoline service station as it now exists with the pumps set 3 feet 10 inches and 8 feet 3 inches from the street building line and to omit the concrete bumpers for a distance of 5 feet from the intersection.

PREMISES AFFECTED—1602-1610 39th Street and 3901-3921 16th Avenue, southeast corner, Block 5383, Lot 1, Borough of Brooklyn.

23-58-BZ

APPLICANT—343 East 76th Realty Corp., owner.

SUBJECT—Application January 23, 1958—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a retail use district, the change in occupancy of an existing one story building from a non-storage garage to a motor vehicle repair shop.

PREMISES AFFECTED—343 East 76th Street, north side, 247 feet east of 2nd Avenue, Block 1451, Lot 11, Borough of Manhattan.

549-30-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Robert N. and Catherine R. Rose, owners.

SUBJECT—Application reopened November 13, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the parking of employees and patrons cars from the present parking in the local use district which is accessory to a dining car on the local retail portion of the plot.

PREMISES AFFECTED—218-59 Hempstead Avenue and 101-12 Springfield Boulevard, northwest corner, Block 10766, Lot 38, Queens Village, Borough of Queens.

970-57-BZ

APPLICANT—Haus and Bresin, for David Berlin, owner.

SUBJECT—Application December 26, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto wash—non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and the parking and storage of motor vehicles awaiting service with a show window and business sign within 75 feet of the residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-12 to 195-20 Linden Boulevard and 117-02 to 117-10 196th Street, southwest corner, Block 12613, Lot 6, St. Albans, Borough of Queens.

370-42-BZ—Vol. III

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs and storage and parking of more than five (5) motor vehicles on the unbuilt upon portion of the site.

PREMISES AFFECTED—9243-9251 4th Avenue, east side, 129 feet 11 $\frac{3}{8}$ inches north of 94th Street and 9240-9248 5th Avenue, Block 6108, Lots 7, 9 and 11, Borough of Brooklyn.

CALENDAR

977-57-BZ

APPLICANT—Burke, Green and Groh, for Albert Artsis, owner.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, auto laundry—non-automatic, minor repairs with hand tools only, office and accessory sales and the parking and storage of motor vehicles awaiting service.

PREMISES AFFECTED—223-06 Linden Boulevard, southeast corner of 223rd Street, Block 12740, Lot 55 (55 and 60). Springfield Gardens, Borough of Queens.

529-53-BZ

APPLICANT—Edwin J. Dauber, for St. Michael's Protestant Episcopal Church, owner.

SUBJECT—Application reopened April 15, 1958 to consider new plans—decision of the Borough Superintendent, previously granted on condition under section 7e of the Zoning Resolution, permitting in a residence use district the erection and maintenance of a structure to be used as chapel and crematory.

PREMISES AFFECTED—73-02 Astoria Boulevard, south side, from 49th Street to Brooklyn-Queens Connecting Highway, Block 1016, Lot 450, Jackson Heights, Borough of Queens.

193-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L.B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto laundry, minor auto repairs with hand tools only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1016-1030 Broadway and 874-876 Willoughby Avenue, southwest corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for applicant to file revised plans and to permit inspection.

36-57-BZ

APPLICANT—Julius S. Rapson, for Ben D. Pivo, owner.

SUBJECT—Application January 22, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a business use district, the erection of a one-story extension to the existing automobile paint shop, with paint spray booth and infra-red bake unit to be used as an auto body and fender repair shop and the parking of more than five (5) cars for patrons only.

PREMISES AFFECTED—105-06 Sutphin Boulevard, southwest corner of 105th Avenue, Block 10056, Lot 12, Jamaica, Borough of Queens.

Laid over from April 15, 1958, to May 13, 1958, for inspection and decision; hearing closed.

921-57-BZ

APPLICANT—Charles M. Spindler, for Murray Eisenberg, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with show windows, business entrances and signs within 75 feet of the residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—6602-6610 New Utrecht Avenue, and 1460-1466 (1472-1478 displayed) 66th Street,

southwest corner, Block 5762, Lot 36, Borough of Brooklyn.

Laid over from April 15, 1958, to May 13, 1958, for inspection and decision; hearing closed.

632-57-BZ

APPLICANT—Burke, Green and Groh, for Armagh Realty Co., Inc., owner.

SUBJECT—Application September 13, 1957—decision of the Borough Superintendent under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of accessories and minor repairs with hand tools only.

PREMISES AFFECTED—68-05 Queens Boulevard (68-01 to 68-07 official), northeast corner of 68th Street, Block 1348, Lot 53, Woodside, Borough of Queens.

Laid over from April 15, 1958 to May 13, 1958, for inspection and decision; hearing closed.

636-57-BZ

APPLICANT—Moritz Simon, for Alice Tunis, owner; Power Flite Products, Inc., purchaser under contract.

SUBJECT—Application September 18, 1957—decision of Borough Superintendent under section 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a one story motor vehicle repair shop to serve the growing automobile industry with a special feature namely, the sale and installation of hydromatic transmissions only.

PREMISES AFFECTED—153-67 Rockaway Boulevard, east side, 100.90 feet north of 137th Avenue (90.82 feet, proposed); Block 12292, Lot 48, Jamaica, Borough of Queens.

Laid over from April 15, 1958 to May 13, 1958, for inspection and decision; hearing closed.

1089-48-BZ—Vol. II

APPLICANT—Charles M. Spindler, for William Benson, owner.

SUBJECT—Application reopened January 7, 1958, as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the change of occupancy from non-storage garage, brakes, ignition, carburetor, radio and electric service to a motor vehicle repair shop.

PREMISES AFFECTED—139-23 Queens Boulevard, east side, 198-09 feet south of 87th Avenue, Block 9626, Lot 75, Jamaica, Borough of Queens.

Laid over from April 15, 1958, to May 13, 1958, for inspection and decision; hearing closed.

778-57-BZ

APPLICANT—Burke, Green and Groh, for Morris Koral, owner.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent under sections 7e and 7A of the Zoning Resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles with a curb cut within 75 feet of the residence use district.

PREMISES AFFECTED—91-10 Astoria Boulevard, southeast corner of 91st Street, Block 1365, Lot 22, Astoria, Borough of Queens.

Laid over from April 15, 1958, to May 13, 1958, for inspection and decision; hearing closed.

864-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zon-

CALENDAR

ing Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for further inspection and decision.

HARRIS H. MURDOCK, *Chairman*

MAY 13, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 13, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

306-57-SA

APPLICANT—C. M. Spindler, for Erie City Iron Works, owner.

SUBJECT—Application March 29, 1957—Erie City Iron Works Preheater, approval of.

570-57-SA

APPLICANT—Sam Kern, for Wandel Machine Company, Inc., owner.

SUBJECT—Application July 26, 1957—Somat with Hydra-extractor, Model 18HE, approval of.

44-58-SA

APPLICANT—Acme Fire Alarm Company, Inc., owner.

SUBJECT—Application January 24, 1958—Acme Smoke Detector, Type 418A, approval of.

78-56-SA

APPLICANT—Ex-Cell-O-Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional model of Milk Packaging Machine, Model "S"—re Pure-Pak Milk Packaging Machinery, Models C, D, F, R and Q; previously approved.

241-50-SA

APPLICANT—Burns Heating Supply Co., Inc., for Jackson & Church Co., Inc., owner.

SUBJECT—Application reopened for amendment of resolution as to additional manner of installation—re Jackson and Church Oil-fired Suspension Units (various models); previously approved.

687-56-SA

APPLICANT—A. Grossman, for Pellerin Milnor Corp., owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to anti-syphon device—re Milnor Open End Laundry Washer with Miltrol Automatic Washer, Control Model E, 25-Model, W-25, 50-Model W-50, 75-Model W-75, 100-Model W-100; previously approved.

369-57-SM

APPLICANT—Gateway Engineering Co., owner. Gateway Erectors, Inc., Agent.

SUBJECT—Application reopened February 8, 1958 for amendment of resolution as to extension of use—re Beehive Anchoring System and Accessories, Bee Claws, Bee Clips, Bee-Nut with Spring, Bee-Nut (plain) and Bee-Nut with Loop; previously approved.

1041-55-SA

APPLICANT—Haus & Bresin, for Washex Machinery Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional model P-45, dry cleaning machine—re Washex Syntomat, Models P-65 and P-100, for dry cleaning units using perchlorethylene (non-combustible) solvent; previously approved.

1040-55-SA

APPLICANT—Haus & Bresin, for Washex Machinery Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional model P-45 Combination Washer-Extractor—re Washex Combination Washer-Extractor, Models P-65 and P-100 (for dry cleaning units using solvent with flashpoint above 100°); previously approved.

297-50-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products Corp., owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re Indestructo Flush Hollow Metal Door; previously approved.

125-47-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products Corp., owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re World 3/4 Hr., 1 Hr. and One and One-Half Hr., Panel Type, Kalmain and Hollow Metal Doors; previously approved.

830-39-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products Corp., owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re NYK-A and NYK-B 1 Hr. Metal Covered Fire Doors; previously approved.

500-47-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products Corp., owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re 1 1/2 Hr. Flush Type Door; previously approved.

854-39-SM

APPLICANT—County Fire Door Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to change of ownership, old owner Pioneer Fireproof Door Corporation—re Acme Kalamein 1 1/2 Hr. to 2 Hr. Fireproof Door; previously approved.

814-57-A

APPLICANT—Wheeler Yacht Co., Inc., owner.

SUBJECT—Application October 28, 1957—Appeal from an order of the Fire Commissioner and a decision of the Borough Superintendent re Sprinkler System in lieu of Yard Hydrant System.

PREMISES AFFECTED—520 Compton Avenue, foot of Patterson Avenue, Block 3502, Lots 2-7, Pugsley Creek, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*

MAY 20, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 20, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matter:

CALENDAR

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of a residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter.

HARRIS H. MURDOCK, *Chairman*.

JUNE 3, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 3, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

648-20-BZ—Vol. II

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Company, lessee.

SUBJECT—Application reopened September 24, 1957, as Vol. II—re decision of the Borough Superintendent, under sections 7a, 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, an extension of the present uses of a gasoline service station to include a one-bay lubritorium, accessory parking in the retail district and the installation of the necessary curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—3940-3952 Amboy Road and 2-20 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

Laid over from April 15, 1958, to June 3, 1958, for inspection, revised plans and decision; hearing closed.

1017-57-A

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Co., lessee.

SUBJECT—Application December 27, 1957—filed pursuant to section 35, General City Law re building partially in bed of a mapped street—proposed widening of Amboy Road.

PREMISES AFFECTED—3952 Amboy Road and 2 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

REGULAR MEETING

TUESDAY MORNING, APRIL 15, 1958, 10 A.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

648-20-BZ—Vol. II

APPLICANT—Albert Melniker, for Samuel Jaeger, owner (Staten Island Oil Company, lessee).

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7a, 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, an extension of the present uses of a gasoline service station to include a one-bay lubritorium, accessory parking in the retail district and the installation of the necessary curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—3940-3952 Amboy Road and 2-20 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker and Robert W. Dabbs.

For Opposition: Charles F. McAteer, Jr., Michael Glynn and Thomas Nolan.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A.M. for inspection, revised plans and decision; hearing closed.

1017-57-A

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Co., lessee.

SUBJECT—Application December 27, 1957—filed pursuant to section 35, General City Law re building partially in bed of a mapped street—proposed widening of Amboy Road.

PREMISES AFFECTED—3952 Amboy Road and 2 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A.M. for revised plans, inspection and decision; in conjunction with Cal. 648-20-BZ, Vol. II; hearing closed.

205-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of the accessory building of the present gasoline service station and extend the uses to include office, lubritorium, car washing, minor repairs, parking and storage of motor vehicles and increase to twelve, the number of gasoline tanks.

PREMISES AFFECTED—157-28 to 157-30 (157-30 Official) Willets Point Boulevard and 21-08 to 21-12 Clintonville Street, southeast corner, Block 4860, Lots 15 and 18, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to May 6, 1958, at 10 A. M. for inspection and decision; hearing closed.

1089-48-BZ—Vol. II

APPLICANT—Charles M. Spindler, for William Benson, owner.

SUBJECT—Application, reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the change of occupancy from non-storage garage, brakes, ignition, carburetor, radio and electric service to a motor vehicle repair shop.

PREMISES AFFECTED—139-23 Queens Boulevard, east

MINUTES

side, 198.09 feet south of 87th Avenue, Block 9626, Lot 75, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Elsie Black, George H. Black and Louis Jay.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A.M. for inspection and decision; hearing closed.

693-50-BZ—Vol. II

APPLICANT—Frederick L. Flynn, for Frank Mosca, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a gasoline service station, auto washing, lubritorium, minor repairs using hand tools only, office and sale of auto accessories for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1131-1141 East 233rd Street and 3985-3995 Grace Avenue, northwest corner and 1906-1920 Strang Avenue, Block 4954, Lot. 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Arthur M. Laufer.

For Opposition: Eugene Coletti.

ACTION OF BOARD—Laid over to May 6, 1958, at 10 A.M. for inspection and decision; hearing closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to May 6, 1958, at 10 A.M. at request of applicant who is trying to acquire adjoining property to enlarge the plot; hearing previously closed.

36-57-BZ

APPLICANT—Julius S. Rapson, for Ben D. Pivo, owner.

SUBJECT—Application January 22, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a business use district, the erection of a one story extension to the existing automobile paint shop, with paint spray booth and infra-red bake unit to be used as an auto body and fender repair shop and the parking of more than five (5) cars for patrons only.

PREMISES AFFECTED—105-06 Sutphin Boulevard, southwest corner of 105th Avenue, Block 10056, Lot 12, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

For Opposition: None.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A.M. for inspection and decision; hearing closed.

77-57-BZ

APPLICANT—George J. Regan, for Curtis Baar, owner.

SUBJECT—Application February 1, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, to use

and maintain the premises as a day care agency, day camp and accessory dwelling.

PREMISES AFFECTED—150-12 Powells Cove Boulevard, southwest corner of 4th Avenue, Block 4508, Lot 7, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: George J. Regan, Irving Berg and Curtis Baar.

For Opposition: None.

ACTION OF BOARD—Laid over to May 6, 1958, at 10 A.M. for inspection and decision; hearing closed.

78-57-A

APPLICANT—George J. Regan, for Curtis Baar, owner.

SUBJECT—Applicant February 1, 1957—Appeal from a decision of the Borough Superintendent, re use of frame structure-day camp.

PREMISES AFFECTED—150-12 Powells Cove Boulevard, southwest corner of 4th Avenue, Block 4508, Lot 7, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: George J. Regan.

ACTION OF BOARD—Laid over to May 6, 1958, at 10 A.M. for inspection and decision in conjunction with Cal. No. 77-57-BZ; hearing closed.

216-57-BZ

APPLICANT—Henry Kohler, for F.G.A. Construction Corp., owner.

SUBJECT—Application March 21, 1957—decision of the Borough Superintendent under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a masonry building covering the entire 80 feet x 100 feet plot and to be used for storage of building materials and office.

PREMISES AFFECTED—242-248 East 89th Street, west side, 200 feet north of Ditmas Avenue, Block 7913, Lots 52, 53, 54 and 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Kohler.

For Opposition: None.

ACTION OF BOARD—Laid over to May 6, 1958, at 10 A.M. at request of the applicant, who stated that the owner is negotiating the sale of the property for a conforming use.

632-57-BZ

APPLICANT—Burke, Green and Groh, for Armagh Realty Co., Inc., owner.

SUBJECT—Application September 13, 1957—decision of the Borough Superintendent under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of accessories and minor repairs with hand tools only.

PREMISES AFFECTED—68-05 Queens Boulevard (68-01 to 68-07 official), northeast corner of 68th Street, Block 1348, Lot 53, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, Leon Katz and Charles T. Rice.

For Opposition: Mrs. M. Ries, Mrs. A. Silvestro, A. C. Silvestro and J. Rodelli.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A.M. for inspection and decision; hearing closed.

636-57-BZ

APPLICANT—Moritz Simon, for Alice Tunis, owner (Power Flite Products, Inc., purchaser under contract).

SUBJECT—Application September 18, 1957—decision of the Borough Superintendent under section 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a one story motor vehicle repair shop to serve the growing automobile industry with a special

MINUTES

feature namely, the sale and installation of hydromatic transmissions only.

PREMISES AFFECTED—153-67 Rockaway Boulevard, east side, 100.90 feet north of 137th Avenue (90.82) feet proposed); Block 12292, Lot 48, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Moritz Simon.

For Opposition: None.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A. M. for inspection and decision; hearing closed.

740-57-BZ

APPLICANT—T. Nilsen and Associates, for South Bronx Parking Service Inc., R.K.O. Theaters, Inc., and Rosmor Realty Corp., owners.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the parking and storage of more than five (5) motor vehicles on a plot that is comprised of the rear yard of a theatre and the partial rear yard of an existing multiple dwelling.

PREMISES AFFECTED—904 Union Avenue, east side, 198.7 feet south of East 163rd Street, Block 2677, Lots 67, 76 and 84, Borough of The Bronx.

APPEARANCES—

For Applicant: Theodore S. Nilsen.

For Opposition: Philip J. Kassel, David Rosenblatt and Nathan Verbin.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to May 6, 1958, at 10 A. M. for inspection and decision; hearing closed.

752-57-BZ

APPLICANT—Leonard F. Rothkrug, for Dominick Lentini, owner doing business as Lentini's Funeral Chapel.

SUBJECT—Application October 17, 1957—decision of the Borough Superintendent, under sections 7e, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use, D area district, the erection and maintenance of a funeral chapel and dwelling for one family, with off street loading area within 75 feet of the residence district and covering more than the permitted area.

PREMISES AFFECTED—2853 Middleton Road, northeast corner of Mayflower Avenue, Block 4157, Lot 7, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Dominick Lentini.

For Opposition: Mai B. Wong.

ACTION OF BOARD—Laid over to May 6, 1958, at 10 A. M. for inspection and decision; hearing closed.

778-57-BZ

APPLICANT—Burke, Green and Groh, for Morris Koral, owner.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent, under sections 7e and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles with a curb cut within 75 feet of the residence use district.

PREMISES AFFECTED—91-10 Astoria Boulevard, southeast corner of 91st Street, Block 1365, Lot 22, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Morris Koral.

For Opposition: M. Siroki and T. J. Guida.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A. M. for inspection and decision; hearing closed.

788-57-BZ

APPLICANT—Burke, Green and Groh, for Fitchett-Crescent Corp., and Catherine DuMelle, owners.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of five (5) gasoline storage tanks and two pumps and the parking of employees cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Laid over to May 6, 1958, at 10 A. M. for further consideration and for applicant to file proof of ownership of certain gore of property along Laburnam Avenue; hearing previously closed.

154-58-A

APPLICANT—Burke, Green and Groh, for Fichett-Crescent Corp. and Catherine DuMelle, owners.

SUBJECT—Application March 21, 1958—filed pursuant to section 35, General City Law re premises partially in bed of proposed widening of Kissena Boulevard.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42 (32), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

ACTION OF BOARD—Laid over to May 6, 1958, at 10 A. M. for further consideration and for applicant to furnish proof of ownership of certain gore of land along Laburnam Avenue; hearing previously closed.

864-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Anthony M. Petrosini and C. J. Cammarata for N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A. M. for further inspection and decision; hearing previously closed.

867-57-BZ

APPLICANT—H. M. Karson, for Hong Yick Realty Corp., owner; Min Sang Laundry, lessee.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the construction of a mezzanine floor, elevate the roof and extend the laundry use.

PREMISES AFFECTED—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Edward Breger.

For Opposition: Walter Szachacz.

MINUTES

ACTION OF BOARD—Laid over to May 6, 1958, at 10 A. M. for hearing at request of objector; applicant to send new notices by registered mail to affected property owners in the area of notification.

874-57-BZ

APPLICANT—Murray Stockman, for David Koss, owner.
SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles awaiting service, and auto safety inspection station, for a stated term of fifteen (15) years.

PREMISES AFFECTED—22-02 to 22-18 (22-14 official) Beach Channel Drive, 10-46 to 10-52 Grassmere Terrace, northeast corner and 22-01 to 22-07 Regina Avenue, Block 216, Lot 46, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Murray Stockman.

For Opposition: None.

ACTION OF BOARD—Taken off calendar and referred to Engineer for a new date of hearing to be set, at request of the applicant as additional property is being acquired.

921-57-BZ

APPLICANT—Charles M. Spindler, for Murray Eisenberg, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with show windows, business entrances and signs within 75 feet of the residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—6602-6610 New Utrecht Avenue and 1460-1466 (1472-1478 displayed) 66th Street, southwest corner, Block 5762, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A. M. for inspection and decision; hearing closed.

987-57-BZ

APPLICANT—Paul Friedman, for Carrie Lessner, Meyer Lessner and Anna Lessner, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h, 7i and 7A of the Zoning Resolution, to permit on a plot located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non-automatic), office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles with entrances within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1888-1898 Jerome Avenue, southeast corner of East 177th Street, Block 2852, Lot 9, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman and Arthur Levine.

For Opposition: Shirley Kahn, Saul Roberts, Mary Little, Ida Wunscher and Max Greiss.

ACTION OF BOARD—Laid over to May 6, 1958, at 10 A. M. for inspection and decision; hearing closed.

945-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Abe Saperstein, owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, office, sales, storage, lubrication, car washing, minor auto repairs and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1446-1456 Remsen Avenue and 8913-8923 Avenue L, northwest corner, Block 8055, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy and Irving B. Frank.

For Opposition: None.

ACTION OF BOARD—Application withdrawn at request of the applicant, to submit a new application for a different use.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 5
0

59-21-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 73 Realty Corp., owner.

SUBJECT—Application reopened March 4, 1958 for consideration as to extension of time to obtain Certificate of Occupancy—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the proposed change of use from public garage to motor vehicle repair shop, and servicing, lubrication, truck washing, garage, wheel alignment, brake testing, welding, machine shop, parts, storage and sales, showroom and office.

PREMISES AFFECTED—73-97 Empire Boulevard and 81-103 McKeever Place, northeast corner and 56-58 Sullivan Place, Block 1306, Lot 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 5
0

THE RESOLUTION—

WHEREAS, on May 1, 1956, this application was granted by the Board on certain conditions, under Sections 7c and 7i of the Zoning Resolution, to permit in a business use district, amendment of the Resolution adopted on March 29, 1921, under Vol. I, by adding thereto the additional uses of motor vehicle repairing, lubrication, truck washing, wheel alignment, brake testing, welding, machine shop, parts, storage and sales, showroom and offices, affecting premises 73-97 Empire Boulevard and 81-103 McKeever Place, northeast corner and 56-58 Sullivan Place, Block 1306, Lot 28, Borough of Brooklyn; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by time limitation May 27, 1957; and

WHEREAS, this application was reopened on March 4, 1958 and set for hearing on April 15, 1958 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 15, 1958 after due notice by publication in the Bulletin; and

MINUTES

WHEREAS, the decision of the Borough Superintendent, dated March 28, 1958 acting on Alt. Applic. No. 590-55, reads:

"1. The term of variance granted by the Board of Standards and Appeals Cal. #59-21-BZ—Vol. II amended for an extension of time for 6 months from Nov. 27, 1956 has expired and is referred back to the Board of Standards and Appeals."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 1, 1956, only so far as it relates to obtaining permits and the completion of the work so that as amended this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within six months from the date of this amended resolution." Alt. App. 590-55.

303-26-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened September 25, 1956 as Vol. IV—re decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence and business use district, the lower or ground floor of the property to be used for the storage of paper cartons and the upper floor to be used for the manufacture, storage and distribution of infants apparel, quilts, blankets, pillows and office incidental thereto.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: W. A. Lamb, Elizabeth Cross, Francis Cross and Lucy Russo.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on September 25, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 11, 1958 after due notice by publication in the Bulletin; laid over to March 18, 1958, for hearing at request of attorney for objectors, applicant concurring; then to April 15, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 43rd Street and 44th Street are in business and residence use, C area, class 1¼ height districts; Fourth Avenue and Fifth Avenue are in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated June 4, 1957 acting on Alt. Applic. No. 467-55, reads:

"1. The proposed use does not agree with the conditions of approval of the resolution Cal. 52-48-A and Cal. 303-26-BZ of the Bd. of S & A.

"2. The proposed change in use from public garage for more than 5 cars to storage of paper cartons on 1st floor and manufacture of infants apparel, quilts, blankets and pillows on the 2nd floor, partly in a business and partly in a residence use district is contrary to the Zoning Res.—Art. II Sect. 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 162 feet frontage by 100 feet 2 inches in depth, presently improved with a two story class I structure, erected pursuant to a variance granted by the Board many years ago; that the building was designed to be used as a storage

garage for more than five motor vehicles and Certificate of Occupancy No. 43767, dated March 30, 1927 was issued permitting such use to be maintained therein; that it is proposed to use the first floor for storage purposes; that there will be no person employed therein except during the brief periods while loading and unloading operations are in progress; that the second floor is to be used for the manufacture, storage and distribution of infants' apparel, quilts, blankets and pillows; that the maximum number of persons employed will not exceed forty; and

WHEREAS, the applicant states that the owner has found it impossible to rent the building for the former garage use and to obtain a fair return therefrom and accordingly sought permission from the Board to use the property for business purposes and on June 19, 1956 the Board granted the application to the extent of permitting the first floor of the premises to be used for the storage of metal furniture in cartons; that the second floor was vacant at that time and therefore the variance was not granted with respect thereto; that the owner has now obtained a tenant for the second floor for a period of six years to permit the property to be used for the manufacture, storage and distribution of infants' apparel, quilts, blankets and pillows and as offices, incident thereto; that in the meantime, the use of the first floor has been somewhat changed in that it is now used solely for the storage of paper cartons, there being no furniture stored therein; that this application presents a definite improvement over the uses which were originally permitted on this property; and

WHEREAS, the applicant contends that the manufacturing will be confined to very light work involving no noxious odors, fumes, smoke or other factors which might be offensive; that the manufacturing processes will be conducted exclusively during normal business periods and will not result in a 24 hour operation as was true of the public garage; that this use would be conforming insofar as the portion of the premises within the business district is concerned; that it does not conform to the requirements of the Zoning Resolution insofar as the residence use portion is concerned, but the proposed use will be far more desirable than that which had been conducted on the premises; that entrance to the lower floor will be by means of doors leading from 44th Street at the easterly and westerly end of the building; that facilities for loading and unloading operations will be provided within the building and therefore there will be no interference with passersby on the sidewalks; that access to the upper floor will be by means of the stairway located at the westerly end of the building and the ramp located on the the easterly end of the building; that an overhead door has been installed at the easterly end of the building closing the ramp when it is not in use, thereby eliminating the unsightly condition that formerly existed there; that the ramp, however, will permit trucks to reach the second floor and will eliminate on-street loading and unloading; and

WHEREAS, the applicant states that the present owner has held title to the property since October 15, 1935; that the assessed valuation of land is \$34,000 and of the building \$110,000 making a total of \$144,000; that the building was erected in 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 19, 1956, by adding thereto:

"that in the event the owner desires to change the use of the building so that the first floor would be used as now proposed, for storage of cartons, and the second floor used for the manufacture of infants' apparel, quilts, blankets, pillows, etc., such change of uses may be permitted under Section 7, Subdivision e, for a term of five years, as shown on plans filed with this application, marked "Received July 3, 1957," 3 sheets, and "December 21, 1956," 1 sheet, *on condition* that the doors through which trucks now enter are increased in height; that no shipments shall be delivered to the second floor by means of the motor vehicle ramp now existing,

MINUTES

which has recently been equipped with new doors; that the building shall not be increased in height or area and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such fire-fighting appliances shall be installed and maintained as the Fire Commissioner shall require; that there shall be no signs on the building where such building is within the residential use area; that there shall be no additional curb cuts other than those now existing; and that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

52-48-A—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened January 8, 1957 as Vol. III—re Appeal from a decision of the Borough Superintendent—relating to egress.

PREMISES AFFECTED—405-423 44th Street, north side, 38 feet east of 4th Avenue, Block 729, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 4, 1957, on amendment to Alt. Applic. 467/55, reads:

"3. Provide at least two exits from the 1st floor remote from each other with outward swinging doors as required by Sect. 6.1.2.2b of the Bldg. Code.

"4. The exit ramp should be enclosed in the 2nd story as required by Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is 2 stories, 27 feet in height, 162 feet front by 100 feet 2 inches in depth, of fireproof construction, erected in 1927, located in a business and residence use, D area, class 1½ height district, and used and occupied since 1956 as follows: cellar—boiler room; 1st floor—storage of paper cartons, no persons; 2nd floor—manufacturing, storage, distribution of infants apparel, quilts, blankets and pillows and office, 40 persons; and proposed to be used and occupied without change except on the 1st floor, which will be used for the storage of metal furniture; that the building is provided with an approved standpipe system, one interior 4 feet wide steel stairs enclosed in terra-cotta partitions equipped with metal covered self-closing doors, and leading from roof bulkhead direct to street; and

WHEREAS, the applicant states that there will be no employees on the 1st floor, except for short periods during loading and unloading operations; and

WHEREAS, the applicant contends that the existing exits from the 1st floor are adequate for such an operation; that the maximum number of persons employed on the upper floor will not exceed 40; that there are 2 exits from the 2nd floor, one consisting of a fireproof stairway, complying with the law and the second consisting of a ramp which does not conform to existing laws, solely by reason of the fact that it is not enclosed; that such an enclosure should not be required under the circumstances present in this case; that the ramp will serve not only as a means of exit but will also afford ingress and egress to the upper floor for the delivery of merchandise; that if the ramp is enclosed as required by law it would not be readily adaptable for delivery of merchandise; that although the erection of enclosing wall on the ramp would not adversely affect the

operations of the building; that the installation of a door at the end of the ramp would cramp unloading and loading operations; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated June 4, 1957, acting on amendment to Alt. App. 467/55, Objections 3 and 4 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted by the Board this day under Cal. No. 303-26-BZ, Vol. IV shall be complied with; that on the first floor the two exits remote from each other shall be furnished and maintained; that the present existing ramp shall be enclosed at the second story, as required by Section 270 of the Labor Law, with doors at the street level as recently installed.

728-29-BZ—Vol. II

APPLICANT—Paul Friedman, for Nat Spinard, owner.

SUBJECT—Application reopened November 6, 1957 as Vol.

II—decision of the Borough Superintendent, under Section 7f, 7g, 7h, 7i, 7A of the Zoning Resolution, to permit in a plot located partly within a residence use district, the erection and maintenance of a gasoline service station, car wash (non automatic), lubricatory, minor auto repairs with hand tools only, office and sale of automobile accessories, parking and storage of motor vehicles, with ground signs in a retail and residence use district, and with show windows, sign and curb cuts within 75 feet of a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—154-02 to 154-12 (154-04 official) Horace Harding Expressway and 61-01 to 61-11 Kissena Boulevard, southeast corner, Block 6744, Lot 71, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 6, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 18, 1958 after due notice by publication in the Bulletin; laid over to April 15, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Kissena Boulevard are in retail and residence use, D area, class 1 height districts; Horace Harding Expressway is in retail and local retail use, D area, class 1 height districts; 64th Avenue is in a residence use, D area, class 1 height district; that as of July 25, 1916 the portion of the property within 100 feet of Kissena Boulevard and within 100 feet of Reaves Avenue was zoned as a business use district and the remainder was zoned as a residence use district; that on June 4, 1937 the portion of the property within 100 feet of Horace Harding Boulevard was zoned business and the remainder was in a residence use district; that on September 18, 1947 the portion of the property within 100 feet of Horace Harding Boulevard was in a retail use district and the remainder was in a residence use district; that the present zoning pattern became effective on October 20, 1955; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated September 23, 1957 acting on N.B. Applic. 3058-57, reads:

"1. The use of the premises as a gasoline service station, car wash (non-automatic), lubricatory, minor re-

MINUTES

pairs with hand tools only, office and sale of automobile accessories, parking and storage of motor vehicles located partly in a retail use district and partly in a residence use district is contrary to Art. II Sec. 4A and Art. II Sec. 3 of Zoning Resolution.

2. Proposed show window, sign and curb cuts within 75 feet of residence use district is contrary to Art. II Sec. 7A of Zoning Resolution.

3. Proposed ground signs in residence use district and retail use district is contrary to Art. II, Sec. 4A and Art. II, Sec. 3 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 115.28 feet frontage by 126.4 feet in depth, presently vacant; that it is proposed to erect and maintain, for a stated term of fifteen years, a parkway type gasoline service station, with customary, incidental accessory uses; and

WHEREAS, the applicant states that on March 25, 1930 the Board, under Cal. No. 728-29-BZ, denied an application under Section 21 to permit in a business use district the erection of a gas station at 61-01 to 61-05 Kissena Boulevard and 154-02 to 154-08 Horace Harding Boulevard, southeast corner, Block 2446, Lot 74, part of which is part of the subject premises; that the premises acted upon by the Board consisted of a parcel having a frontage of 95 feet on Horace Harding Boulevard and 62.51 feet on Kissena Boulevard, as these streets were then mapped; that Certiorari proceedings were instituted to review the Board's denial and the determination of the Board was sustained at Special Term, Supreme Court, in a proceeding entitled Matter of Spinard (Walsh), N.Y.L.J. 6/17/30; that this matter was appealed to the Appellate Division which unanimously confirmed the decision of the Board, N.Y.L.J. 6/24/31; and

WHEREAS, the applicant further states that the instant application differs from the previously denied application in the following substantial and material respects; that the size of the lot is substantially different in that the previous application affected a lot having a frontage along Horace Harding Boulevard of 95 feet and a frontage of 65.21 feet on Kissena Boulevard, or approximately 6400 square feet in area; that a portion of the premises on Horace Harding Boulevard was subsequently acquired by The City of New York in condemnation proceedings, for the construction of the Expressway; that the present subject premises affects a plot having a frontage of 115.28 feet on Horace Harding Expressway and 126.40 feet on Kissena Boulevard, as said streets are now laid out upon the Final City Map, or approximately 13,000 square feet in area; that the basis of the present application is different; that the previous application was made and heard under Section 21 of the Zoning Resolution whereas the instant application is made under Sections 7f, 7e, 7h, 7i and 7A, which empower the Board to determine and vary the application of the use district regulations, with a different and lesser burden of proof than is required under Section 21; that the proposed layout of the subject premises is substantially different; that the previous application proposed to erect a 20 foot by 20 foot brick building to be used as an office, and to install two open grease pits for service and lubrication, and to install a total of eight pumps, seven of which were proposed to be erected at the building lines of Horace Harding Boulevard and Kissena Boulevard, and one in front of the accessory building; that the previous application made no provision for fencing or landscaping to protect neighboring properties; that it is now proposed to erect a highly attractive, face brick, peaked roof accessory building to house the office and service bays for lubrication, minor repairs with hand tools only, and non-automatic car washing; that it is also proposed to erect a five foot six inch brick and picket fence wall along the easterly and southeasterly lot lines; to install suitable landscaped and seeded areas along the proposed fence walls, protected by a six inch by fourteen inch concrete curb and to install three pump islands, one serving the Kissena Boulevard frontage and one serving Horace Harding Expressway frontage, both set back fifteen feet

from the building lines; that it is proposed to install a third pump island parallel with, and set back 24 feet behind the pump island serving the Horace Harding Expressway frontage; and

WHEREAS, the applicant further states that there has been a substantial change in the character of the immediate area since the previous application; that the site is now located on the southerly Service Road of Horace Harding Expressway, a major arterial express highway over 150 feet in width, now under construction; that the main roadway of the Expressway upon completion will be approximately 25 feet below street grade in this area; that the only through street which crossed over the Expressway in the immediate area is Kissena Boulevard, so that north-south traffic which was previously dispersed over many streets in this area, will now be concentrated on Kissena Boulevard; that consequently the present heavy automobile traffic is a factor which did not exist at the time of the previous application; that this factor, which prevents the property from being developed beneficially as a conforming use, makes the property valuable for the proposed non-conforming use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i, e, and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f, for a term of fifteen years, to permit the plot to be occupied as a gasoline service station, substantially as proposed and indicated on plans filed with this application, marked "Received October 23, 1957", 2 sheets and "March 14, 1958", 1 sheet, *on condition* that all buildings and uses on the premises shall be removed and the plot leveled substantially to the grade of Kissena Boulevard and the service road of the Expressway, and constructed and maintained as indicated on plans above cited; that pumps shall be located where shown, none nearer than 15 feet to a street building line; that the accessory building shall have no cellar and in all other respects shall comply with the Building Code and shall be finished on all sides with face brick; that on the lot line to the south there shall be erected a brick masonry wall not less than 3 feet in height with steel picket fence above to a total height of not less 5 feet, 6 inches and with suitable terminating posts at Kissena Boulevard; that a similar wall shall be maintained on the easterly lot line continuously to Horace Harding Boulevard from the rear line, except that such fence may be reduced to 4 feet, 6 inches at Kissena Boulevard and also at Horace Harding Expressway service road within ten feet of such streets; that the accessory building shall comply with the requirements of the Building Code; that the balance of the premises where not occupied by accessory building, planting and pumps shall be paved with concrete or asphalt; that there may be parking of motor vehicles for a similar term under Section 7e; that under section 7i there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that under Section 7A, any show windows, signs or curb cuts deemed contrary thereto are herein permitted; that curb cuts shall be as indicated, consisting of two, each 30 feet in width, to the Horace Harding Expressway and two of similar width to Kissena Boulevard, no portion of any curb cut to be nearer than 5 feet to a side lot line as prolonged; that signs shall be restricted to permanent signs attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and advertising devices, but permitting the erection within the building line at the intersection of Kissena Boulevard and the service road and also toward the south, within the premises, of a post standard for supporting a sign at each intersection, which sign may be illuminated, advertising only the brand of gasoline on sale and not extending more than 4 feet beyond the building line; that such sign in each location shall be at right angles to

MINUTES

the building line, as shown on plans; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

263-43-BZ—Vol. II

APPLICANT—Louis Lieberman, for Harry Goldsen, owner; Standard Equipment Co., lessee.

SUBJECT—Application reopened April 24, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from a garage to a warehouse.

PREMISES AFFECTED—233-235 Norwood Avenue, east side, 193 feet 11 inches north of Atlantic Avenue, Block 4137, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Louis Lieberman and R. Karl Klein.

For Opposition: Michael C. Curci.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 24, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 25, 1958 after due notice by publication in the Bulletin; laid over to April 15, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, C area, class 1 height district; Norwood Avenue is in residence, business and unrestricted use, C area, class 1 height districts; Fulton Street is in a business use, C area, class 1 height district; Logan Street is in business and unrestricted use, C area, class 1 height districts; Atlantic Avenue is in an unrestricted use, C area, class 1 height district; that as of 1916 the property was zoned unrestricted and the present residence designation became effective on May 18, 1923; and

WHEREAS, the decision of the Borough Superintendent, dated June 28, 1956 acting on Alt. Applic. No. 2179-56, reads:

"1. Change of use from public garage to warehouse in a residence zone is contrary to Art. 2 Sec. 3 of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 150 feet in depth, on which is located a building of non-fireproof construction, one story and partial cellar in height, 50 feet by 150 feet, erected under Permit No. 8286 of 1924 as a public garage; that it is proposed to change the use of the building from public garage to warehouse; that when the present owners purchased the building, they were under the impression that the use of the building as a bulk warehouse would be permissible and they have been using same as such since 1950; and

WHEREAS, the applicant states that the present owners are engaged in the sale of light equipment and metal office supplies to factories and commercial institutions, and have maintained their offices and shipping facilities at 3175 Fulton Street, for the past several years; that the warehouse building is used for receipt of bulk shipments which are then transferred to their office and shipping room at 3175 Fulton Street and shipped from there; that all materials and shipments are received at an average of one per day during the hours of 8 A.M. to 5 P.M.; and

WHEREAS, the applicant contends that the present use of the structure is less hazardous than a public garage; that

there are no gasoline odors and there is far less vehicular traffic; that any and all traffic is confined to normal hours rather than early morning and evening as is common in a public garage; that there is virtually no noise, and the present warehouse use is made less detrimental to the immediate neighborhood; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years to permit the change of use from garage to warehouse as proposed and as indicated on plans filed with this application marked "Received July 10, 1956", one sheet, and "February 14, 1958", 3 sheets, *on condition* that the building shall not be increased in height or area and that a new certificate of occupancy shall be obtained that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within six (6) months.

612-45-BZ—Vol. V

APPLICANT—Louis Lieberman, for Jackson Motor Corp., owner.

SUBJECT—Application reopened July 17, 1956 as Vol. V—decision of the Borough Superintendent, under Sections 21 and 7e of the Zoning Resolution, to permit in a business and retail use district, the change in occupancy of an existing auto showroom by using the cellar for the storage of parts and dead storage of cars and the first floor as an auto showroom, office, parts department, gasoline station, motor vehicle repair shop, sale of used cars and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—94-15 to 94-23 Northern Boulevard, 32-45 to 32-61 Junction Boulevard, northeast corner and 32-44 to 32-60 95th Street, Block 1424, Lot 33, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Louis Lieberman.

For Opposition: Lazarus Cardwell, Charles J. Williams and James H. Dais.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. V on July 17, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 25, 1958 after due notice by publication in the Bulletin; laid over to April 15, 1958, for inspection and decision; hearing closed; applicant to submit a letter from the Planning Commission as to correct zoning of 95th Street and Junction Boulevard at this point; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Junction Boulevard and 95th Street are in business and retail use, C area, class 1½ height districts; Northern Boulevard is in a business use, C area, Class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated June 18, 1956 acting on Alt. Applic. No. 2778-55, reads:

"1. The proposed occupancy of storage of parts and dead storage of cars in cellar and auto showrooms,

MINUTES

office, parts department, gasoline station, motor vehicle repair shop, used cars sales and parking and storage of more than five motor vehicles on first floor in a use district zoned for Business & Retail is contrary to Art. II, Sec. 4 and Art. II Sec. 4c of the Zone Resolution and is contrary to the Board of Stds. & Appeals Resolution 612-45-BZ and 627-47-A and is referred back to the Board for reconsideration."

and

WHEREAS, the applicant states that the premises consist of a plot, 97.75 feet, 186.11 feet and 80 feet frontage by 145 feet in depth, presently developed with a one story and mezzanine brick building; that the building was erected in 1946 and was then extended in 1952 under Alt. Applic. No. 2644-48 and a new Certificate of Occupancy was issued February 20, 1952 stipulating the following permissible use and occupancy: cellar—storage; first floor—auto showroom, auto salesroom, office, parts department and gas station; second floor—offices; that it is now proposed to change the use of the auto salesrooms on the first floor, to motor vehicle repair shop; to increase the number of gasoline storage tanks in the gas station portion of the plot from four to eight; to use the open ground area behind the building for storage of more than five motor vehicles and to legalize the erection of a two story extension at the rear of building used as manager's office, size 17 feet by 20 feet, 10 inches; that the proposed occupancy will be as follows: cellar—storage of parts and dead storage of cars; first floor—auto showroom, motor vehicle repair shop, office, parts department, gas station and parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that due to changes in the business conditions in the automobile sales and service industry, it has become mandatory, for the proper operation of the owner's business, to have provisions within and abutting his premises for the storage of new cars, and for the repair and servicing of customers' cars, and the additional gasoline tanks are requested due to the necessity of having more than one gasoline delivery per day; that the subject premises is flanked on one side by an auto showroom and motor vehicle repair shop, and on the other side by a lumber yard; that the residential portion of the plot has been rezoned from residential to local retail; that there are numerous other non-conforming uses in the immediate area, and it is felt that the proposed changes in the use of the building will not be detrimental to the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since 1946; that the assessed valuation of land is \$44,000 and of the building \$130,000 making a total of \$174,000; that the building was erected in 1948; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 16, 1946, as thereafter amended by resolutions adopted through April 10, 1951 by adding thereto:

"that in the event the owner desires to change the occupancy of the building heretofore permitted toward the rear of the lot, such building may be used as storage of parts and dead storage of cars in the cellar and auto showroom, office and parts department on the first floor and as a motor vehicle repair shop, used car sales and parking and storage of more than five motor vehicles on the first floor as proposed and as indicated on plans filed with this application marked "Received June 26, 1956", one sheet, and "Received February 14, 1958", six sheets; that there may be parking on the rear open space provided there is no opening to 95th Street; that all entrance and exit shall be through the open space to the north of the building; that the fences as required and proposed shall be maintained; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

208-46-BZ—Vol. V

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application reopened June 25, 1957 as Vol. V—decision of the Borough Superintendent, under Sections 7f and 7e of the Zoning Resolution, to permit in a business use district, the extending of the existing gasoline service station by the addition of two twin hose gasoline pumps and six 550 gallon approved type gasoline tanks and changing the use of that portion of the premises now used for yarn manufacturing to importing, shipping and storage of porcelain ceramics.

PREMISES AFFECTED—1500-1546 McDonald Avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Dominick Farruggio.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. V on June 25, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 25, 1958 after due notice by publication in the Bulletin; laid over to April 15, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, McDonald Avenue and Avenue M, are in a business use, C area, class 1 height district; Dahill Road and 60th Street are in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated January 31, 1958 acting on Alt. Applic. No. 1557-57, reads:

"1. Proposed change of occupancy of building and premises, in a Business zone, which were subject of a Bd. of Standards and Appeals variance under Cal. #208-46-BZ is referred back to the Bd. of Standards and Appeals for consideration.

2. Proposed addition of 6 tanks and 2 gasoline pumps is not in accordance with the conditional variance granted under Cal. #208-46-BZ and as amended on July 10, 1956."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 400 feet in depth, occupied by a one story masonry building and a gasoline service station; that it is proposed to change the use of the premises from yarn manufacturing, which is presently the existing use, to the importing, shipping and storage of porcelain ceramics and the restoring of two twin hose gasoline pumps and six 550 gallon gasoline storage tanks; and

WHEREAS, the applicant states that the change in use is being requested because the yarn manufacturing firm is going to vacate the premises, which will then be occupied for the purpose of importing, shipping and storage of porcelain ceramics; that the present building is equipped with adequate exits and loading area for the proposed use; that parking facilities for employees and executive members of the proposed firm will be provided for by the use of the existing parking lot adjacent to the service station on Avenue M, better identified as Block 6563, Lot 1, under Alt. Applic. No. 2677-56 which was approved on August 10, 1956 for use as a parking lot, and which is used as such; and

WHEREAS, the applicant contends that the use requested is a conforming use; that all exits and loading areas meet the necessary requirements and that accommodation for parking facilities are provided; that the restoring of the proposed additional two twin hose gasoline pumps and six 550

MINUTES

gallon gasoline storage tanks is a necessity to this service station due to the huge volume of vehicles patronizing this service station daily; that the existing two pumps and four tanks are not sufficient for proper service as this station is located on the corner of McDonald Avenue and Avenue M, and these two intersecting streets have a heavy flow of traffic throughout the day; that the two additional pumps which are requested to be restored appeared on plans filed with the Board on December 11, 1945, which was acted on; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 27, 1948, as thereafter amended by resolutions adopted through April 25, 1950 by adding thereto:

"that in the event the owner desires to change the tenancy of the portion of the building formerly occupied by a knitting mill to a new occupancy consisting of importing and shipping and storage of porcelain ceramics such change may be made and in the gasoline station portion of the premises there may be two twin hose gasoline pumps of an approved type erected not nearer than 15 feet to the street building line and six additional approved 550 gallon gasoline storage tanks as indicated on revised plans marked "Received February 5, 1958", 4 sheets; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

863-47-BZ

APPLICANT—Philip Freshman, for Max Schoenfield, owner; Crown Beverage Corp., lessee.

SUBJECT—Application reopened March 18, 1958, for consideration as to extension of term of variance—expired January 27, 1958—decision of the Borough Superintendent, previously granted on condition under sections 7e and 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a building to be used as a soda water manufacturing and bottling plant, using more than the permitted area.

PREMISES AFFECTED—429-433 Watkins Street, east side, 150 feet north of Riverdale Avenue, Block 3593, Lots 7 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Freshman.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, on January 24, 1948 this application was granted by the Board on certain conditions under Sections 7e and 21 of the Zoning Resolution, to permit in a business use district the erection and maintenance of a building to be used as a soda water manufacturing and bottling plant, using more than the permitted area and affecting premises 429-433 Watkins Street, east side, 150 feet north of Riverdale Avenue, Block 3593, Lots 7 and 8, Borough of Brooklyn; and

WHEREAS, the applicant states that since the adoption of the Resolution by the Board, on January 27, 1948 the use zoning of the premises was changed from a business use to a residence use; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation on January 27, 1958; and

WHEREAS, this application was reopened on March 18, 1958 and set for hearing on April 15, 1958 at 10 A.M., subject to regular procedure, waiving all requirements ex-

cept a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 15, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 3, 1958 acting on Alt. Applic. No. 972-58, reads:

"1. Obtain extension of term of variance from Bd. of Standards and Appeals."

and

WHEREAS, the premises have been changed from a business use district to a residential use district.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 24, 1948 only insofar as it has reference to the term of the variance so that as amended this portion of the resolution shall read:

... granted under Section 21 for a term of ten years from the date of this amended resolution to permit ...; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy shall be obtained, and all work completed within six months from the date of this amended resolution.

861-48-BZ—Vol. I

APPLICANT—Charles A. Buckley, Jr., for Oncrest Realities, Inc., owner.

SUBJECT—Application reopened March 11, 1958, for consideration as to extension of term of variance—expired November 25, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution for a term of two years, permitting in a residence use district, the parking of more than five motor vehicles for customers and patrons of Alexander's Department store (no fee to be charged).

PREMISES AFFECTED—2519-2525 Creston Avenue and 62 East 191st Street, southwest corner, Block 3175, Lots 26 and 36, Borough of The Bronx.

APPEARANCES—

For Applicant: Maurice J. Schulkind.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, on November 25, 1952 this application was granted by the Board on certain conditions under Section 7h of the Zoning Resolution, to permit in a residence use district, for a term of two years, the parking of more than five motor vehicles for customers and patrons of Alexander's Department Store, no fee to be charged, affecting premises 2519-2525 Creston Avenue, southwest corner of East 191st Street, Block 3175, Lot 26, Borough of The Bronx; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation November 25, 1957; and

WHEREAS, this application was reopened on March 11, 1958 and set for hearing on April 15, 1958 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 15, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 7, 1958 acting on amendment to Alt. Applic. No. 704-48, reads:

"1. Proposed use of premises which is in a residence use district for parking of motor vehicles is contrary to Art. II Sec. 3 of the Z.R. and is therefore denied."

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted, under Volume One, on December 7, 1948, as thereafter amended by resolutions adopted through November 25, 1952, only so far as it has reference to the term of the variance so that as amended this portion of the resolution shall read:

... granted under Section 7h for a term of five years from the date of this amended resolution to permit ...; that other than as herein amended the resolution adopted on December 7, 1948, as amended, shall be complied with in all respects; and that all permits required shall be obtained, and a new certificate of occupancy obtained, within three months from the date of this amended resolution. Alt. App. 704-48.

796-49-BZ—Vol. IV

APPLICANT—Charles Abrahams, for Columbia Savings and Loan Association, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. IV—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of an extension to the present bank building occupying more than the permitted area and alter an existing frame dwelling to provide additional offices.

PREMISES AFFECTED—93-20 to 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Charles Abrahams, Walter J. A. Mack and Theodore Rubsamen.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on October 15, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 28, 1958 after due notice by publication in the Bulletin; laid over to February 18, 1958, at the request of an objector to permit filing of objections; no further request for adjournment considered; then to April 15, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 94th Street and Woodhaven Boulevard are in retail and residence use, D and E-1 area, class 1¼ and class 1 height districts; Jamaica Avenue is in a retail use, D and E-1 area, class 1¼ and class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 23, 1957 acting on Alt. Applic. 1871-57, reads:

"1. Proposed extension will cover 100% of the surplus plot in a C area district and is contrary to Art. 4, Sec. 13(b) of the Z.R.

2. Proposed elimination of an existing rear yard in a C area district is contrary to Art. 4, Sec. 17 of the Z.R.

3. Proposed extension of a business use into a residence district is contrary to Art. 2, Sec. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 52.29 feet frontage by 118.49 feet in depth, upon which there is located a two family frame dwelling; that it is proposed to create bank offices on the first and second floors of this frame building, and to erect a class 3 extension to connect these offices to the existing bank building; and

WHEREAS, the applicant states that the premises began

its use as a bank in 1925 in the two story portion of the building located at 93-22 Jamaica Avenue, 20 feet east of Woodhaven Boulevard; that under Cal. No. 411-41-BZ, Cal. No. 796-49-BZ, Vols. I, II and III, and Cal. No. 113-53-A, the bank use was extended to its present area; that since the last substantial extension of the bank area that was completed in 1954 at a cost exceeding \$300,000, the facilities of this banking establishment are again strained by the increasing demands of the community and additional office space is sorely needed to conduct its transactions; that overtures have been made to purchase the adjoining building on lot 10, but the owner, realizing the dilemma of the bank, is asking a fantastic price far beyond the value of similar property in the area; and

WHEREAS, the applicant contends that the residential character of 94th Street will not be affected; that there will be no work done to change the front of this building; that the exit doors will be used for emergency egress only and the doors will be latched to prevent entrance from 94th Street; that access to and egress from this area will be through the regular bank entrance; that the adjoining owner on lot 10 will not be affected as to light and air, as shown on plot plan of adjoining owners; that the rear of the existing extension of the dwelling on lot 14 is on line with the west lot line of lot 10; that the adjoining owner on lot 15 will not be affected as to light and air because this dwelling is located on its north lot line; that lots 8 and 14 are under the same ownership and the buildings located on them will become one building; that the lots will be reapportioned into one lot; that the question of a rear yard should therefore not apply; and

WHEREAS, the applicant states that the present owner has held title to lot 8 since 1943 and 1952 and to lot 14 since August 21, 1957; that the assessed valuation of land is \$67,500 and of the buildings \$180,300 making a total of \$247,800; that the Jamaica Avenue building was erected September 3, 1921 and August 26, 1954; that the 94th Street building was erected in 1914; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c as to use for a term of ten years to permit the addition of Lots 8 and 14 and occupancy of frame buildings there as proposed as an extension, and as proposed to be connected to the present bank building as previously permitted by the Board to be constructed under Vol. III, *on condition* that the residential appearance of the building shall not be changed; that this Lot may be consolidated with the previous lots as permitted by the Board for a bank building; that the building shall not be extended in height or area and shall not be reconstructed without further consideration by this Board; that the use of the building may be as set forth and as indicated on plans filed with this application marked "Received September 26, 1957", 9 sheets, and "February 10, 1958", 3 sheets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 835-57-A; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

835-57-A

APPLICANT—Charles Abrahams for Columbia Savings and Loan Association, owner.

SUBJECT—Application September 26, 1957—Appeal from a decision of the Borough Superintendent, re use of Frame building as Offices, Live and Load, etc.

MINUTES

PREMISES AFFECTED—93-20 and 93-22 Jamaica Avenue, southeast corner of Woodhaven Boulevard and 87-12 94th Street, Block 8934, Lots 8 and 14, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Charles Abrahams.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commisiesoner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 23, 1957, on Alt. Applic. 1871/57 reads:

"4. Proposed business use in a frame bldg. is contrary to 4.1.3. (5a) of the Bldg. code.

5. Provide for a 50 lbs. per sq. ft. live load for office as per 7.3.2.2.2. of the Bldg. code.

These premises have been the subject of a variance under Cal. #796-49-BZ and Cal. #113-53-A."

and

WHEREAS, the applicant states that the building is 3 stories, 32.67 feet in height, 52.29 feet and 17 feet front by 118.49 feet in depth, of class 3 and class 4 construction, erected 1914, 1921 and 1954, located in a residence and business use C area, class 1 and class 1½ height district, used and occupied as follows: Cellar—boiler room, storage, toilet and rest room, no persons; vault—5 persons; 1st floor—bank, 30 persons and dwelling; 2nd floor—bank offices, 15 persons and dwelling; 3rd floor—bank offices and refreshment room, 5 persons and dwelling; and proposed to be used and occupied as follows: Cellar—boiler rooms, storage, toilet, rest room and vault, no persons; 1st floor—bank, 30 persons; and bank offices, 9 persons; 2nd floor—bank offices 21 persons; 3rd floor—bank offices, 5 persons and existing dwelling portion 87-12 to remain vacant; that the building is provided with 3 interior 3 foot wide stairs, enclosed in fire retarded partitions equipped with one hour fireproof self-closing doors, stairhalls lead to street and are provided with a ladder and scuttle to roof, stairs in 93-22 of metal and stairs in 87-12 is of wood construction, in addition there is one fire escape on the interior court; and

WHEREAS, Certificate of Occupancy No. Q 97852 issued August 26, 1954 against Alt. Applic. 2532/51 pursuant to a variance granted by the Board under Calendar Number 796-49-BZ and 113-53-A permits the following use and occupancy for 93-20 and 93-22 Jamaica Avenue: Cellar—boiler room, storage, toilet and rest room; 1st floor—bank, 24 persons; 2nd floor—bank offices, 15 persons; 3rd floor—bank offices and rest room, 5 persons; and

WHEREAS, the applicant contends that since the last extension of the bank area, completed in 1954 the facilities of the bank are again strained by increasing demands and additional office space is sorely needed to conduct the bank business; that the bank has purchased the 2 family frame dwelling at 87-12 94th Street on Lot 14 and it is proposed to erect a class 3 extension between this frame building and the existing bank building as indicated on plans filed with the Board; and

WHEREAS, the applicant contends as to Objection 4 issued by the Borough Superintendent that the 3rd floor will not be occupied; that the stairs to the 3rd floor will be sealed and provided with a 2 by 4 foot access door at the 2nd floor landing; that the enclosure walls on the 1st and 2nd floor will be filled with mineral rock wool; that the stairway from the 2nd floor will be provided with a one hour fireproof enclosure extending to the street; that the cellar ceiling will be fire retarded with metal lath and ¾ inch cement plaster; that the interior cellar stairs will be provided with a one hour fireproof enclosure; that a second means of egress will be provided by an engineer's ladder to the street; that there will be no storage in the cellar; that the cellar will be used only as a boiler room; and

WHEREAS, the applicant contends as to Objection 5 issued

by the Borough Superintendent that the floor loading will consist of ordinary light office furniture and 6 occupants on the entire floor.

Resolved, that the decision of the Borough Superintendent, dated September 23, 1957, acting on Alt. App. 1871-57, Objection No. 4 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. No. 796-49-BZ, Vol. IV shall be complied with; that as to Objection No. 5 the liveload of 40 lbs. per superficial foot for offices as occupied by the bank may be approved *on condition* that there shall be no safes or other loadings that will exceed such liveload, which shall be posted; and that the third floor shall remain vacant and shall not be occupied for storage or any other use.

638-50-BZ—Vol. II

APPLICANT—Haus and Bresin, for Estate of Edward F. Glacken, owner, Irving Trust Company and William F. Glacken, executors.

SUBJECT—Application reopened January 14, 1958 and restored to calendar—re decision of the Borough Superintendent, previously withdrawn, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto wash (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles for the stated term of fifteen (15) years.

PREMISES AFFECTED—9001-9015 Church Avenue and 551-561 Remsen Avenue, northeast corner, Block 4687, Lots 4, 7, 8 and 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 9, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on October 1, 1957 after due notice by publication in the Bulletin; and

WHEREAS, this application was withdrawn at the request of the applicant by a resolution of the Board of November 13, 1957 after being laid over from time to time; and

WHEREAS, this application was reopened and restored to the calendar by resolution of the Board, January 14, 1958; and

WHEREAS, a public hearing was held on this application on March 25, 1958 after due notice by publication in the Bulletin; laid over to April 15, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Church avenue and Remsen avenue are in a business use, D area, class 1 height district; East 91st street is in business and residence use, D area, class 1 height districts; Linden boulevard is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 1, 1957 acting on N. B. Applic. 308-57, reads:

"1. Proposed building on a plot, in a business zone, to be used for gasoline service station, auto washing (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles is contrary to Art. II, PP. 4a, subsection 29 & 46 of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 ft. frontage by 100 ft. in depth, presently im-

MINUTES

proved with a used car lot and a one story frame office; that it is proposed to eliminate all present uses on the site and develop it as a modern gasoline service station; that the proposed building will be located toward the center of the plot, well away from all lot lines, and will have face brick facades facing both streets and brick exteriors facing the lot lines; that the entire site will be paved and pumps will be set 15 ft. back from the building lines on both streets; that a 5 ft. 6 in. high woven wire fence on a concrete base, with brick terminal posts will be provided along both interior lot lines, except that a face brick fence wall will be provided along the small open portion of lot 75, the only adjoining lot containing a dwelling occupancy; that the repairing herein proposed will consist of minor repairs using hand tools only and will be confined to the interior of the accessory building; and

WHEREAS, the applicant states that a previous application for a gas station on this site was denied by the Board in 1950 under Cal. No. 638-50-BZ; that during the years since the previous denial, there has been a marked change in the development of the affected area; that the amount of property devoted to automotive uses has more than doubled since the previous denial; that in 1950 the site was vacant and the abutting lots on both Church Avenue and Remsen Avenue were also vacant; that at present both the site and the two abutting lots (3 and 12) are now developed as used cars lots; that the next block to the east of the subject site on their side of Church Avenue is now developed with used car lots and an auto showroom and the block front opposite the site on the south side of Church Avenue is now completely developed as a used car lot; that to the north of the site on Remsen Avenue in Block 4687, Lot 19, there is now a garage and parking lot in place of the previous storage yard; that in addition to the site, approximately 1000 feet of frontage within the affected area has been converted to automotive uses since the previous denials; that the character of the neighborhood is now definitely established since more than 70% of the affected area along Church Avenue and Remsen Avenue is now devoted to automotive uses; and

WHEREAS, the applicant contends that the site has been under the same ownership for approximately 30 years; that since the previous action by the Board, the owner died and the property is now part of his estate; that the executors are required to liquidate this estate and distribute the income among the heirs; that the present occupancy is on a month to month basis and does not yield any appreciable return; that all efforts to sell the property for a conforming use have been fruitless and the present proposal seems to be the only economically feasible method for disposing of the property as required to liquidate the estate; and

WHEREAS, the applicant states that the present owner has held title to the property since March 14, 1928, March 19, 1926 and December 22, 1955; that the assessed valuation of land is \$22,500 and of the building \$500, making a total of \$23,000; that the building was erected in 1951; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted.

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 308-57, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

614-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—decision of the Borough Superintendent, under sec-

tions 7f, 7h, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 8, 1957 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on July 2, 1957 after due notice by publication in the Bulletin; laid over from July 2, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to September 10, 1957, for further inspection and decision; then to September 24, 1957, for further inspection and decision; then to October 8, 1957, at request of the applicant and for decision; then to November 6, 1957, at request of the applicant as to possible sale of the premises; then to December 3, 1957, at request of the applicant, as to possible sale of the property; then to January 21, 1958 at the request of the applicant; then laid over to February 4, 1958, for inspection and decision; hearing closed; then to February 18, 1958, for vote by the full complement of the Board; then to March 25, 1958, at the request of the applicant; then to April 8, 1958, for vote of complete Board; then to April 15, 1958, for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in retail and residence use, C area, class 1 height districts; that the portion of the premises within 100 feet of 11th Avenue is in a retail use district and the remainder is in a residence use district; that as of July 25, 1916 that portion of the premises within 100 feet of 11th Avenue was in a business use district and received its present use designation May 20, 1952; and

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1956 acting on N.B. Applic. 1941-56, reads:

"1. Proposed building and plot, partly in a retail and partly in a residence zone, to be used for gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, auto showroom, and office, parking of cars in open area is contrary to Art. II, Par. 3 and Par. 4-A of the Zoning Resolution.

2. Proposed show windows, signs and curb cuts within 75'-0" of a residence zone on 63rd St. is contrary to Art. II, Par. 7-A of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 feet 4½ inches frontage by 132 feet 8 inches in depth; that the premises are now being used for the day time parking of cars for patrons of Dilbert's supermarket across the street; that permit alteration No. 3485-55 and certificate of occupancy No. 14954 was issued for this use for the retail portion of the site; that it is proposed to erect a modern automobile showroom and gasoline service station, the gas station to consist of ten 550 gallon gasoline storage tanks and six dispensing pumps; that the site is also to be developed with a one story building of class 3 construction, having a frontage of 112 feet, a depth

MINUTES

of 55 feet and contain the use of auto show room and the conjunctive uses to a gas station of car wash, lubritorium, minor auto repairs, office and sales; that part of the open area of the site will be reserved for the parking of cars awaiting service; that the building will be highly modern in design and improve the appearance of the community; that a 16 foot wide and a 25 foot 4½ inch wide planted area will be maintained on the easterly part of the site, affording the entire block additional light and ventilation and also confining the proposal to the retail use part of the site, and also act as a buffer between the proposal and the residence use district; that the proposed auto showroom is a conforming use in a retail zone and will act as a buffer to the north; and

WHEREAS, the applicant contends that Eleventh Avenue is a highly trafficked auto lane leading across Brooklyn and the large home development in the area has created a need for the proposal; that there are sufficient stores in the area for the public's needs and the erection of additional stores at this time would not be warranted nor financially feasible; that the contemplated curb cuts on 63rd Street are a minimum of 30 feet distant to the closest possible residence use on 63rd Street and cannot possibly affect the residential aspect of said street any more than the many curb cuts required for the dwellings on that street; that the proposed show windows and signs set back of the 63rd Street building line a distance of approximately 30 feet and therefore cannot affect said street; and

WHEREAS, the applicant states that the present owner has held title to the property since April 12, 1954 and that the assessed valuation of land is \$21,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received December 5, 1956", two sheets, and "Received June 5, 1957", one sheet, *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be reconstructed and arranged as indicated on plans above cited; that the accessory building and showroom building shall be located where shown separated from the lot line to the south a distance of approximately 25 feet, as shown, that there shall be no cellar under the accessory building and showroom building; that such buildings shall be faced with face brick on all sides; that pumps shall be of a low approved type erected not nearer than fifteen feet to the street building line; that tanks shall not exceed ten 550 gallon approved gasoline storage tanks; that curb cuts shall be restricted to two curb cuts on 11th Avenue each not over 30 feet in width and two to 63rd Street of similar width; that no portion of any curb cut shall be nearer than five feet to a side lot line as prolonged; that at the intersection of 63rd Street and 11th Avenue there shall be erected a block of concrete not less than twelve inches in height extending along either building line for a distance of not less than five feet; that on the exterior lot line to the north from the wall of the adjoining building to the building line there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of not less than five feet six inches; that in line with the rear of the accessory building to the building line of 63rd Street there shall be erected a brick masonry wall not less than five feet six inches in height; that the 25 foot space to the east shall be planted with suitable material and maintained in good condition at all times; that sidewalks and curbing abutting the premises shall be recon-

structed or repaired to the satisfaction of the Borough President; that under Section 7i there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that under Section 7h for a similar term there may be parking and storage of cars so spaced so as not to interfere with the servicing of the station; that under Section 7A any show window or curb cut or sign deemed contrary thereto are hereby permitted; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs but permitting the erection within the intersection of 11th Avenue and 63rd Street of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building line of 11th Avenue at right angles thereto for a distance of not more than four feet; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

674-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Shelbee Corp., owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7e of the Zoning Resolution, to permit in a retail and residence use district, the extension of an existing gasoline service station, to include the parking and storage of more than five (5) motor vehicles on an adjoining lot.

PREMISES AFFECTED—1920-1924 Amsterdam Avenue and 501-503 West 155th Street, northwest corner, Block 2114, Lots 40 and 47, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 21, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 15, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and West 155th Street are in retail and residence use, B area, class 1½ height districts; West 156th Street is in business and residence use, B area, class 1½ height districts; Amsterdam Avenue is in retail and business use, B area, class 1½ height districts; Broadway is in a business use, B area, class 1½ height district; that as of July 25, 1916 that part of the premises within 100 feet of Amsterdam Avenue was in a business use district and the present retail use designation became effective August 26, 1954; and

WHEREAS, the decision of the Borough Superintendent, dated December 11, 1957 acting on Alt. Applic. No. 1587-57, reads:

"1. The proposed extension of an existing gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, parking and storage of more than 5 motor vehicles, located partly in a retail use district & partly in a Residence Use District constitutes an extension of a non-conforming use and is therefore contrary to Art. II, PP. 3 & 4-A Zoning Resolution and B.S.A. Cal. #674-55-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 feet frontage by 74 feet 11 inches in depth,

MINUTES

presently developed with a gasoline service station consisting of ten 550 gallon buried gasoline tanks and six dispensing pumps; that the present accessory building is one story in height, of class 3 construction, having a frontage of 62 feet, a depth of 30 feet and contains the conjunctive uses of lubritorium, minor auto repairs, car wash, storage room, office and sales; that the open portion of the plot not being used by the gasoline service station is being used for parking and storage of more than five motor vehicles; that lot No. 47 is now being used for parking of cars; that it is proposed to seek a variance of the Building Zone Resolution up to June 19, 1971 to maintain the present legal gasoline station as is and add the use of parking and storage of motor vehicles on adjoining lot No. 47; that it is also proposed to install one new 30 foot curb cut on West 155th Street for the new parking and storage area on lot No. 47; and

WHEREAS, the applicant states that all of the present legal cases were established under N.B. Applic. No. 137-55 and under Cal. No. 674-55-BZ; that Certificate of Occupancy No. 48124 was issued for the present uses on October 17, 1957 and will expire June 19, 1971; that lot No. 47 is now being used illegally for parking; and

WHEREAS, the applicant contends that lot No. 47 was purchased from the City for back taxes.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 19, 1956 by adding thereto:

"that in the event the owner desires to add an additional lot, Lot 47, to the west, to be occupied for parking, under the control of the gasoline service station, such use may be permitted as now proposed and as indicated on plans filed with this application marked "Received December 19, 1957", 4 sheets, and "February 28, 1958", one sheet, on condition that all buildings and uses on the premises shall be removed and the premises leveled substantially to the grade of West 155th Street and surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that on the interior lot lines there shall be maintained a woven wire fence as indicated on plans showing proposed conditions, as well as a gate of the width shown and not over 18 feet in width in the existing fence required by the Board under the resolution above cited to permit entrance from the gasoline service station to the parking lot; that along the street building line of West 155th Street a similar fence shall be maintained on a masonry base, with suitable terminating posts at the entrance which may be toward the center, with curb cut opposite, as shown, not over 30 feet in width; that signs shall be restricted to a permanent sign attached to the fence near the entrance advertising the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses provided such sign is not over four square feet in area and does not extend beyond the building line and is not illuminated; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

910-55-BZ—Vol. II

APPLICANT—Dominick Salvati and Son, for Al Smith, owner.

SUBJECT—Application reopened July 2, 1957 as Vol. II—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a one story extension to an existing broom factory that will occupy more than the permitted area coverage.

PREMISES AFFECTED—9517-9521 Avenue J, north side, 77 feet 11¾ inches east of East 95th Street, Block 8203, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony M. Salvati.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 2, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 18, 1958 after due notice by publication in the Bulletin; laid over to April 15, 1958, for inspection and decision; hearing closed; and

WHEREAS, the applicant stated that if this appeal is granted the owner will erect the fireproof building and when completed will apply for a variance to erect a fireproof building in place of the remaining frame building; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Avenue J are in a residence use, E-1 area, class ½ height district; East 96th Street and East 95th Street are in residence and business use, E-1 area, class ½ height districts; Flatlands Avenue is in a business use, D area, class ½ height district; that the area, as of July 25, 1916 has been rezoned to a business district and a D area; that the zoning from business was changed to residence in 1951 and the area designation was changed on May 12, 1955 from D to E-1; and

WHEREAS, the decision of the Borough Superintendent, dated June 11, 1957 acting on Alt. Applic. No. 3082-55, reads:

"1. On a lot located in a residence use district the proposed extension of the existing non-conforming business use is contrary to Art. II Sec. 3 of the Z. R.

2. On a lot located in an E-1 area district the proposed extension of the existing building to occupy more than the permitted area is contrary to Art. IV Sec. 15A of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 101 feet 6 inches and 101 feet 3⅛ inches frontage by 209 feet 7⅛ inches and 209 feet 7⅝ inches in depth; that the premises has been used as a broom factory since 1947 under Certificate of Occupancy No. 118124; that it is proposed to construct a one story extension of class one, fireproof construction, to the present building, and extend the use of the broom factory; and

WHEREAS, the applicant further states that the existing building and proposed extension will be equipped with a complete sprinkler system; that the proposed extension will have a frontage of 51 feet and a depth of 158 feet; that according to the Zoning Resolution, it is permitted to occupy 40% of the open area of 13,187 square feet, which is 5,275 square feet; that the proposed building will occupy 8,058 square feet, or an excess of 2,783 square feet; and

WHEREAS, the applicant contends that the owners employ people living in the surrounding areas; that all products made, which is the manufacture of various types of brooms, are stored within the building; that there is not, and will not be any storage of materials outside the building; and

WHEREAS, the applicant states that the present owner has held title to the property since January 1, 1957; that the assessed valuation of land is \$3,000 and of the building \$20,000 making a total of \$23,000; that the building was erected in 1947; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended that the application be granted with certain changes as to location of the building, as now indicated on revised plans; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 21, to permit as proposed the erection of a Class 1 type building to replace the present frame building, as indicated on plans filed with this application, marked "Received June 13, 1957", 4 sheets, "January 30, 1958", 1 sheet, "March 25, 1958", 1 sheet, *on condition* that the revised plan as filed shall be complied with; that all loading and unloading on the premises shall be done on Avenue J only on the open space in front of the building, which shall be enclosed with a masonry wall on the building line with necessary openings therein for access; that all windows and doors facing on Skidmore Lane shall be closed except for one as a required means of exit; that such windows shall be closed with glass block as approved for exterior walls in substitution of the frames and sash; that the building shall not be increased in height or area beyond what is now shown; that the additional building of frame shall be replaced with a fireproof building within two years; that a sprinkler system, complying with the requirements shall be installed throughout the building and existing buildings used by the business and that the Smoke Control Rules shall be complied with; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zone Resolution.

219-56-BZ

APPLICANT—Sidney H. Kitzler, for Pitborn Realty Corp., owner; Madewell Appliance Co., lessee.

SUBJECT—Application reopened March 11, 1958, for amendment as to rear yard—decision of the Borough Superintendent, previously granted on condition under section 21 of the Zoning Resolution, permitting in a C area district the extension of the existing warehouse structure occupying more than the permitted area.

PREMISES AFFECTED—553-571 Thatford Avenue, east side, 41 feet 6½ inches south of Hegeman Avenue, Block 3637, Lot 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative 0

THE RESOLUTION—

WHEREAS, on November 6, 1957 this application was granted by the Board on certain conditions under Section 21 of the Zoning Resolution, to permit in a C area district, the extension of the existing warehouse structure, occupying more than the permitted area, affecting premises 553-571 Thatford Avenue, east side, 41 feet 6½ inches south of Hegeman Avenue, Block 3637, Lot 24, Borough of Brooklyn; and

WHEREAS, the applicant requested reopening of this application and amendment of the Resolution to waive the required fifteen foot rear yard; and

WHEREAS, this application was reopened on March 11, 1958 and set for hearing on April 15, 1958 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 15, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 18, 1958 acting on Alt. Applic. No. 237-56, reads:

"2. On the portion of the lot located in the retail area district, a yard of 15 feet must be provided at street grade level as per Sec. 17 of the Zoning Resolution."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 6, 1957, only insofar as it has reference to a new objection filed by the Department of Buildings under Alt. App. 237-56, disapproved February 18, 1958 requiring a rear yard, that such rear yard may be omitted provided the requirements of the resolution adopted by the Board on November 6, 1957 are complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution. Alt. App. 237-56.

799-56-BZ

APPLICANT—Benjamin Weberman, for Harold Klein, owner (Accurate Dye Works, lessee).

SUBJECT—Application November 9, 1956—decision of the Borough Superintendent under Section 7e of the Zoning Resolution, to permit in a restricted retail use district, the use of the fourth floor of an existing four-story building as a dyeing establishment.

PREMISES AFFECTED—7 East 30th Street, north side, 164 feet east of 5th Avenue, Block 860, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: Benjamin Weberman and Larry Charles.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 15, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a restricted retail use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 10, 1956 acting on Alt. Applic. No. 1303-56, reads:

"3. Proposed dyeing establishment in a restricted retail district is contrary to Sec. 4B of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 21 feet 5 inches frontage by 82 feet in depth; and

WHEREAS, the applicant states that the dyeing establishment in question is not 'proposed' as it has been continuously conducted as a small scale dyeing establishment since 1932, the time when the present occupants entered into possession of the premises, which is the top or fourth floor loft of No. 7 East 30th Street; that during this period of well over twenty years there have been no complaints, notice of violation or other objections to such use; that while the neighborhood is designated as restricted retail district, almost every one of the buildings in this district is used for factory purposes; that under Alt. Applic. No. 2775-21, Certificate of Occupancy No. 7658 was issued on January 22, 1924 allowing use of this building for factory purposes, and a variation was allowed permitting enlarged use of this loft for factory purposes under Cal. No. 1155-23-S, adopted December, 1923; and

WHEREAS, the applicant further states that the dyeing establishment is conducted and operated on a small scale; that only about 30% of its space is devoted to actual dyeing and only about six persons are employed; that the Fire Department was contacted by them prior to the time that they entered into possession in 1933, for a permit to use combustible material on the premises; that at that time they were informed that no such permit would be issued unless the use of the premises for dyeing establishment had first been approved by the Building Department; that there-

MINUTES

after a Fire Department permit was actually issued and the Accurate Dye Works then concluded that the Building Department had approved such use, whereupon the tenant entered into possession; and

WHEREAS, the applicant contends that to require the Accurate Dye Works to discontinue the use of said premises for a dyeing establishment, or to be compelled to remove from the premises would be a severe hardship, bearing in mind in particular the long and continued use of the premises as stated above; and

WHEREAS, the applicant states that the present owner has held title to the property since May 18, 1951; that the assessed valuation of land is \$30,500 and of the building \$16,000 making a total of \$46,500; that the building was erected about 1900; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, to permit the continuance of the dyeing establishment as presently used and occupied, on the fourth floor as indicated on plans filed with this application, marked "Received November 9, 1956", 3 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required and a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

92-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application February 6, 1957—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, storage, parking and storage of motor vehicles and a ground sign.

PREMISES AFFECTED—14-40 to 14-50 (14-44 official) Clintonville Street west side, 61.63 feet south of 14th Road, Block 4697, Lot 5, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: James Vassalotti.

For Opposition: William S. Zedlovich.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 17, 1957 after due notice by publication in the Bulletin; laid over to October 15, 1957, for inspection and decision; hearing closed; then to October 22, 1957, at the request of the applicant for consideration of proposed changes in the proposal; then to November 6, 1957, for applicant to file revised plans for relocation of proposed gasoline station in connection with the laundry building; then to November 26, 1957, for further study and for applicant to furnish the Board with a plan showing the area of the entire property and the surrounding streets; then to December 3, 1957, at the request of the applicant; then to December 17, 1957, then to January 28, 1958, for further study and inspection; then to February 25, 1958, for further consideration and decision; then to April 15, 1958, for further inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Clintonville Street, 14th Road

and Cross Island Parkway are in a retail use, D area, class ½ height district; that as of July 25, 1916 the premises were in a class D area district, a class one height district and an unrestricted use district; that on March 30, 1940 the premises were placed in a residence use district, class ½ height district and a class E area district; that on December 4, 1952 the premises were placed in a retail use district; that on July 24, 1951 the premises were placed in a class G-1 area district and on December 4, 1952 the present area district became effective; and

WHEREAS, the decision of the Borough Superintendent, dated January 3, 1957 acting on N. B. Applic. 4605-56, reads:

"1. Proposed erection of gasoline service station, minor auto repairs, hand tools only, lubritorium, parking & storage of motor vehicles, office & storage in a retail zone is contrary to Art. II Sec. 4A of Zoning Res.

2. Proposed ground signs located in retail use district is contrary. Art. II Sec. 4A of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 foot frontage by 85 feet in depth, irregular, and unimproved; that it is proposed to secure a variance for a period of fifteen years in order to erect a modern gasoline service station consisting of twelve 550 gallon gasoline storage tanks and six dispensing pumps; that the proposed accessory building will be of class 3 construction, one story in height, having a frontage of 48 feet, a depth of 30 feet and will contain the conjunctive uses of office and sales, storage, lubritorium and minor auto repairs; that part of the open area of the site will be reserved for the parking and storage of motor vehicles; that a 5 foot 6 inch high woven wire fence will be erected on all lot lines where the building does not occur, and the curb cuts will be limited to three 25 feet wide cuts; that the entire open area of the gas station will either be concrete or tarvia paved; and

WHEREAS, the applicant states that as the entire site is adjoined to the north, west and south by lot No. 3, which is owned by the same owner as the site in question, the block cannot be affected, as said lot No. 3 will act as a buffer to the remainder of the block; that the proposed gas station will be directly opposite lot No. 16 in block 4717 which is developed as a shopping center and is also owned by the same owner as the site in question; and

WHEREAS, the applicant contends that the accessory building will be highly modern in design and in keeping with the present shopping center; that Clintonville Street is a main auto lane and the shopping center itself has created a need for the proposal; that although Clintonville Street is in a retail use district, the present non-conforming uses of gas station in block 4678, lot No. 1 and the gas station in block 4697, lot No. 15, have changed the character of said street so that the proposal is entirely in keeping; that the proposed ground signs will only project 4 feet beyond the street building line and are required for the proper operation of the gas station and will only advertise the brand of gasoline sold; that the signs will be of the non-flashing electric illuminated type approximately 36 square feet in area and will be mounted 12 feet above grade to the bottom of the sign; and

WHEREAS, the applicant states that the present owner has held title to the property since February 18, 1953 and that the assessed valuation of land is \$5,000; and

WHEREAS, the premises and surrounding area have been inspected on several occasions by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen (15) years from the date of this action,

MINUTES

to permit the construction of the proposed gasoline service station as shown on Lot 5 adjoining the car washing building as permitted by the Board on the south side of Lot 8 under Cal. No. 734-55-BZ, and to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received February 6, 1957", 3 sheets, "September 26, 1957" 1 sheet, and "November 4, 1957", 2 sheets, *on condition* that the plot where the gasoline station is proposed shall be leveled substantially to the grade of Clintonville Street and the adjoining plot where the car washing establishment has been permitted although not yet built; that the accessory building shall be of the design and location as indicated on plans above referred to and shall be faced with face brick on all sides and in all other respects shall comply with all requirements of the Building Code; that pumps shall be of a low approved type erected not nearer than 15 feet to the building line; that the number of gasoline storage tanks shall not exceed ten 550 gallons approved tanks; that at the rear of the premises from the car washing building to the accessory building there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of five feet six inches; that a similar fence shall be erected from the accessory building to the corner of the lot and thence easterly to the building line of Clintonville Street with a suitable terminating post at the building line; that there shall be erected at the intersection a block of concrete not less than twelve inches in height and extending five feet along the building line of Clintonville Street from such fence; that curb cuts shall be restricted to two curb cuts each 30 feet in width, where shown, with no portion of any curb cut nearer than five feet to a side lot line as prolonged; that the balance of the premises where not occupied by the accessory building and pumps shall be paved with concrete or tarvia; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs but permitting the erection within the premises toward the north and within the plot area where indicated of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of not more than four feet; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that sidewalks and curbing in front of the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that under section 7i for a similar term there may be repairing with hand tools only for adjustments, maintained solely within the accessory building; that there may also be parking for more than five cars awaiting service, as proposed; that if any portion of the plot has been filled and requires piling such piling may be permitted as the Borough Superintendent may require for support; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

319-57-BZ

APPLICANT—Mathew Manes, for William Rueck and Minnie A. Dunlop, owners; Sun Oil Co., lessee.

SUBJECT—Application April 22, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry—non-automatic, lubritorium, office, sale of auto accessories and parking of cars awaiting service, with curb cuts and show windows within 75 feet of a residence zone and the erection of post standards and illuminated signs, for a stated term of fifteen (15) years.

PREMISES AFFECTED—253-02 to 253-26 Hillside Avenue, 84-02 to 84-10 Little Neck Parkway, southwest corner and 84-01 to 87-09 253rd Street, Block 8607, Lot 180 (tentative), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Arthur M. Laufer.

For Opposition: Theodore Ain.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating,

Commissioner Kleinert, Commissioner Foley and

Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 3, 1957 after due notice by publication in the Bulletin; laid over for inspection and decision; date to be set; hearing closed; then set for December 17, 1957; then to January 14, 1958, for further consideration and decision; then to February 11, 1958, for further consideration and possible further inspection; then to March 18, 1958, for further hearing, applicant to send notice to all owners by regular mail, to consider additional facts; then to April 15, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a retail use, D area, class ½ height district; that as of July 25, 1916 the portion of the property within 100 feet of Hillside Avenue was zoned as a business district and the remainder was in a residence district; that as of that date all of the property was in a one times height district and a D area district; that on December 10, 1945 the present retail district for the portion within 100 feet of Hillside Avenue became effective; that the present ½ and G-1 designations for the portion more than 100 feet from Hillside Avenue became effective on January 27, 1949; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated March 26, 1957 acting on N.B. Applic. 205-57, reads:

"1. Proposed building and premises to be used for **gasoline service station**, auto washing, lubrication, office, sale of auto accessories and parking of cars awaiting service, in a Retail Use District is contrary to Article II Section 4A of the Zoning Resolution.

2. Proposed curb cuts and show window in Little Neck Parkway within 75'-0" of a Residence Zone is contrary to Article II Section 7A of the Zoning Resolution.

3. Erection of post standards and illuminated signs at the corners of premises at intersecting Hillside Ave. and 253rd Street and at Hillside Ave. and Little Neck Parkway in a Retail Use District is contrary to Article II Section 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 191.54 feet frontage by 100 feet in depth, vacant, except for large advertising billboards which will be removed if the present application is granted; that it is proposed to develop the site with a parkway type building with a peaked roof; that the building will have face brick facades on all four sides; that pumps will be of the low approved type and will be located only on the Hillside Avenue and on the Little Neck Parkway frontage of the plot; that the pumps will be set back at least 18 feet from the building lines; that the rear lot line, and approximately 60 feet of the frontage along 253rd Street, will be protected with a 5 foot 6 inch high fence and shrubbery will be provided along the rear lot line and the 253rd Street building line for approximately 60 feet in length, protected with a 6 inch by 8 inch concrete curb; and

WHEREAS, the applicant contends that at the time of acquisition of the property by the present owners, it was in a business use district, but shortly thereafter changed to a retail use district; that attempts were made to develop the site either with stores or a lunch wagon, but both of these plans fell through as there was no economic need for the improvement; that Hillside Avenue and Little Neck Parkway are both very heavily travelled arteries; that Hillside Avenue is 100 feet in width and is divided by a center mall; that Little Neck Parkway, which is 160 feet in width, is presently paved for only a portion of its designated width; that directly across the street on the north side of Hillside

MINUTES

Avenue, block 8596, lot 33, there is a one story restaurant with a large parking area; that the restaurant is presently closed and unoccupied; that the north side of Hillside Avenue between Little Neck Parkway and 255th Street, block 8766, lot 1, the entire block front is developed with a one story store building; that there is no demand for additional store uses in the neighborhood as is evidenced by the vacant property along Hillside Avenue, and also by the existing vacant stores in the existing developed store property; that the southeast corner of Hillside Avenue and Little Neck Parkway, block 8782, lot 59, is a gas station granted by the Board under Cal. No. 222-34-BZ: that on the southeast corner of Hillside Avenue and 252nd Street is a one story brick building which is devoted to the installation and repairs of automotive radios, etc., in block 8606, lot 90; and

WHEREAS, the applicant states that the present owners have held title to the property since April 14, 1945 and January 21, 1946; that the assessed valuation of land is \$22,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e, f and A of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 205-57, Objection Nos. 1, 2 and 3 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

590-57-BZ

APPLICANT—Gilbert Lazerus, for Elsie C. Katz and Adele Wilson, owners.

SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the construction and maintenance for a term of fifteen (15) years of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only (no welding or spraying), storage and sale of accessories, and incidental parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—43-32 to 43-38 222nd Street and 221-11 to 221-19 Northern Boulevard, northwest corner, Block 6327, Lots 40 and 42, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 18, 1958 after due notice by publication in the Bulletin; laid over to March 18, 1958, at the request of an objector, applicant concurring; no further request for adjustment considered; then to April 15, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Northern Boulevard are in a retail use, D area, class $\frac{1}{2}$ height district; 221st Street and 222nd Street are in retail and residence use, D and E-1 area, class $\frac{1}{2}$ height districts; 43rd Avenue is in a residence use, E-1 area, class $\frac{1}{2}$ height district; that prior to June 28, 1956 the property was zoned as a D area, one times height, business use district; and

WHEREAS, the decision of the Borough Superintendent, dated July 18, 1957 acting on N.B. Applic. No. 381-57, reads:

"1. The proposed gasoline service station, lubritorium, car wash, motor vehicle repairs, storage & sale of accessories, office, toilets, heater room, & parking for more than 5 motor vehicles, in a Retail Use Dist., is contrary to Art. 2 Sec. 4A of Zone Res.

2. Ground sign is contrary to Art. 2 Sec. 4A of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 97.74 feet and 98.72 feet in depth, presently vacant; that it is proposed to construct a one story building for office and sales of auto accessories, lubritorium, non-automatic car wash and minor motor vehicle repairs with hand tools only—no welding or spraying; that it is also proposed to construct and maintain for a term of fifteen years, a gasoline service station with curb cuts and with incidental parking of more than five motor vehicles belonging to customers while awaiting service; and

WHEREAS, the applicant further states that Northern Boulevard is a principal traffic artery carrying a heavy volume of through traffic in an easterly and westerly direction; that the existing gas stations on the north side of the street are not now sufficient to meet the demands of the area, and furthermore, existing conditions in the area indicate that the granting of the application will not adversely affect the area; and

WHEREAS, the applicant further states that the grade between the residential area to the north and the proposed site is so steep that the people in the residential area to the north will not be affected at all by the proposed gas station; that in fact, it is planned to continue the existing trees and shrubbery now separating the elevated area to the north from the site in question, so that the proposed gas station will not even be visible from the elevated residential area to the north; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as proposed as a gasoline service station substantially as shown on plans filed with this application marked "Received August 8, 1957", 5 sheets, and "February 3, 1958", 1 sheet, *on condition* that all structures and uses now on the premises shall be removed and the plot shall be leveled substantially to the grade of Northern Boulevard and shall be constructed and arranged as indicated on plans above cited; that the accessory building shall be of the design and location as indicated, faced with face brick on all sides, set off from the rear lot line, as shown, to permit landscaping along the rear lot line and the planting of hemlock trees not less than 8 feet in height and planted not less than four feet on center; if more trees are required on this basis of spacing than shown on such plans such additional trees shall be furnished; that the accessory building shall have no cellar and shall be of the design and arrangement as indicated; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of Northern Boulevard; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that the balance of the premises where not occupied by accessory building and pumps and planting area shall be paved with concrete or asphaltic pavement; that along the rear lot line there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of not less than

MINUTES

five feet six inches and returned along the westerly lot line to a point approximately opposite the front of the accessory building; that a brick masonry wall shall be constructed toward the northerly portion of the plot, where shown, continued at right angles along the street building line of 222nd Street to within approximately 20 feet of the street building line of Northern Boulevard; that planting in front of such wall shall be suitable for the area and shall be protected with a masonry curbing not less than eight inches in height and six inches in width; that curb cuts shall be restricted to two curb cuts each not over 20 feet in width to Northern Boulevard, where shown and one to 222nd Street within the first 25 feet from the intersection, of similar width; that within the intersection there shall be a block of concrete constructed and maintained not less than twelve inches in height and extending for a distance of not less than five feet from the corner along either street building line; that signs shall be restricted to permanent signs attached to the front facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs and advertising devices and permitting the erection within the building line of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that there shall be no such sign toward the southerly portion of the premises; that there shall be no mercury vapor lights installed or used along the front portion of the premises, as shown; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that there may be parking of more than five motor vehicles awaiting service; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

614-57-BZ

APPLICANT—Patrick D. Concagh, for American Oil Co., owner.

SUBJECT—Application September 6, 1957—decision of the Borough Superintendent under Sections 7h and 7c of the Zoning Resolution, to permit on a lot partly in a manufacturing and partly in a local retail use district, the use of the rear portion, the front of which is occupied by an existing gasoline service station, for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3010 Irwin Avenue, east side, 3.67 feet north of West 230th Street, Block 3406, Lot 66, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 15, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Irwin Avenue and Tibbett Avenue are in manufacturing and local retail use, D area, class 1 height districts; West 231st Street is in a local retail use, D area, class 1 height district; West 230th Street is in a manufacturing use, D area, class 1 height district; that on July 25, 1916 Irwin Avenue, 230th Street and 231st Street were in a business use, B area, class 1½ height district; that on September 17, 1953 the use district was changed to manufacturing along Irwin Avenue and 230th Street; that on January 14, 1954 the height designation was changed

to class 1 and on February 28, 1957 the area designation was changed to D; and

WHEREAS, the decision of the Borough Superintendent, dated August 29, 1957 acting on Alt. Applic. No. 802-57, reads:

"1. On a lot located partly in a manufacturing & partly in a local retail area with an existing gas service station on the manufacturing portion of the lot, the proposed extension of the use into the local retail portion of the lot for parking & storage of more than 5 motor vehicles is contrary to Art. II, Sect. 4-c of the Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 155.55 feet frontage by 250 feet, irregular in depth; that it is proposed to use a portion of the plot for the parking and storage of more than five motor vehicles; that the plot will be levelled off substantially to the grade of Tibbetts Avenue and graded with steam cinders, properly rolled and treated with a binder; that the plot will be enclosed with a woven wire fence, five feet six inches in height; that there will be one opening for exit and entrance and this will be on Tibbetts Avenue, with a gate of similar construction as the fence, and a fifteen foot curb cut leading to this opening; that it is also proposed to provide a permanent sign advertising the parking use, under such conditions and at such location as the Board deems appropriate; and

WHEREAS, the applicant further states that the plot is improved by a modern gasoline service station and conjunctive uses, including parking and storage of more than five motor vehicles, built in 1955 under N. B. Applic. No. 1021-54; that that application covered only that portion of the lot which extends 100 feet in depth from Irwin Avenue and located entirely in the manufacturing use portion; that the vacant portion of the lot, not included in the 1954 application, which extends to Tibbetts Avenue at the rear, is the subject of the instant application; that this portion is very irregular in shape and has a frontage of only 21.04 feet on Tibbetts Avenue; that its storage capacity is in the neighborhood of about 100 cars; that it could not possibly hold 150, allowing for aisle space, maneuverability within the plot, etc.; that the site, which is now known as lot 66, was reapportioned on the Tax Maps about five years ago; that prior to that time it formed parts of lots 66, 67, 68, 70 and 71; that both portions of this lot are divided by a three foot picket fence; and

WHEREAS, the applicant contends that most properties adjoining the site are devoted to uses similar to those existing on the subject plot; that the property adjoining to the south is improved by two large gas stations, an auto laundry and a motor vehicle repair shop on lots 54, 59 and 60; that north of the site, there is a one story public garage and motor vehicle repair shop on lot 130, and a veterinary hospital is maintained on lot 133; that lot 130 is devoted to the parking and storage of motor vehicles; that there are about ten retail stores on the southwest corner of Tibbetts Avenue and West 231st Street—lot 125, and on the adjoining block to the east, which is also known as block 3406, there is a large Esso gasoline service station—lot 1; that a grant of this application could not possibly affect these properties adversely since most of them are devoted to similar uses; and

WHEREAS, the applicant states that the present owner has held title to the property since October 29, 1954; that the assessed valuation of land is \$53,000 and of the building \$21,500 making a total of \$74,500; that the building was erected in 1955; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c, to permit as proposed the area at the rear of the gasoline sta-

MINUTES

tion to be occupied for the parking and storage of motor vehicles, as proposed and indicated on plans filed with this application, marked "Received September 6, 1957", 1 sheet and "February 14, 1958", 1 sheet, *on condition* that the premises shall be leveled and surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on the rear and side lot lines, as proposed, a woven wire fence of the chain link type, not less than 5 feet, 6 inches in height; that proper bumpers shall be maintained against such fences for the protection thereof; that a sign not exceeding 4 square feet shall be attached to the fence near the entrance and such sign shall not be illuminated nor extend beyond the building line advertising the parking use and the rates charged and other information as may be requested by the Commissioner of Licenses; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

669-57-BZ

APPLICANT—Alfred H. Eccles, for Polarad Electronics Corp., owner.

SUBJECT—Application September 25, 1957—decision of the Borough Superintendent, under Section 19A of the Zoning Resolution, to permit in an unrestricted use district, the continued use of an existing building providing less than the required number of loading berths.

PREMISES AFFECTED—33-02 to 33-20 Queens Boulevard, 45-01 to 45-09 33rd Street, southeast corner and 45-02 to 45-10 34th Street, Block 247, Lot 30, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred H. Eccles and Harvey Gladston.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 18, 1958 after due notice by publication in the Bulletin; laid over to April 15, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Queens Boulevard, 33rd Street, 34th Street and 47th Avenue are in an unrestricted use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 5, 1957 acting on Alt. Applic. No. 829-57, reads:

"1. Provide off-street loading berths as per Art. 19-A of Zoning Resolution as to number and as to location of access to same."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 100 feet in depth, on which is located a building three stories, 54 feet 8 inches in height, 25 feet by 114 feet 5 inches in area, and 200 feet by 75 feet in area at first floor, 200 feet by 75 feet in area at second floor and 200 feet by 75 feet in area at third floor; that the building is of class 3 construction, was erected in 1923-1924 and occupied since 1924 to 1956 as cellar—boiler room; first floor—storage garage for more than five cars, offices, showroom, auto repair shop and storage yard; second floor—storage garage for more than five cars and auto repair shop; third floor—storage garage for more than five cars and auto repair shop; that it is proposed to provide two loading berths, one at the corner of Queens Boulevard and 33rd Street with a curb cut 25 feet long on 33rd Street, and one at the corner of Queens Boulevard and 34th Street with a curb cut 24 feet 7 inches long on 34th Street, in

place of three berths as required; that these berths will be open and unprotected and the curb cuts will be located at the corners; that it is further proposed to eliminate the two existing curb cuts on Queens Boulevard; that the areas to be used as loading berths are now used for car parking purposes; and

WHEREAS, the applicant states that the building would be occupied by the owner who is engaged in the design and manufacture of microwave equipment receivers, industrial television and laboratory instruments, and would use the building for electronic research laboratory purposes, testing of electronic equipment, office purposes, drafting room and other uses in connection with research work; that the building would not be used for manufacturing purposes; that all manufacturing is now carried on in the owners' plant located on another site, located nearby at No. 43-20 34th Street; and

WHEREAS, the applicant contends that because of the proposed use of this building there would be a very small amount of loading and unloading; that electronics products sent to this building for testing and experimental purposes are light in weight and of small bulk, and are constructed of metal and would be delivered in small trucks; that trailers would not be used; that two small trucks would be sufficient for owners' use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 19A, to permit the loading berths as proposed and indicated on plans filed with this application, marked "Received February 6, 1958", 7 sheets, and "September 25, 1957", 1 sheet, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day by the Board under Cal. No. 670-57-A; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

670-57-A

APPLICANT—Alfred H. Eccles, for Polarad Electronics Corp., owner.

SUBJECT—Application September 25, 1957—Appeal from a decision of the Borough Superintendent—re exits, etc.

PREMISES AFFECTED—33-02 to 33-20 Queens Boulevard, 45-01 to 45-09 33rd Street, southeast corner and 45-02 to 45-10 34th Street, Block 247, Lot 30, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred H. Eccles and Harvey Gladston.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 5, 1957, on Alt. Applic. 829/57 reads:

"1. Provide exits from boiler room as per *Sec. 270 (3) Labor Law*.

2. Provide fireproof passageway in 3rd story (top floor) connecting both stairs as per *Sec. 270 (4) Labor Law*."

and

WHEREAS, the applicant states that the building is 3 stories, 54 feet 8 inches in height, 200 feet by 100 feet in

MINUTES

area at street level, 200 feet by 75 feet in area at typical floor level, class 3 construction, erected 1923, located in an unrestricted use B area, class 1½ height district, since 1957 used and occupied; cellar—boiler room and storage, no persons; 1st floor—garage for more than 5 motor vehicles and motor vehicle repair shop, offices and show room, 100 persons; 2nd floor—garage for more than 5 motor vehicles and motor vehicle repair shop, 50 persons; 3rd floor—garage for more than 5 motor vehicles and motor vehicle repair shop, 50 persons; that it is proposed to be used and occupied as follows: Cellar—boiler room and storage, no persons; 1st floor—factory—electronic research laboratories and offices, 90 persons; 2nd floor—factory—electronic research laboratories and offices, 90 persons; 3rd floor—factory—electronic research laboratories and offices, 50 persons; that the building is provided with an approved standpipe system; that there are two interior 3 feet 8 inches wide reinforced concrete stairs, enclosed in masonry partitions, equipped with fireproof self-closing doors; and

WHEREAS, the applicant states that the building is fireproof up to the bottom of the roof trusses which support steel channels purlins 4 feet on centers, carrying a concrete slab tile roofing; that the roof pitch is 27 degrees; that because of the steel roof construction, the building is classified as class 3 construction; and

WHEREAS, Certificate of Occupancy No. Q-46923, issued May 20, 1948, against Alt. Applic. 1509/44, classifies the building as fireproof and non fireproof and permits the present use and occupancy; and

WHEREAS, the applicant states that the two existing 3 feet 8 inches wide reinforced concrete stairs, enclosed in brick and cinder concrete blocks are remote from each other; that the stairways terminate at the 3rd floor, because of the roof pitch; that there is an access door to the roof in the gable and at each end of the building; that the cellar is provided with an outside reinforced concrete stair, 4 feet wide, with 8 inch risers, 10 inch treads, leading from boiler room to an opening at sidewalk level provided with a steel door hinged on one side; that in addition there is a steel stair 2 foot 6 inch wide, with 10 inch risers and 9 inch treads leading to the cellar mezzanine, from whence egress can be had through a fireproof vestibule 4 foot wide with 3 risers to street; that in addition there is a 13 foot wide open ramp extending from the 1st to the 2nd and 3rd stories; and

WHEREAS, the applicant states that the building will be occupied by the owner for the manufacturing of microwave equipment, receivers, industrial televisions and laboratory instruments, constructed principally of metal, manufactured in a plant located on another site for use in conjunction with the security program; and

WHEREAS, the applicant contends as to Objection 1 issued by the Borough Superintendent, requiring exits from the boiler room, that there will be no person regularly employed in this area; that there are two means of egress from this space which have been used since the building was erected in 1924; and

WHEREAS, the applicant contends as to Objection 2 issued by the Borough Superintendent, requiring a connecting passageway at the top story, that this story will be used for testing metal electronic equipment and for experimental work; that the top floor will be 31 feet 9 inches above the average curb on Queens Boulevard; that the building fronts on 3 streets, thus affording ready access in event of emergency; that all partition spaces at the front of the building will be provided with two openings without doors in each space thus furnishing a direct line of travel to each stairway on the 3rd floor; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 829/57, Objection No. 1, and that the appeal be and it hereby is granted, on condition that the exits from the boilerroom shall comply with requirements

therefor and without entry into the balance of the building; as to Objection 2, that the passageway in the third story may be omitted provided the office spaces are as indicated on plans filed with this appeal, marked "Received February 6, 1958", 8 sheets; that the stairs at the east and west corners of the building as shown shall be maintained in accordance with requirements therefor with self-closing doors thereto and leading directly to the street; that the stair from the cellar floor level to the first floor stairhall shall be maintained as indicated on plans marked "Received April 9, 1958", 9 sheets; that the partitions on the second floor shall not exceed 8 feet in height; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day by the Board under Cal. No. 669-57-BZ.

750-57-BZ

APPLICANT—Ingram S. Carner, for Sanrod Realty Corp., owner.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and unrestricted use district, a two-bay extension to the existing accessory building and to eliminate thereby the outside lifts of the existing gasoline service station.

PREMISES AFFECTED—136-12 Farmers Boulevard, southwest corner of Garrett Street, Block 12527, Lot 1, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 25, 1958 after due notice by publication in the Bulletin; laid over to April 15, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in retail and unrestricted use, D and C area, class 1 and class 1½ height districts; that as of July 25, 1916 the entire property was zoned as an unrestricted district, a one times height district and an A area district; that the present retail designation for the portion within 100 feet of Farmers Boulevard became effective on January 21, 1947 and the present height and area designations became effective on June 20, 1952; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated October 7, 1957 acting on Alt. Applic. No. 1492-57, reads:

"1. Proposed change in use from a gasoline service station to a gasoline service station, office, sales and storage of auto accessories, lubritorium, car washing (non-automatic, minor auto repairs with hand tools only and parking of more than 5 cars waiting to be serviced on a lot in a retail district and extending into an unrestricted district is contrary to Art. 2, Sec. 4-A of the Z. R.

2. Proposed ground sign on the retail portion of the lot is contrary to Art. 2, Sec. 4-A of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 101.76 feet frontage by 105 feet in depth, irregular, on which there exists a gasoline service station; that it is proposed to erect a two-bay extension which would house the lubritorium, non-automatic car wash and minor repairs with hand tools only; that this extension would actu-

MINUTES

ally put cover over these uses, which are being done on the premises now in the open; and

WHEREAS, the applicant contends that the proposed extension would add to the neighborhood by eliminating the clutter and debris caused by performing these services outside; that it is necessary for the operator, in inclement weather, to perform his services under cover or else not be able to compete in the free market; and

WHEREAS, the applicant states that the present owner has held title to the property since May 20, 1957; that the assessed valuation of land is \$10,200 and of the building \$2,000 making a total of \$12,200; that the building was erected in 1928; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of the existing accessory building substantially as proposed and as indicated on plans filed with this application marked "Received October 22, 1957", 5 sheets, *on condition* that the building shall comply in all other respects with all laws, rules and regulations applicable thereto; that there shall be no cellar under the building; that the building may be faced with stucco and masonry materials to match the existing building and shall be altered by removing the roof and such other changes as indicated on plans above cited; that if any further changes are made as to pumps they shall be relocated so as not to be nearer than 15 feet to the street building line of Farmers Boulevard; that in all other respects the requirements of the resolution as adopted by the Board on September 14, 1954 shall be complied with where not inconsistent with this amended resolution; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

781-57-BZ

APPLICANT—Andrew DiCamillo, for Veronica Holst, Dorothy Reardon and Daniel Robert Reardon, owners.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence and business use district of the rear of the existing two family dwelling, six one-car masonry garages with a frame attic above.

PREMISES AFFECTED—1471 72nd Street, north side, 90 feet west of 15th Avenue, Block 6179, Lot 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew DiCamillo.

For Opposition: Arthur McLaughlin, Nick Conti, John Merola, Alexander Casazza, Maria Visceglia, Sena Burton, Peter Fantozzi and Loretta Esposito.

For Administration: John Saunders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 15, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 71st Street and 72nd Street are in residence and business use, C area, class 1 height dis-

tricts; 15th Avenue is in a business use, C area, Class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 9, 1957 acting on Alt. Applic. No. 3142-57, reads:

"1. Six (6) car garage located partly in business and partly in a residential zone is contrary to Art. 2 Sect. 4a-15 & Art. 2 Sect. 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 feet frontage by 100 feet in depth; that the building at front is two stories and attic high, occupied as a two family dwelling by the owners of premises; that the rear building is 59 feet 4 inches wide, 20 feet 6 inches deep and 13 feet high to the center of attic height; that this rear building, with the exception of new masonry walls, has existed, according to the owners, for more than 45 years; that it was formerly all frame; that in 1951 the frame walls of the first floor were replaced with masonry walls, as were the interior walls; that this work was performed by a relative who failed to obtain a permit for same, hence the violation from the Department of Buildings; that at that time it was discovered by the owners that there was no record in the Department of Buildings for the occupancy of the buildings for six cars; that there is no record of any building in the rear, and that may be due to the age of the building; that Fire Department records reveal that Permit No. 69453 for three cars was issued February 2, 1922 and Permit No. 86898 for four cars was issued February 26, 1923; that Permit No. G-557559 is still in effect for four cars; that although there is a record of four cars from the Fire Department, it is the contention of present owners that the premises were actually occupied by six cars for more than thirty years; and

WHEREAS, the applicant contends that this property has been in the family of present owners for at least 70 years; that the rear building originally housed horses and carriages, with a hay loft above; that the first floor was then used for garages at least since 1919; that the former frame walls of the garages were replaced with masonry walls and each garage separated with a masonry wall; that this was a great improvement from the former condition, both structurally and fire protection as well; that in this present day of garage shortage, this building tends to keep at least six cars off the already car-choked streets; that there is a large open front yard area, making the garages easily accessible; that a variance is requested for a term of fifteen years and the owners will scrupulously adhere to any conditions as set forth by the Board; and

WHEREAS, the applicant states that the present owners have held title to the property since December 30, 1950; that the assessed valuation of land is \$6,000 and of the building \$5,000 making a total of \$11,000; that the building was erected prior to 1915; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit the continuation of the use of the six garages, as proposed and shown on plans filed with this application, marked "Received October 31, 1957", 6 sheets, *on condition* that the buildings shall be kept in good repair and comply with the rules of the Board for frame garages and shall be used for the storage of pleasure-type cars only; that there shall be no windows in the garage opening on adjoining property at the rear or on either side; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits and a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

MINUTES

782-57-A

APPLICANT—Andrew DiCamillo, for Veronica Holst, Dorothy Reardon and Daniel Robert Reardon, owners.

SUBJECT—Application October 31, 1957—Appeal from a decision of the Borough Superintendent, re Frame construction, garage.

PREMISES AFFECTED—1471 72nd Street, north side, 90 feet west of 15th Avenue, Block 6179, Lot 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew DiCamillo.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 9, 1957 acting on Alt. Applic. No. 3142/57, reads:

"2. Garage 2 stories in height and partly of frame construction on 2 floors is contrary to 4.1.3 (3a) of the Code and Sec. 4.2.1 and 4.1.2 of the bldg. code."

and

WHEREAS, the applicant states that the building is 1 story, 13 feet in height, 59 feet 4 inches front by 20 feet 6 inches in depth of class 3 and class 4 construction, erected prior to 1915, located in a residence and business use C area, class 1 height district and used and occupied as six 1 car garages, no change or use of occupancy is now proposed; that the attic of the building is and will remain vacant; and

WHEREAS, Violation #3332 of 1951 was issued by the Borough Superintendent September 24, 1951 for removing 1st story frame wall of existing frame sheds and erecting masonry walls at rear without an approved plan or permit, that there was a conviction in Municipal Term Magistrate's Court on February 14, 1955 and August 22, 1955 on a charge of violation of the Administrative Code for failure to comply with an order of the Borough Superintendent and obtain approval of plan and permit; and

WHEREAS, the applicant states that the plot is an interior plot 60 feet wide and 100 feet deep; that the building at the front is 2 stories and attic occupied as a 2 family dwelling by the owner; that the rear building is 59 feet 4 inches wide, 20 feet 6 inches in depth, 13 feet high to the center of the attic; that this rear building with the exception of new masonry walls has existed for more than 45 years and was formerly all frame construction; that in 1951 the frame walls of the 1st floor was replaced with masonry as were the interior walls, without obtaining a permit; that a search of the Fire Department records reveal that Permit #69453 for 3 cars was issued February 2, 1922; that Permit #86898 for 4 cars was issued February 26, 1923; that Permit G-557559 is still in existence for 4 cars; and

WHEREAS, the applicant contends that although there is a record of 4 cars in the Fire Department folder it is the contention of the present owners that the premises were actually used for 6 cars for more than 30 years; and

WHEREAS, the applicant states that the reconstruction of the former frame walls by replacing them with masonry is great improvement from the former condition; that the upper frame portion of the structure will be kept vacant; that there is a large open front yard making the garages easily accessible; and

WHEREAS, it appears that the garages were formerly frame but in 1951 the frame walls were replaced by masonry walls without a permit.

Resolved, that the decision of the Borough Superintendent, dated October 9, 1957, acting on Alt. App. 3142/57, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the buildings shall not be increased in height or area beyond what is now shown on plans filed with Cal. No. 781-57-BZ, granted by the Board this day; and that in all other re-

spects the buildings and occupancy shall comply with the requirements of such resolution adopted by the Board this day under Cal. No. 781-57-BZ and shall be maintained as proposed.

844-57-BZ

APPLICANT—Charles M. Spindler, for William Saloy and Fred A. Widulski, owners.

SUBJECT—Application November 20, 1957—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a modern gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—87-13 to 87-25 Rockaway Boulevard (87-19 official) and and 97-48 to 97-58 88th Street, northwest corner, Block 9060, Lot 25, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 25, 1958 after due notice by publication in the Bulletin; laid over to April 15, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Rockaway Boulevard are in a business use, D area, class 1 height district; 87th Street and 88th Street are in business and residence use, D area, class 1 height districts; 97th Avenue is in a residence use, D area, class 1 height district; that there has been no change in these designations since July 25, 1916; and

WHEREAS, the decision of the Borough Superintendent, dated October 25, 1957 acting on N. B. Applic. No. 3449-57, reads:

"1. The proposed erection of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles and an auto safety inspection station on a lot in a business use district is contrary to Art. 2, Sec. 4(a) items 29 and 46 of the Z. R.

2. Proposed erection of a ground sign in a business district is contrary to Art. 2, Sec. 4(a) item 49 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 137.46 feet frontage by 108.73 feet in depth, irregular; that the existing small frame dwelling and garage, together with the advertising sign and fences will be removed if this application is granted; that it is proposed to develop the site with a modern masonry building with face brick on all four sides; that pumps will be of the low approved type and will be located only on the Rockaway Boulevard frontage and will be set back fifteen feet from the building line; that a five foot high woven wire fence on a six inch concrete curb will be erected along the north and east lot lines and also along the 88th Street building line; that shrubbery will be provided wherever the fence is erected and protected by a six inch by eight inch concrete curb; and

WHEREAS, the applicant contends that Rockaway Boulevard is a heavily travelled artery; that the site is also practically on the corner of 101st Avenue which is likewise a very heavily travelled artery; that adjoining the site on

MINUTES

the west is a building material yard extending for the balance of the block; that there is a gas service station on the entire triangle of Rockaway Boulevard, 101st Avenue and 89th Street in block 9090, lot 21; that there is likewise a gas station on the southeast corner of Rockaway Boulevard and 88th Street in block 9090, lot 1; that there is a motor vehicle repair shop and auto parking in the northeast corner of Rockaway Boulevard and 89th Street in block 9093, lot 21 and adjoining this site, while not in the area, there is another gas station which was the subject of a grant by the Board under Cal. No. 865-55-BZ; that on the north side of Rockaway Boulevard between 87th Street and 86th Street, there is a building material storage yard, block 9058, lot 18, and also a motor vehicle repair shop in block 9058, lot 24; that there is also a lumber yard on the southeast corner of Rockaway Boulevard and 86th Street, block 9059, lots 33 and 36, and also a junk shop on 86th Street, block 9057, lot 69; that the predominant motor vehicle uses along Rockaway Boulevard indicate the feasibility of the proposed gas station; that there is no demand for additional stores in the area, the area being generally small single family dwellings, and the site could not support additional stores; and

WHEREAS, the applicant states that the present owners have held title to the property since January 24, 1957; that the assessed valuation of land is \$5,500 and of the building \$3,500 making a total of \$9,000; that the building was erected in 1923; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received November 20, 1957", 4 sheets, *on condition* that the accessory building shall be of the design and arrangement as indicated and shall be faced with face brick on all sides; that there shall be no cellar under the accessory building which shall comply in all other respects with the requirements of the Building Code; that pumps shall be of a low approved type erected not nearer than 15 feet to the street building line; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that on the exterior lot lines from the accessory building south to Rockaway Boulevard there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of not less than five feet six inches; that a similar fence from the accessory building to the east shall be maintained with suitable terminating posts to within a distance of 30 feet from the lot line; that curb cuts shall be restricted to two curb cuts to Rockaway Boulevard each not over thirty feet in width where shown and one not over 25 feet in width, as shown, from 88th Street; that along the fence there shall be a planting area maintained with suitable material, as shown, properly protected with masonry curbing not less than eight inches in height and six inches in width; that the balance of the site where not occupied by accessory building and planting shall be paved with concrete or asphaltic pavement; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that sidewalks abutting the premises shall be reconstructed or restored to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs and advertising devices but permitting the erection within the intersection of a post standard for supporting a sign, which may be illuminated, advertising the

brand of gasoline on sale and permitting such sign to extend beyond the building line, at right angles to Rockaway Boulevard, for a distance of not over four feet; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

912-57-BZ

APPLICANT—Wechsler and Schimenti, for Philip Rosenzweig, owner.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from garage on the first floor and storage on the second floor to a launderette on the first floor and offices on the second floor.

PREMISES AFFECTED—2149 Caton Avenue, north side, 100 feet east of Flatbush Avenue, Block 5083, Lot 120, Borough of Brooklyn.

APPEARANCES—

For Applicant: Emanuel Fogel.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 18, 1958 after due notice by publication in the Bulletin; laid over to April 15, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, C area, class 1¼ height district; Caton Avenue and Lenox Road are in retail and residence use, C area, class 1¼ height districts; Flatbush Avenue is in a retail use, C area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 14, 1957 acting on Alt. Applic. No. 3523-57, reads:

"1. Proposed change in occupancy from a garage on 1st fl., storage on 2nd floor to a launderette on 1st fl. & office on 2nd floor located within a residential use district, is contrary to Art. 2 Sect. 3 of Zone Resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 49 feet 8 inches frontage by 24 feet 6 inches in depth, presently occupied by a class 1, fireproof building; that under Alt. Applic. No. 7555-31, Certificate of Occupancy No. 68406 was issued September 9, 1932 for the following uses: first story—non-storage garage for more than five motor vehicles; second story—storage of auto parts and accessories; and

WHEREAS, the applicant contends that the building was previously used as an automobile repair shop and is now entirely vacant; that if permitted to lease the premises for business purposes, such as stated herein, the previous hazard of cars crossing the path of pedestrians will have been permanently removed and the new business, if permitted, will offer a much needed service to the community; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years, to permit the occupancy of the existing building as a launderette, as proposed and indicated on

MINUTES

plans filed with this application, marked "Received December 13, 1957", 8 sheets, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the windows at the rear of the first floor shall be changed so as to have the openings filled with glass block as approved for exterior walls; that the second floor shall be used only for office, as shown on such plans; that only launderette machines as approved by the Board shall be used; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 4:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 15, 1958, 2 P. M.

(Recessed to Wednesday Morning, April 16, 1958 at 10 A.M.)

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

46-34-SA

APPLICANT—Quiet May Div., of Penn Boiler & Burner Mfg. Corp., owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional trade names Mueller-Climatrol Models 442-450, 443-650, and 442-500 respectively—re May Oil Burner and Quiet May Oil Burner, Models N, O, U, D, B, NSJ, F, NSJ-1, W and Type BB; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 46-34-SA.

Subject: Amendment to resolution as to additional trade names.

Quiet May Division, Penn Boiler & Burner Manufacturing Corp., Lancaster, Pennsylvania, requested by letter dated December 10, 1957 that the resolution adopted April 17, 1934 under Calendar Number 46-34-SA be amended so as to permit the approval of oil burners to be marketed under additional trade names. The application was reopened by a vote of the Board January 28, 1958.

Recommendation

The Committee on Test recommends that the resolution adopted April 17, 1934 and amended at various times through July 16, 1940 under Calendar Number 46-34-SA be amended so as to permit the Quiet May Oil Burner Model N, O and U, approved by the Board under Calendar Number 46-34-SA on July 16, 1940, to be marketed by Mueller-Climatrol Division of Worthington Corp. under the trade names of Mueller-Climatrol Models 442-450, 443-650 and 442-500 respectively, on condition that the requirements of the resolution adopted April 17, 1934 and as amended through July

16, 1940 under Calendar Number 46-34-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of April 17, 1934 through July 16, 1940 in accordance with the above report.

448-40-SM

APPLICANT—The H. H. Robertson Company, owner.

SUBJECT—Application reopened March 19, 1957 for amendment of resolution as to additional uses, Robertson Steel Floor—re Robertson Keystone Beam Steel Floor and Robertson Cellular Steel Floor; previously approved.

APPEARANCES—

For Applicant: John D. Hegeman.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 448-40-SM

Subject: Amendment to resolution as to additional uses, Robertson Steel Floor.

H. H. Robertson Company, Pittsburgh, Pa., requested by letter dated February 18, 1957 that the resolution adopted July 9, 1940 and amended at various times through January 8, 1957 under Cal. No. 448-40-SM be amended so as to extend the use of the approved Robertson Steel Floor. The application was reopened by a vote of the Board March 19, 1957.

Purpose

The cellular steel floor in conjunction with a concrete topping and fire proofing to be used as a fire resistive floor and/or ceiling.

Description

The requested construction differs from the constructions previously approved only insofar as, the fireproofing and the installation of the cellular units.

Inspection and Test

The system was tested at the National Bureau of Standards, Washington, D. C., in the presence of Asst. Engr. J. A. Darts, G. F. Sklenarik, Committee on Test in accordance with the requirements of Article II, Chapter 26 Administrative Building Code.

The test specimen was constructed as follows:

1. The cellular units were both corrugated and fluted, in cross section nearly rectangular rather than curved and others are cellular, formed by facing one side of a fluted unit with a flat plate or with another fluted unit, concrete fill above and vermiculite acoustical plastic on the bottom surface (approved under Cal. No. 737-51-SM). The steel beam is protected by a gypsum-vermiculite plaster on metal lath.

The deck was laid in such a way that the order was as follows: one fluted, one cellular, two fluted, one cellular, two fluted, one cellular and continued in like manner until the opening was closed. The ends of the cellular units butted together over the beam; those of the fluted units were crimped slightly and overlapped two inches. The cellular units are welded to the fluted units that are on the bottom of the overlapjoint are welded to the beam at 12 inches on centers before the overlapping units are placed. The overlapping units are welded to the beam on 12 inch centers

MINUTES

but staggered 6 inches from the welds of the lower units after the units have been welded, the interlocking joints were pinched together on 2 foot centers.

A filling of sand and gravel concrete is then placed to a depth of $2\frac{1}{2}$ inches above the tops of the floor units.

Prior to the placing of the concrete, holes are punched through the units and a 9 gauge wire hangers are dropped through. The hangers are spaced 18 inches on centers and are spaced about $\frac{1}{2}$ inch from the edge of the beam. The wires are bent under, and a contact with the bottom flange on the beam, the pairs of wire, one on each side of the beam are then wire tied.

Sheets of flat diamond mesh metal lath wire then bent to form channel shaped pieces that they could box the beam and fit against the wire hangers. The lath is tied to the hangers by 18 gauge tie wire.

The beam was then plastered with a vermiculite gypsum plaster of a mix of 150 lbs. of gypsum to $3\frac{1}{4}$ cu. feet of vermiculite for the scratch coat and 100 lbs. of gypsum to 3 cu. feet of vermiculite for the brown coat. The total thickness applied is $1\frac{1}{2}$ inches.

The plaster, as approved by the Board under Cal. No. 737-51-SM was applied to the under side of the deck to a thickness of $1\frac{1}{2}$ inches.

Result of Test: The end point was reached at 3 hours 41 minutes by temperature rise on the unexposed surface of the floor. The complete report National Bureau of Standards 5375 is on file with and is part of the record.

2. The floor system consists of combination of cellular units of two cross sections, one suitable for telephone and electrical lines and the other intended to serve as an air duct, with concrete fill above and a vermiculite acoustical plastic below. The floor system also included a steel beam encased in expanded metal lath and gypsum vermiculite plaster.

The decks were of two cross-sections; the first was made of two sheets formed to make four rectangular cells, $3\frac{1}{8}$ inches high, $3\frac{3}{4}$ inches wide and $2\frac{1}{4}$ inches between cells. The upper sheet was 18 gauge metal and the lower 16 gauge. The upper sheet was bent along each edge to form a standing seam interlocking joint between units. The overall size of each unit was $3\frac{1}{8}$ inches high by 24 inches wide. The other section was made of two sheets of 14 gauge steel and formed to make a single cell $3\frac{1}{8}$ inches high and $9\frac{5}{8}$ inches wide. This single cell unit is to be used for cool air circulation. The upper sheet is bent along each edge to provide the same joint as the 4 cell unit.

After the units were installed, holes were punched through the units at the joints between units and between cells of the 4 cell units and 0.164 inch diameter hanger wire was dropped through. The wires were located 12 inches on center along each side of the beam. Each wire was bent under the beam and lap of 6 inches on a wire from the opposite side.

A filling of sand and gravel concrete is then placed to a depth of $2\frac{1}{2}$ inches above the top of the floor units.

The flat diamond mesh metal lath is then formed into a "U" shaped section in order to box the beam and is wire tied to the wires, described above, a vermiculite plaster of a mix of 100 lbs. of gypsum to 2 cu. feet of vermiculite for the scratch coat and 100 lbs. of gypsum to 3 cu. feet of vermiculite was applied to a thickness of $1\frac{1}{2}$ inches from the face of the lath.

Aluminum foil faced glass fiber insulation board is cemented to the lower surface of the air duct units and copper-clad steel studs $\frac{3}{4}$ inches long by 0.103 inches diameter and having $\frac{3}{16}$ inches diameter are applied to the under side of the deck on 6 inch centers. Metal lath is then applied and hooked onto the studs.

Vermiculite acoustical plastic is then applied to the under side of the cellular units. The thickness applied was $\frac{5}{8}$ inches under the 4 cell units and $1\frac{1}{8}$ inches from the face of the lath under the air duct units.

Results of Test: The end point was reached at 4 hours 26 minutes by temperature rise on the unexposed surface of the floor. The complete report National Bureau 5608 is on file with and is part of the record.

The applicant has also submitted a test report showing that the sections can be figured on the basis of engineering formula under C26-626.0 Administrative Building Code.

Recommendation

The Committee on Test recommends that the resolution adopted July 9, 1950 and amended at various times through January 8, 1957 under Cal. No. 448-40-SM be amended so as to include the additional use of the steel floor, when constructed as herein described, for a floor and/or roof construction under the provisions of C26-239.0 Administrative Building Code.

The Committee further recommends that the resolution adopted January 8, 1957 be amended as the applicant has submitted tests showing that the sections can be computed by accepted engineering formula, so that the loads shall be figured on the basis of 18,000 psi fiber stress.

The Committee further recommends that in the approvals granted under this Cal. No. in which the concrete strength is specifically mentioned that the concrete shall be of average strength concrete as the concrete acts only as a fill and does not perform as the structural members and is neglected in the design computations but is only figured in as the dead weight of the structure.

The Committee further recommends that in all other respects the requirements of the resolution adopted July 9, 1940 and amended through January 8, 1957 under Cal. No. 448-40-SM be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of July 9, 1940 through January 8, 1957 in accordance with the above report.

895-51-SA

APPLICANT—Mueller Climatrol Div. of Worthington Corp., owner.

SUBJECT—Application reopened July 17, 1956 for amendment of resolution as to additional models 220-90, 228-10, 218-110E, 217-150, 219-110E, 219-125, 219-150, 253-110A, 253-350, 228-110E, 130, 131, 132, 133, 135, 136, 137, 166, 167 and 105-01 Oil-fired Air Conditioners—re Mueller Climatrol Oil-fired Air Conditioners, Models 50, 20, 202, 209, 211, 212, 214, 216, 218, 219 and 253; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal No. 895-51-SA.

Subject: Amendment to resolution as to additional models, Oil-fired Air Conditioners.

Mueller Climatrol Division of Worthington Corp., requested by letter dated May 18, 1956 that the resolution adopted June 5, 1956 be amended so as to include additional models of Oil-fired Air Conditioners. The application was reopened by a vote of the Board July 17, 1956.

Purpose

Oil-fired domestic and commercial heating units.

MINUTES

Description

The requested models are basically the same as the units approved June 5, 1956 under Cal. No. 895-51-SA. The designation refers to cabinet type and BTU input. The units have been approved by the Underwriters Laboratory.

Recommendation

The Committee on Test recommends that the resolution adopted June 5, 1956 under Cal. No. 895-51-SA be amended so as to include the additional models of Oil-fired Air Conditioners namely 220-90, 221 Series, 228-110, 227 Series, 217-110E, 217-150, 219-110E, 219-125, 219-150, 253-110A, 253-350 and 228-110E, for use in New York City on condition that the requirements of the resolution adopted June 5, 1956 under Cal. No. 895-51-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of June 5, 1956, in accordance with the above report.

741-53-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment to resolution as to additional lathing accessories—re Gold Bond Metal Base and Floor Clips (for use in Gold Bond Partition Systems); previously approved.

APPEARANCES—

For Applicant: John H. Waters.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 741-53-SM.

Subject: Amendment to resolution as to additional lathing accessories.

National Gypsum Company, Buffalo, New York, requested by letter dated October 29, 1957 that the resolution adopted November 3, 1954 and amended July 17, 1956 under Calendar Number 741-53-SM be amended so as to include additional lathing accessories. The application was reopened by a vote of the Board January 7, 1958.

Purpose

The lathing accessories are to be used in lath and plaster partitions.

Description

Gold Bond Lock-On Metal Base:—Made from 18 and 20 gauge steel; in 2½ inches, 3 inches and 4 inches heights—10 feet 0 inches in length. The base has a ⅜ inch wing or flange along each long edge, bent back, forming an angle of 45° with the back side of the base.

Gold Bond Lock-On Double Metal Base Clip:—Made of 18 gauge steel for use with 2½ inches and 3 inches high base for 2 inches and 2¼ inches thick solid partition. The projecting wings fit within the bent flanges of the metal base.

Gold Bond Lock-On Furred Wall Clip:—Similar to double Metal Base Clip except projecting wings on one side only.

Gold Bond Universal Metal Base Splice:—Made of 24 gauge steel for use at abutting joints of 2½ inches, 3 inches and 4 inches height Lock-On and Snap-On metal base.

Gold Bond Masonry Wall Clip:—One piece 16 gauge steel clip for use with 2½ inches, 3 inches and 4 inches metal base to provide ½ inch, ⅝ inch and ¾ inch plaster grounds. Attached to the metal base before erection, the masonry clip extends above the metal base and has nailing holes for attachment to the wall.

Recommendation

The Committee on Test recommends that the resolution adopted November 3, 1954 and amended July 17, 1956 under Calendar Number 741-53-SM be amended so as to include the additional lathing accessories as herein described on condition that the requirements of the resolution adopted November 3, 1954 and amended July 17, 1956 under Calendar Number 741-53-SM be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions of November 3, 1954 and July 17, 1956 in accordance with the above report.

596-56-SA

APPLICANT—J. A. Arnao, for Herron Stove and Foundry Co., Inc., owner.

SUBJECT—Application August 15, 1956—Comforteer Gas-fired room or Space Heater, Unvented, Models 1125-S, 118-S, 1225-S, 135-S, 1112-W and C, approval of.

APPEARANCES—

For Applicant: J. A. Arnao.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 596-56-SA.

Subject: Comforteer Gas-fired Room and Space Heater, Unvented, Models 1112-W and C, 118-S, 1125-S, 1225-S, 135-S and 235-S.

Herron Store & Foundry Company, Inc., Chattanooga, Tenn., filed August 15, 1956 an application with the Board of Standards and Appeals for approval of the Comforteer Gas-fired Room or Space Heater, Unvented, Models 1112-W and C, 118-S, 1125-S, 1225-S, 135-S and 235-S for use in New York City under the provisions of Article 12, Chapter 26 Administrative Code.

Purpose

Gas-fired unvented room heaters for domestic or commercial use.

Description

The Comforteer Gas-fired Room Heaters are floor type unvented room heaters each made up with a cast iron slotted port burner installed within a 20 gauge steel jacket. The air shutter for adjusting the amount of primary air is made of cadmium plated 20 gauge steel. The units are equipped with bottom shields or baffles. Louvred openings are provided in the upper portion of the jacket.

The Models 1112-W and C is rated at 12000 BTU per hour. The suffix "W" indicates a white silicone finish. The suffix "C" indicates a brown enamel finish.

The Model 118-S is similar but is rated at 18000 BTU per hour.

The Model 1125-S is rated at 25000 BTU per hour.

MINUTES

The Model 1225-S is similar to the 1125-S but has five ceramic radiants installed on 16 gauge steel holders over the burner.

The Model 135-S is rated at 35000 BTU per hour.

The Model 235-S is similar to the 135-S but has seven ceramic radiants installed on 16 gauge steel holders over the burner. All models are designed for manual ignition.

Inspection and Test

All details of construction were examined by Asst. Engr. G. F. Sklenarik, Committee on Test.

All models were tested and approved by the American Gas Association for natural, manufactured mixed and liquefied petroleum gases.

Recommendation

On the basis of the examination and the data submitted by the applicant, the Committee on Test recommends the approval of the Comforter Gas-fired Room or Space Heater, Unvented, Models 1112-W and C, 118-S, 1125-S, 1225-S, 135-S and 235-S for use in New York City when installed in accordance with this report and the requirements of Article 12, Administrative Building Code provided that each heater shall bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 596-56-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

408-57-SA

APPLICANT—S. T. Johnson Co., owner.

SUBJECT—Application April 24, 1957—Bankheat Combination Oil or Gas Burners, Models BH-D-0, BH-D-0A, BH-D-1A, BH-D-2, BH-D-2A, BH-D-3, BH-D-3A, BH-G-0, BH-G-0A, BH-G-1A, BH-G-2, BH-G-2A, BH-G-3 and BH-G-3A, approval of.

APPEARANCES—

For Applicant: Robert P. Johnston.

ACTION OF THE BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 408-57-SA.

Subject: Bankheat Combination Oil or Gas Burners, Models BH-D-0, BH-D-0A, BH-D-1A, BH-D-2, BH-D-2A, BH-D-3, BH-D-3A, BH-G-0, BH-G-0A, BH-G-1A, BH-G-2, BH-G-2A, BH-G-3, and BH-G-3A.

S. T. Johnson Co., Bridgeport, Pa., filed April 24, 1957 an application with the Board of Standards and Appeals for approval of the Bankheat Combination Oil or Gas Burners, Models BH-D-0, BH-D-0A, BH-D-1A, BH-D-2, BH-D-2A, BH-D-3, BH-D-3A, BH-G-0, BH-G-0A, BH-G-1A, BH-G-2, BH-G-2A, BH-G-3 and BH-G-3A for use in New York City under the Oil Burner Rules of the Board and the provisions of Article 12 Administrative Building Code.

Purpose

Conversion type burners for oil or gas fuel.

Description

The Bankheat BH-D and BH-G burners are combination burners consisting of a high pressure oil burner and a gas burner assembled into a single unit. The oil burner consists of a pressure atomizing nozzle and air turbulator installed within a burner tube. The gas burner is built around the burner tube so that the tube forms the inner wall of an annular space providing passage for the gas up to the point where it mixes with primary combustion air ahead of the burner outlet. Combination air for both fuels is provided by a motor driven multi-blade fan.

The BH-D series employ gas-electric ignition for gas fuel and direct electric ignition for oil fuel.

The BH-G series employ gas-electric ignition for both fuels.

The oil burner is equipped with a photo cell to cause automatic shut down of the oil pump in case of flame or ignition failure. The gas burner has a flame rod for shut down of the gas in case of flame or ignition failure. A fuel selector switch prevents burning both fuels at the same time.

The maximum firing rates for the various models are:

Size	No. 2 Oil Gallons per Hour	Gas 1000 Btu Per Cubic Foot Cubic Feet per Hour
0	2¼	315
0A	3	420
1A	5½	770
2	7½	1050
2A	10	1400
3	15 dual nozzles	2100
3A	18 dual nozzles	2520

All burners may be flange connected to the furnace or pedestal mounted or both.

Inspection and Test

All details of construction were examined by Asst. Engr. G. F. Sklenarik, Committee on Test.

The BH-D and BH-G burners were tested and approved by the Underwriters Laboratories under file MP1130.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Bankheat Combination Oil or Gas Burners, Models BH-D-0, BH-D-0A, BH-D-1A, BH-D-2, BH-D-2A, BH-D-3, BH-D-3A, BH-G-0, BH-G-0A, BH-G-1A, BH-G-2, BH-G-2A, BH-G-3, BH-G-3A, for use in New York City with fuel oil not heavier than No. 2 and with city gas when installed in accordance with this report, and the provisions of the Oil Burner Rules of the Board, Article 12 Administrative Building Code and the Electrical Code of the City of New York and further that each burner shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 408-57-SA".

(Sgd.) SAMUEL L. BECKER,
Director
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report *on condition* that such devices shall be used in connection with approved heaters.

646-57-SM

APPLICANT—Alwinseal Inc., owner.

SUBJECT—Application July 12, 1957—Alwinseal Inc., Aluminum Double Hung Window, Model 6063-ST5, (for apartment houses), approval of.

APPEARANCES—

For Applicant: Sanford J. Monasson.

MINUTES

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 646-57-SM.

Subject: Alwinseal Aluminum Window.

Alwinseal Inc., New Hyde Park, New York filed July 12, 1957 an application with the Board of Standards and Appeals for approval of the material known as Alwinseal Aluminum Window under the provisions of C26-650.0 Administrative Building Code.

Purpose

The window is to be used as an incombustible window sash.

Description

The windows are constructed of 6063-T5 extruded aluminum alloy having a minimum thickness of .062 inches except that the sills which have a minimum thickness of .080 inches. The horizontal sash rails are of tubular sections. The sash is designed for outside glazing. The windows have four adjustable spiral sash balances; pull down handle; stainless steel cam—action type lock.

Inspection and Test

The material was tested in accordance with the requirements of C26-88.0 Administrative Building Code and met the requirements. The applicant has also submitted test reports showing compliance with requirements of the air-infiltration test.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the Alwinseal Aluminum Window for use in New York City under the provisions of C26-650.0 Administrative Building Code on condition that the window shall not be installed in locations wherein a fire resistive window is required and further that each window bear a label permanently affixed reading as follows "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 646-57-SM."

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

657-57-SA

APPLICANT—Wilmot Castle Co., owner.

SUBJECT—Application August 13, 1957—Wilmot Castle Co., Condenser (used to condense exhaust steam from pressure sterilizers), approval of.

APPEARANCES—

For Applicant: Herbert P. Bonesteel and Walter W. Russell, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 657-57-SA.

Subject: Wilmot Castle Condenser.

H. P. Bonesteel for Wilmot Castle Company, Rochester, New York, filed August 13, 1957 an application with the Board of Standards and Appeals for approval of the appliance known as Wilmot Castle Condenser under the provisions of the Submerged Inlet Rules of the Board.

Purpose

The appliance is used to condense exhaust steam from pressure sterilizers.

Description

The condenser is basically a shell and piece of pipe with a ¼ inch pipe, with drilled holes, inserted inside the main pipe.

In operation, the steam from the pressure sterilizers passes through a ¾ inch exhaust line then into the condenser. The condenser is attached to the cold water supply and this line is protected by an approved vacuum breaker and check valve. The cold water spray in the condenser, condenses the steam and the mixed steam and water are then led by a 1¼ inch OD waste.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts Committee on Test and it was noted that the vacuum breaker and check valve were installed in accordance with the requirements of the Submerged Inlet Rules of the Board.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Wilmot Castle Condenser for use in New York City to condense exhaust steam from pressure sterilizers on condition that the approved vacuum breaker and check valve be installed in accordance with the requirements of the Submerged Inlet Rules of the Board and in accordance with Dwg. SK-5923 marked Received August 13, 1957 and further that the condenser bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 657-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

984-57-SA

APPLICANT—Tokheim Corp., owner.

SUBJECT—Application December 23, 1957—Tokheim Submerged Pumps for pumping motor fuel, gasoline by remote control, Models 55-E, 55-ES, 72-E, 72-ES, 70E and 70-ES and Tokheim Pressure Regulator, Model 52, approval of.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

APPEARANCES—

For Applicant: A. P. Lapansky and John F. Dixon.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper 4

Negative: 0

Not Voting: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

MINUTES

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 984-57-SA.

Subject: Tokheim Submerged Pumps for Pumping Motor Fuel, Gasoline, By Remote Control, Models 55-E, 55-ES, 72-E, 72-ES, 70-E, 70-ES and Tokheim Pressure Regulator, Model 52.

Tokheim Corporation, Fort Wayne, Indiana, filed December 23, 1957 an application with the Board of Standards and Appeals for approval of the Tokheim Submerged Pump Models 55-E, 55-ES, 72-E, 72-ES, 70-E, 70-ES and the Tokheim Pressure Regulator Model 52 for use in New York City under the provisions of Section C19.69.c Administrative Code.

Purpose

Submerged type pumps for installation in underground storage tanks.

Description

These pumps are centrifugal pumps designed for installation into the top of underground storage tanks through a minimum $3\frac{1}{2}$ inch threaded opening. They are used in service stations for pumping gasoline from storage tanks to remotely located dispensing units.

The Model 55-E Submerged Pump and Motor Unit is equipped with a Special design, heavy duty, electric motor rated at $\frac{3}{4}$ H.P., Approximately 60 G.P.M. Capacity. The Model 55-ES is exactly the same as the Model 55-E, but is furnished equipped with a Siphon Valve arrangement for manifolding together two or more underground storage tanks.

The Model 72-E Submerged Pump and Motor Unit is equipped with a Special design, heavy duty, electric motor rated at $\frac{1}{3}$ H.P., Approximately 30 G.P.M. Capacity. The Model 72-ES is exactly the same as the Model 72-E, but is furnished equipped with a Siphon Valve arrangement referred to above.

The Model 70-E Submerged Pump and Motor Unit is equipped with a Special design, heavy duty, electric motor rated at $\frac{1}{3}$ H.P., Approximately 30 G.P.M. Capacity. The Model 70-ES is exactly the same as the Model 70-E, but is furnished equipped with a Siphon Valve arrangement referred to above.

Each of the above-mentioned units are the same—except for the difference in the windings and rated horsepower of the electric motors, and the difference in delivery capacities. Each Submerged Pump Motor is provided with built-in Thermal Overload protection. Static wire is provided in pump manifold to ground the electrical conduit.

Each Submerged Pump and Motor Unit is furnished with an Electrical Control Panel which contains a line relay, start relay, start capacitor, run capacitor, manual reset overload, and a pilot light.

When the submerged pump motor is turned "on", the liquid "pumped" by the impellers flows through and around the integral explosion-proof motor, cooling and lubricating same. Air or vapor present in the 2" discharge pipe, between the pumping unit and the pump manifold, is eliminated through the steel tube running from the pump manifold downward into the liquid in the storage tank, and the outlet of this tube is at the top of the pump motor. This tube by-passes a small amount of liquid whenever the pump motor is operating, which serves to continually replace liquid within the area around the electric motor and within the 2 inch supply pipe and pump manifold, even when product is not being dispensed, and has a cooling effect on the motor. A Pressure Relief Valve in the pump manifold relieves excess pressure in the supply pipes and dispensers. A built-in Check Valve maintains pressure and keeps the system full of product in the supply pipe and dispensers on the discharge side of the pump manifold.

When these Submerged Pump and Motor Units are used as Booster Pumps, the Model 52 Pressure Regulator, which is a hydraulic pressure regulating valve, is installed under a complete, self-contained suction pump, or pumps, and this valve automatically balances the pressure and vacuum system, and acts as a positive, emergency shut-off valve.

A special Current Relay is used to connect the existing island electric circuit of the self-contained pump, or pumps, with the power service of the remote control submerged pump and motor unit.

The junction box and discharge heads of the pumps are kept accessible by installing a heavy steel street box in the concrete slab over the tank and pump head. The cover plate of the box is secured by countersunk fastening lugs.

Inspection and Test

All details of construction were examined by Ass't. Engr. G. F. Sklenarik, Committee on Test.

The Model 55E and ES, 70-E and ES, 72-E and ES and the Model 52 Pressure Regulator have been tested and approved by the Underwriter's Laboratories under file MH281, MH4948 and MH6810.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Tokheim Submerged Pumps Models 55-E, 55-ES, 72-E, 72-ES, 70-E and 70-ES and the Tokheim Pressure Regulator Model-52 for use in New York City when installed in accordance with this report, the provision of C19-69.0 Administrative Code and the requirements of the Electrical Code of the City of New York and provided that each appliance shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 984-57-SA."

(Sgd.) SAMUEL L. BECKER,

Director,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

985-57-SA

APPLICANT—Tokheim Corp., owner.

SUBJECT—Application December 23, 1957—Tokheim Gasoline Dispensing Pedestals Models 350-1-RC, 350-2-RC with or without suffix WNC or P and Tokheim 350-1 Twin and Tokheim 350-2 Twin, approval of.

APPEARANCES—

For Applicant: A. P. Lapansky and John F. Dixon.

ACTION OF THE BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION:

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 985-57-SA

Subject: Tokheim Gasoline Dispensing Pedestals, Models 350-1-RC, 350-2-RC with or without suffix WNC or P and Tokheim, 350-1 Twin and 350-2 Twin.

Tokheim Corporation, Fort Wayne, Indiana, filed December 23, 1957 an application with the Board of Standards and Appeals for approval of the Tokheim Gasoline Dispensing Pedestals, Models 350-1-RC, 350-2-RC with or without suffix WNC or P and Tokheim 350-1 Twin and 350-2 Twin-Pumps for use in New York City under the provisions of Section C19-69.C Administrative Code.

Purpose

Appliances for dispensing gasoline to motor vehicles.

MINUTES

Description

The Model 350-1 Twin and 350-2 Twin are complete gasoline dispensing units. Each contains two rotary gear type pumping units, meter, air separators and computing type registers with interlocks and two 1/3 HP 115/230V 60 cycle A.C. motors all assembled within a steel frame and covered with sheet steel panels.

A 13 foot hose equipped with a manually operated nozzle is provided on each side of the dispenser.

The Model 350-1 is designed for dispensing a single product and therefore only one suction stud is provided.

The Model 350-2 is designed for dispensing two products and two suction stubs are provided.

The Model 350-1-RC and 350-2-RC are similar to the above except that the pumping units and electric motors have been removed and are intended for use with remote pumping installations. A hydraulic control valve is installed which prevents discharge of product when the switch, which is connected to the electric motor in the remote pumping system is in the "off" position. Integral check valve keeps the system primed and built-in pressure relief valve takes care of product expansion.

The suffix WNC added to the model number indicates that the above units are furnished with wheel type counters registering gallons delivered and total gallons but do not compute the price.

The suffix P added to the model number indicates that the units are furnished with glass advertising panels, two on each register side.

Inspection and Test

All details of construction were examined by Asst. Engr. G. F. Sklenarik, Committee on Test.

These dispensers were tested and approved by the Underwriters Laboratories, File MH1895.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Tokheim Gasoline Dispensing Pedestals, Models 350-1-RC and 350-2-RC with or without suffix WNC or P and Tokheim 350-1 Twin and 350-2 Twin Dispensing Pumps for use in New York City in accordance with this report and the requirements of Article 11, Chapter 19, Administrative Code, provided that each such appliance shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 985-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

1001-57-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application December 23, 1957—Tokheim Remote Control Gasoline Pumping Units, Models 45-RCP and 46-RCP and Tokheim Island Dispensing Pedestals, Models 45-H-RC and 45-TP-RC, approval of.

APPEARANCES—

For Applicant: A. P. Lapansky and John F. Dixon.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 1001-57-SA.

Subject: Tokheim Remote Control Gasoline Pumping Units Models 45-RCP and 46-RCP and Tokheim Island Dispensing Pedestals, Models 45-H-RC and 45-TP-RC, approval of.

Tokheim Corporation, Fort Wayne, Indiana, filed December 23, 1957 an application with the Tokheim Remote Control Gasoline Pumping Units, Models 45-RCP and 46-RCP and Tokheim Island Dispensing Pedestals, Models 45-H-RC and 45-TP-RC for use in New York City under the provisions of Section C19-69.C Administrative Code.

Purpose

Remote control pumping units and island type dispensers for gasoline service stations.

Description

The Model 45-RCP and 46-RCP pumping units are designed for surface installation over underground storage tanks.

The Model 45-RCP is a high vacuum rotary gear type pump with a self-adjusting by-pass valve built into the pump which permits operation of pumps and motor when nozzle valve is closed. Delivery rate is approximately 15 gallons per minute.

Air separator and regulating valve are provided as standard equipment. The pump is belt driven by an explosion proof 1/3 HP 115/230 volt 60 cycle motor that has thermal overload protection.

The Model 46-RCP is similar to the 45-RCP except that two gear pumps are used in each unit with a combined delivery rate through a single outlet of approximately 25 gallons per minute. A single 3/4 HP motor drives both pumps.

The Models 45-H-RC and 45-TP-RC are island type dispensers. The component parts are a 4-rotor horizontal register, an electric motor starting switch and a hydraulic control valve with integral check valve and relief valve. In addition, the TP model has a ticket printing device.

The motor starting switch lever which is located on the exterior of the pedestal housing is also connected to a pilot valve on the hydraulic control valve. When the motor switch lever is pulled to the "on" position, the motor in the remote control pumping unit starts and simultaneously the pilot valve on the hydraulic control valve is opened which permits product to flow through the hydraulic control valve, measuring unit, hose and hose nozzle when the nozzle lever is opened. The hydraulic control valve prevents discharge of product when the electric motor switch is in the "off" position.

Speed and volume of gasoline delivered are controlled by the nozzle valve operated by a self-closing lever.

Inspection and Test

All details of construction were examined by Asst. Engr. G. F. Sklenarik, Committee on Test.

The Models 45-RCP and 46-RCP remote control pumps and the Model 45 pedestal dispensers have been tested and approved by the Underwriters' Laboratories under files MH281, MH4948 and MH1895.

Recommendation

On the basis of the examination and the data submitted by the applicant, the Committee on Test recommends the approval of the Tokheim Remote Control Gasoline Pumping Units, Models 45-RCP and 46-RCP and Tokheim Island Dispensing Pedestals Models 45-H-RC and 45-TP-RC for use in New York City when installed in accordance with this report and the requirements of C19-69.C Administrative Code and the requirements of the Electrical Code of the City of New York and provided that each appliance shall bear a label, permanently affixed, reading "Approved by the

MINUTES

Board of Standards and Appeals for use in New York City under Calendar Number 1001-57-SA".

(Sgd.) SAMUEL L. BECKER,
Director
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

135-47-SM

APPLICANT—M. F. Sasgen, for Sasgen Derrick Co., owner.

SUBJECT—Sasgen Safety Scaffold Winch, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

467-47-SA

APPLICANT—E. J. Denison, for Maier-Hancock Corp., owner.

SUBJECT—Maier-Hancock Film Splicer, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

642-47-SA

APPLICANT—Precision Scientific Co., owner.

SUBJECT—Precision Universal Blast Burners, Nos. 6400 and 6404 (for Oxygen and Gas), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

543-47-SA

APPLICANT—Precision Scientific Co., owner.

SUBJECT—Precision Bunsen Blast Burners, (for Oxygen and Gas), Nos. 6405, 6406, 6408 and 6409, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

644-47-SA

APPLICANT—Precision Scientific Co., owner.

SUBJECT—Precision High Intensity Hand Torches, Nos. 6182 and 6183 (Hand Torch and Torch on Base for Oxygen and Gas), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

1044-47-SA

APPLICANT—The Fyr-Fyter Company, owner.

SUBJECT—Instant Fyr-Fyter Extinguisher Model C (1, 1¾, 2½, 17 and 33 Gallons Capacity), approval of.

APPEARANCES—For Applicant: Paul R. Warren.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

1065-47-SA

APPLICANT—Mills Industries, Inc., owner.

SUBJECT—Application December 12, 1957—Mills Bottle Dispenser, Model 120-B-2, coil operated; approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

680-48-SM

APPLICANT—The Bogert & Carlough Co., owner.

SUBJECT—Application for consideration—dismiss reopening of May 18, 1954—re Boca Steel Sash; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

681-48-SM

APPLICANT—Detroit Lubricator Company, owner.

SUBJECT—CRC-520 3-Way Valve (for dual tank installation), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

980-48-SM

APPLICANT—American Bitumuls Company, owner.

SUBJECT—Application November 3, 1948—Hydropel (integral waterproofing admix for concrete); approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert
and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner
Sleeper 2

1059-48-SA

APPLICANT—American LaFrance-Foamite Corporation,
owner.

SUBJECT—Application for consideration—dismiss reopening
of October 19, 1954—re Foamite Airfoam System
(fire extinguisher); previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert
and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner
Sleeper 2

1124-48-SM—Vol. II

APPLICANT—S. H. Leggitt Company, owner.

SUBJECT—Application reopened December 7, 1954 as Vol.
II for test and report of new design—Flex-ease Gas Range
Connector; previously withdrawn re S. H. Leggitt Com-
pany Gas Range Connectors, Models Leggitt Ace, Thriftee
and Flexease Gas Range Connector.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert
and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner
Sleeper 2

1134-48-SA

APPLICANT—Evans Products Company, owner.

SUBJECT—Evans Conversion Oil Burner, Model 598,
approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert
and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner
Sleeper 2

1135-48-SA

APPLICANT—Evans Products Company, owner.

SUBJECT—Evans Furnaces (oil fired), Models 378, 388,
277G, 458 and 188, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert
and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner
Sleeper 2

1136-48-SA

APPLICANT—Evans Products Company, owner.

SUBJECT—Evans Space Heaters (oil fired), Models 138,
148, 158 De Luxe Line, 158D, 158Ds, 168D Super DeLuxe
Line, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert
and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner
Sleeper 2

1137-48-SA

APPLICANT—Evans Products Company, owner.

SUBJECT—Evans Water Heaters (oil-fired), Models 228,
238 and 248, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner
Sleeper 2

1027-40-A—Vol. III

APPLICANT—Burke, Green and Groh, for James T. War-
ner, owner.

SUBJECT—Application reopened October 15, 1957 as Vol.
III—Appeal from a decision of the Borough Superin-
tendent.

PREMISES AFFECTED—87-71 Kingston Place, northeast
side, 94 feet west of Wexford Terrace, Block 9845, Lot 22,
Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Patricia Kerin.

For Administration: Joe Higginbotham, Dept. of Hospi-
tals.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keat-
ing, Commissioner Foley and Commissioner Sleeper.. 4
Negative: Commissioner Kleinert 1
The resolution affecting this appeal will be printed in a
Bulletin of a later date.

742-42-A

APPLICANT—Satterlee, Warfield & Stephens, for Farrand
Optical Company, owner.

SUBJECT—Application for consideration—reopening for
extension of term of variance which expired January 13,
1958—re Appeal from a decision of the Acting Borough
Superintendent, previously granted on condition for a
temporary term.

PREMISES AFFECTED—4401 Bronx Boulevard, north-
east corner of Bullard Avenue and East 238th Street,
Block 5065, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Francis D. Kalosky and Hollis H. Chase.

ACTION OF BOARD—Application reopened and term of
variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner
Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on
October 20, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on January
13, 1953; and

WHEREAS, the applicant requested a further extension of
the term of variance.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on October 20, 1942 as
thereafter *amended* by resolution adopted on January 13,

MINUTES

1953 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 126/42.)

785-56-A

APPLICANT—Ralph and Anna DiBari, owners.
SUBJECT—Application November 5, 1956—Appeal from a decision of the Borough Superintendent, re use of 3rd floor by more than 1 tenant.

PREMISES AFFECTED—306-308 East 149th Street, south side, 450 feet west of Courtlandt Avenue, Block 2330, Lot 22, Borough of The Bronx.

APPEARANCES—

For Applicant: Michilas A. Parlanti and Ralph J. Marx.
ACTION OF BOARD—Resolution Amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

The resolution affecting this appeal will be printed in a Bulletin of a later date.

816-56-A

APPLICANT—Sylvan Bien, for John Platt Realty Corp., owner; Chubb and Son. lessee.

SUBJECT—Application November 13, 1956—Appeal from a decision of the Borough Superintendent—re use of wood stud partitions.

PREMISES AFFECTED—90-100 John Street, 24 Gold Street, southeast corner and 15-23 Platt Street, Block 69, Lot 39, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Brady.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper. 4
Negative: 0
Absent: Vice Chairman Keating 1

The resolution affecting this appeal will be printed in a Bulletin of a later date.

65-57-A

APPLICANT—Standard Fruit and Steamship Co., lessee for Department of Marine and Aviation, owner.

SUBJECT—Application January 31, 1957—Appeal from an order of the Fire Commissioner, re use of kerosene as fuel, etc.

PREMISES AFFECTED—Pier 13, East River, east side, 600 feet east of South and Wall Streets, Block 36, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph F. Mickey.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, Order #39813 issued by the Fire Commissioner, January 24, 1957, reads:

"1. Discontinue the using, keeping, or, storing of a kerosene, or, space heater, using kerosene or like fuel,

as defined in the Administrative Code as per Local Law 116-1955, Section C19-151-1 of Chapter 19 Administrative Code."

and

WHEREAS, Order #698-7 issued by the Fire Commissioner, January 31, 1957, reads:

"1. Discontinue the storage and use of kerosene oil in the above premises.

"REASON: The storage of this oil for intended use as fuel in portable kerosene oil heaters is in violation of Section C19-151.1 of the Administrative Code."

and

WHEREAS, the applicant states that the pier is 80 feet by 607 feet irregular in area, located in an unrestricted use A area, class 2 height district; and

WHEREAS, the pier in question is constructed of wood piles, concrete deck and steel superstructure, and has been in use as at present since 1952 for transit of inbound and outbound cargo, offices, checkers, timekeepers, watchmen and on the 2nd floor for offices; and

WHEREAS, the applicant states at the open end of the pier, it maintains 2 portable galvanized steel metal sheds for the storage of 200 portable perfection kerosene stoves; that each shed contains a 250 gallon storage tank for kerosene; that it is proposed to mount these sheds on wooden frames and to install louvers in the bottom of the structures and vents at the top to permit a more even flow of air through them; that permanent dry chemical extinguishers have been installed inside the storage sheds; that there are three 30 lbs. dry chemical type units inside the shed; that two such units are to be affixed to the outside of each shed to add to the fire protection; and

WHEREAS, the applicant contends that since it has occupied the premises since 1950 and has had no fire on the premises, in spite of the fact that kerosene has been used, it speaks well for the safety precaution and fire prevention measures adopted by the applicant over this period of years; and

WHEREAS, the applicant states that two years ago, the main section of the pier was heated by the installation of Janitrol heaters, gas fire heaters, which maintain a constant temperature of 55° when the outside temperature was 50° or less; that this heat is essential to protect bananas during discharge; and

WHEREAS, the applicant states that the perfection heaters are removed from the storage sheds and transported to a car-float which is secured to the south side of the pier; that safety cans are used to transport the kerosene from the storage sheds to the heaters on the car-float where the heaters are filled while a fire watch is in attendance, and then placed in the respective refrigerated cars to preheat them prior to loading with bananas; that until such time as the cars are removed to the railroad yards where they are again heated by charcoal bunkers; that other means of heating the cars and car-floats were investigated and found not feasible, except at prohibited costs which would economically force the Company to seek another area for operation for its basic product; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the application should be granted on condition.

Resolved, that the decision of the Fire Commissioner dated January 24, 1957, acting on Order No. 39813 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the storage of kerosene and use of space heaters using kerosene or like fuel as proposed and as indicated on plans filed with this application marked "Received November 8, 1957", 4 sheets, and "January 31, 1958", one sheet, on condition that at all times there shall be sufficient attendants in the space where the space heaters are used to insure the safe burning of the wicks; that attendants shall be present when the space heaters are filled and the wicks trimmed; that in order to avoid fire the filling shall be in the spaces proposed; that this variance shall continue during the term of the lease on the further condition that the use

MINUTES

is with the approval of the Commissioner of Marine and Aviation and in accordance with the plans filed with this appeal as cited above; and that all safeguards as proposed shall be maintained.

728-57-A

APPLICANT—Watchtower Bible and Tract Society, Inc., owner.

SUBJECT—Application September 30, 1957—Appeal from a decision of the Borough Superintendent, re installation of aluminum louvers in existing opening of Fire Tower, and storage of materials in Fire Tower balcony.

PREMISES AFFECTED—51-69 Sands Street, north side, entire block bounded by Adams, Sands, Pearl and Prospect Streets; 117-125 Adams Street, 140-146 Pearl Street and 54-72 Prospect Street, Block 76, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: L. F. Fellgraff, Max Larson and J. D. Groh.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 19, 1957 on B.N. Applic. 2098/57 reads:

"1. The installation of aluminum louvers in the existing openings of a fire tower stair and the storage of materials in the fire tower balcony is contrary to Sec. C26-294.0 and C26-282.0 of the Administrative Code."

and

WHEREAS, the occupant states that the building is 4, 8 and 9 stories in height, 100 feet by 205 feet 11½ inches in area at first floor, 57 feet 8 inches by 99 feet 8 inches by 112 feet 4 inches in area at typical floor, of class 1 construction, erected in 1950, located in a manufacturing use B area, class 2 height district, and used and occupied since erection; 1st floor—storage, boiler room, engine room, garage and trucking, 7 persons; 2nd floor—shipping and storage, 16 persons; 3rd floor—factory, woodwork and storage, 10 persons; 4th floor—factory, bindery and storage, 61 persons; 5th floor—machine shop, paint room and spray booth, 24 persons; 6th floor—factory and printing, 32 persons; 7th floor—factory and linotype, 30 persons; 8th floor—mailing and offices, 84 persons; 9th floor—office, 42 persons; no change in use or occupancy is proposed; that the building is equipped with an approved standpipe system, an approved interior fire alarm system and regular monthly fire drills are maintained; that there are three interior 44 inch wide concrete stairs enclosed in concrete brick and cinder block equipped with tin clad self-closing doors and extending from roof bulkhead direct to street and one fire tower; and

WHEREAS, Certificate of Occupancy #126684 was issued July 5, 1950 against Alt. Applic. 1978/48 permits the existing use; and

WHEREAS, the applicant states that it is proposed to install louvers at the openings of the fire tower balconies, in order to keep rain from flowing into the balconies, stairs and under the fire doors; and

WHEREAS, the applicant contends that in the past wind driven water has done serious damage to both paper and finished bibles and other books; that the owner has tried numerous methods of weather stripping but the wet conditions exist because the exposure of the fire tower opening is such that rain is driven by the wind into the balcony with considerable force; that with the proposed louvers the

balcony will be still open to the outer air for escape of smoke; that the louvers will be hinged and arranged so that the Fire Department can have positive easy access to any fire tower balcony; that the installation as proposed will relieve the owner from a serious hardship in the use of its buildings while still preserving the basic safety features of the fire tower as required by the Building Code; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated September 19, 1957 acting on B.N. Applic. 2098/57, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the aluminum louvers as approved by the Borough Superintendent, may be constructed in the existing opening, approximately 80 inches by 40 inches as indicated on plans filed with this appeal, marked "Received September 30, 1957", 1 sheet, and "March 20, 1958", 4 sheets; *on condition* that the fire tower throughout shall comply with the requirements therefor in all other respects; that there shall be no storage of materials in the fire tower balcony or stairway.

765-57-A

APPLICANT—John F. Fitzsimons, for Honeywell Farms, Inc., owner.

SUBJECT—Application October 25, 1957—Appeal from a decision of the Borough Superintendent, re conversion of frame construction from residence to business offices.

PREMISES AFFECTED—105-14 156th Street, west side, 122.5 feet south of Guinzburg Road, Block 10113, Lot 97, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

The resolution affecting this appeal will be printed in a Bulletin of a later date.

882-57-A

APPLICANT—Julius S. Rapson, for F and A Development Inc., owner.

SUBJECT—Application December 11, 1957—filed pursuant to section 36, General City Law re erection of buildings not fronting on legal streets.

PREMISES AFFECTED—107-11 and 107-17 Muriel Court, north side, 20 feet west of 108th Street, Block 11482, Lots 48 and 148, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decisions of the Borough Superintendent, dated December 6, 1957 on N.B. Applic. 3551 and 3552 of 1957 reads:

MINUTES

"1. Secure approval of Bd. of Stds. & Appeals for erection of a building not fronting on a legal street as per Art. 3, Sec. 36 of the General City Law."

and

WHEREAS, the applicant states that the premises consists of a plot 80 feet front by 100 feet in depth, located in a residence use D area; class $\frac{1}{2}$ height district, now vacant which is proposed to subdivide into 2 lots, each 40 feet by 100 feet in area, and to erect on each lot a 2 story, 28 feet high, class 4 constructed two family dwelling, 26 feet front by 47 feet in depth; and

WHEREAS, the applicant states that Muriel Court has all utilities, water, gas, electric and sewer, but no legal grades have been established; that the street has been paved and there are other houses on this street; and

WHEREAS, the applicant contends that as the proposed buildings will comply with all of the regulations applicable to buildings erected on a legally mapped street it is requested that this variance be granted.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 3551 & 3552/57 Objection No. 1, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the erection of the two houses, as proposed and indicated on plans filed with this appeal, marked "Received December 11, 1957", 1 sheet, *on condition* that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto.

836-57-A

APPLICANT—H. M. Cole, for Central Third Corporation, owner.

SUBJECT—Application November 14, 1957—Appeal from a decision of the Borough Superintendent, openings in walls erected on lot lines.

PREMISES AFFECTED—720-734 3rd Avenue, west side, from East 45th to East 45th Streets, 153-157 East 45th Street and 162-170 East 46th Street, Block 1300, Lots 31 and 33-41 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole.

ACTION OF BOARD—Appeal withdrawn at request of applicant, to comply.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

144-58-A

APPLICANT—Max Schoener, owner.

SUBJECT—Application March 19, 1958—Appeal from an order of the Fire Commissioner re bars on windows, etc.

PREMISES AFFECTED—104-28 Alstyn Avenue, south side, 51 feet west of 51st Avenue, Block 1934, Lot 5, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Seth L. Friedman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper... 4

Negative: 0

Absent: Vice Chairman Keating 1

The resolution affecting this appeal will be printed in a Bulletin of a later date.

644-54-A

APPLICANT—Joseph A. Lau, for Kricor A. Chakmakian, owner.

SUBJECT—Application August 11, 1954—Appeal from a decision of the Borough Superintendent—re exits.

PREMISES AFFECTED—145-147 West 28th Street, north side, 176 feet 1 inch east of 7th Avenue, Block 804, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau.

ACTION OF BOARD—Laid over to May 6, 1958, at 2 P.M. for inspection and decision; hearing closed.

115-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyce Green, owners.

SUBJECT—Application December 22, 1955—Appeal from a decision of Borough Superintendent—review of Borough Superintendent's decision re use as Doctor's offices and residence in certain apartments in Class A Multiple Dwelling.

PREMISES AFFECTED—100-104 Central Park South and 1431-1439 Avenue of The Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to May 6, 1958, at 2 P.M. for applicant to obtain a new decision of the Borough Superintendent.

814-57-A

APPLICANT—Wheeler Yacht Co., Inc., owner.

SUBJECT—Application October 28, 1957—Appeal from an order of the Fire Commissioner and a decision of the Borough Superintendent re Sprinkler System in lieu of Yard Hydrant System.

PREMISES AFFECTED—520 Compton Avenue, foot of Patterson Avenue, Block 3502, Lots 2-7, Pugsley Creek, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to May 20, 1958, at 2 P.M. at written request of the applicant; applicant to be notified of adjourned date of hearing.

1039-57-A

APPLICANT—Latham C. Squire, for Brause and Brause, adjoining property owners.

OWNER OF PREMISES—Teachers Insurance and Annuity Association of America; Central Third Corp., lessee.

SUBJECT—Application December 20, 1957—Appeal from a decision of the Borough Superintendent re Revocation of Permit issued re N.B. 102-56.

PREMISES AFFECTED—730 3rd Avenue, west side, from East 45th to East 46th Streets, Block 1300, Lots 31 and 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Latham C. Squire and Milton Brause.

For Owner of Premises: Joseph G. Fink, Earl H. Lundin, H. M. Cole, Joel Per and Cloyd La Porte.

For Administration: Thomas V. Burke, Dept. of Buildings.

ACTION OF BOARD—Laid over to Wednesday April 23, 1958, at 10 A.M. for further consideration after applicant has submitted an additional brief and attorney for owners has submitted a brief and copies of inspector's copy of plan approved by Borough Superintendent.

MINUTES

11-58-A

APPLICANT—Robert Teichman, for National Democratic Club, owner.

SUBJECT—Application January 2, 1958—Appeal from a decision of the Borough Superintendent, re 2nd means of egress—factory.

PREMISES AFFECTED—158 West 23rd Street, south side, 175 feet, 1 inch east of 7th Avenue, Block 798, Lot 74, Borough of Manhattan.

APPEARANCES—

For Applicant: R. Teichman.

ACTION OF BOARD—Laid over to May 6, 1958, at 2 P.M. for inspection and decision; hearing closed.

55-58-A

APPLICANT—Samuel S. Arlen, for 24 Holding Corp., owner.

SUBJECT—Application February 13, 1958—Appeal from a decision of the Borough Superintendent, re stairways, live load, etc.

PREMISES AFFECTED—24 West 45th Street, south side, 329 feet west of 5th Avenue, Block 1260, Lot 51, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles I. Goldman and Claire McIntyre.

ACTION OF BOARD—Laid over to May 6, 1958, at 2 P. M. for inspection and decision; hearing closed.

95-58-A

APPLICANT—H. M. Cole, for The New Lincoln School, owner.

SUBJECT—Application March 4, 1958—Appeal from a decision of the Borough Superintendent, re Class 3 construction, offices and School use, 3rd and 4th floors.

PREMISES AFFECTED—6-8 East 82nd Street, south side, 147 feet east of 5th Avenue, 3rd and 4th floors; Block 1493, Lots 66 and 166, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole, Seymour Graubard and Lilian Jonas.

ACTION OF BOARD—Laid over to May 6, 1958, at 2 P. M. for inspection and decision; hearing closed.

120-58-A

APPLICANT—Gilbert Lazerus, for Ocean Builders, Inc., owner.

SUBJECT—Application March 11, 1958—Appeal from a decision of the Borough Superintendent re height of chimney.

PREMISES AFFECTED—1199 Ocean Avenue, northeast corner of Glenwood Road, Block 5241, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gilbert Lazerus, Bernard S. Livingston and Henry Wustefeld.

For Opposition: Louis Ray, M. D. and Bertha P. Ray.

ACTION OF BOARD—Laid over to May 6, 1958, at 2 P. M. for applicant to discuss matter with adjoining owner and inform the Board as to the status.

123-58-A

APPLICANT—Abraham Grossman, for Benjamin Gordon, owner.

SUBJECT—Application March 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, stair enclosure, factory, etc.

PREMISES AFFECTED—821-823 Broadway and 51 East 12th Street, northwest corner, Block 564, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and Jacob Rappaport.
ACTION OF BOARD—Laid over to May 6, 1958, at 2 P. M. for inspection and decision; hearing closed.

167-58-A

APPLICANT—H. E. Horwood, for Edward Migliaccio, owner.

SUBJECT—Application March 12, 1958—Appeal from a decision of the Borough Superintendent, re egress, factory building.

PREMISES AFFECTED—97 Crosby Street, east side, 113.2 feet south of Prince Street, Block 496, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Laid over to May 6, 1958, at 2 P. M. for inspection and decision.

1481-22-BZ—Vol. II

APPLICANT—Appell, Austin & Gay, for Howard A. Appell et al, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 7, 1958—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, for a term of years, the continuance of a restaurant on the 1st story of an existing building.

PREMISES AFFECTED—8502-8518 4th Avenue, southwest corner of 85th Street, Block 6034, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley 0

Negative: 0

Absent: Vice Chairman Keating and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on June 14, 1938, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 7, 1953 and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 20, 1923 as thereafter *amended* by resolutions adopted through April 7, 1953 only so far as it refers to the term of variance, so that as amended this portion of the resolution shall read:

“ . . . granted under Section 7, Subdivision e for a term of five years from the date of this *amended* resolution, to permit ; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution.” (Alt. App. 6159/38.)

3-29-BZ—Vol. II

APPLICANT—Kenneth W. Milnes, for Edward J. Macaluso, owner.

SUBJECT—Application for consideration—reopening for

MINUTES

amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7f, 7i and 21 of the Zoning Resolution, permitting in a retail use E-1 area district, the proposed extension of a gasoline service station, to include office, sales, car wash, lubritorium and motor vehicle repairs, proposed extension has less than 15 feet rear yard as required.

PREMISES AFFECTED—920 Hylan Boulevard, south side, 120 feet east of Linwood Avenue, Block 3266, Lot 7, Grasmere, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner
Sleeper 2

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on November 14, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 28, 1928 as thereafter *amended* by resolutions adopted through November 14, 1956, by adding thereto:

“that there may be two additional 550 gallon approved gasoline storage tanks making a total of five; that there may be two additional curb cuts of 30 feet in width, as shown, to Hylan Boulevard making a total of four curb cuts; that there may be a total of two post standards, one toward the west and one toward the east; that in all other respects the requirements of the resolution above cited shall be complied with.” (Alt. 33/56)

642-29-BZ—Vol. IV

APPLICANT—Herman Kron, for 49-51 Lexington Avenue, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, the reconstruction of the present gasoline station and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than 5 cars and sale of used cars.

PREMISES AFFECTED—137-159 East 98th Street and 2-14 Blake Avenue, southeast corner, Block 3548, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner
Sleeper 2

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on February 18, 1958, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 14, 1947 as thereafter *amended* by resolutions adopted through February 18, 1958 in the following respects:

“that the pumps may be rearranged so as to have two islands instead of three; and denied as to the location of the toilet doors; and that there may be two curb cuts to Union Street each 30 feet in width and that there may be one 35 foot curb cut and two 30 foot curb cuts on 98th Street, all as shown on revised plans marked ‘Received March 18, 1958’, one sheet.” (Alt. 31/57.)

14-37-BZ—Vol. II

APPLICANT—Douglass Newman, for Celia Benjamin, et al owners, Werner Auto Service, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the continuation of existing automobile showroom, non-storage garage for more than 5 motor vehicles, motor vehicle repair shop, mechanical testing and relining of brakes and permitting the added uses of body and fender repairs, spraying and the use of oxygen and acetylene torch.

PREMISES AFFECTED—1665-1675 Jerome Avenue, west side, 150 feet north of Featherbed Lane, Block 2861, Lot 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Douglass Newman.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Foley 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner
Sleeper 2

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on June 22, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amended* the resolution adopted on June 22, 1954 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision i for a term of five years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution.” (Alt. App. 1141/53.)

92-37-BZ—Vol. III

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application for consideration—to rescind resolution adopted November 16, 1948—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station to include retail sales, lubritorium, car washing and motor vehicle repair shop and storage of more than five motor vehicles.

PREMISES AFFECTED—1515 Southern Boulevard, southwest corner of East 172nd Street, Block 2977, Lot 103, Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Benjamin Mosher.

ACTION OF BOARD—Reopening of November 16, 1948 is rescinded.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, the reopening by the Board was not followed up and the matter was later reopened under a new volume.

Resolved, that the resolution adopted by the Board on November 16, 1948 be and it hereby is *rescinded*.

83-44-BZ

APPLICANT—Anna Paul, for Willy and Anna Paul, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 10, 1958—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the conversion of occupancy of a building from 1 family residence to beauty parlor and 1 family residence (beauty parlor operated by owner of premises).

PREMISES AFFECTED—2176 East 4th Street, west side, 140 feet south of Avenue U. Block 7130, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Anna Paul.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 16, 1944, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 10, 1956; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 16, 1944 as thereafter *amended* by resolutions adopted through April 10, 1956 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of two years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 3334/43)

545-44-BZ—Vol. II

APPLICANT—Max Siegel Associates, for All States Holding Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the change of occupancy on the 1st floor in the present 6 story structure from garage to showrooms.

PREMISES AFFECTED—410-416 East 54th Street, south side, 194 feet east of 1st Avenue and 415-423 East 53rd Street, Block 1365, Lot 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 23, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals on July 23, 1957 by adding thereto:

"that there may be a connecting door between this building and the adjoining building to the east under the same ownership, such door opening into the stair-hall lobby and protected on both sides with fire doors; Alt. App. 1505/56, as shown on revised plans marked "Received March 19, 1958," one sheet.

992-54-BZ

APPLICANT—Samuel Rosenblum, for R and K Corp. and 1050 Sixth Avenue Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 2, 1958—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 21 and 19A(j) of the Zoning Resolution, permitting in a retail use B area Class 2 Height district, the erection and maintenance of an extension to existing 23 story structure (lot 1) on adjoining portion of plot (lot 91) without the required setbacks and without the required off-street loading berths.

PREMISES AFFECTED—59-65 West 39th Street and 1040-1052 Avenue of the Americas, northeast corner, Block 841, Lots 1 and 91, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 19, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 10, 1956 and April 2, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 19, 1955 as thereafter *amended* by resolutions adopted through April 2, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1453/54.)

871-55-BZ

APPLICANT—Burke, Green & Groh, for Albert & Sadie Greenberg, owners; United Cerebral Palsy of Queens, Inc., Contract Vendee.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7e and 21 of the Zoning Resolution, permitting in a residence use E area district, the erection and maintenance of a building for therapy, vocational rehabilitation (to include instruction on machines, recreation, administration), the building to exceed permissible coverage.

PREMISES AFFECTED—82-25 164th Street, east side, 100 feet south of Goethals Avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John J. Howley.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley 3
Negative: 0

Absent: Vice Chairman Keating and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 22, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 25, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 22, 1956 as thereafter *amended* by resolution adopted on June 25, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 4499/55.)

724-50-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Laram Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 21 and 7c of the Zoning Resolution, permitting in a residence use, the roofing over of the brick

walled yard on the east portion of the plot that is to be used for factory purposes.

PREMISES AFFECTED—2241 Light Street, northeast corner of Rombouts Avenue, Block 4951, Lot 20, Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Zlochower.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on February 25, 1958, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 29, 1952 as thereafter *amended* by resolutions adopted through February 25, 1958, insofar as it has reference to the door connecting with the adjoining building to the west under the same ownership and which is required to be equipped with an approved fire door so that the location of such door may be as shown on revised plans marked "Received March 18, 1958", one sheet. (Alt. 124/56)

513-56-BZ

APPLICANT—Fred C. Dahlem, for Albert Rollman, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use and F-1 area district, the erection and maintenance of a gasoline service station, sale of accessories, car wash, lubricatorium, motor vehicle repair shop with hand tools only, with less than the required setback.

PREMISES AFFECTED—Southwest corner of Lacombe and Castle Hill Avenues, Block 3510, Lot 34, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 21, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 21, 1958 in the following respects:

1. to permit the curb cuts on Lacombe Avenue to be 30 feet in width instead of 19 feet in width; and

2. to permit the pump island to be set back ten feet from the building line; and that in all other respects the resolution above cited shall be complied with. (N.B. 735/55)

MINUTES

710-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7A of the Zoning Resolution, permitting in a business and residence use district, the reconstruction of the existing stores, offices for a gasoline station, auto laundry and greasing pits and change the use to a gasoline service station, lubritorium, car wash, minor auto repairs, store, parking and storage of motor vehicles on the unbuilt portion of the plot and having curb cuts, signs, entrances and show windows within 75 feet of the residence use district.

PREMISES AFFECTED—1915-1937 Linden Boulevard, 762-772 Pennsylvania Avenue, northwest corner and 761-771 Sheffield Avenue, Block 4322, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 30, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 30, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 1544/56.)

724-56-BZ

APPLICANT—Ingram S. Carner, for Lillian Spelar, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7f, 7g, 7h, 7i and 7A of the Zoning Resolution, permitting partly in a retail use district and partly in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, with accessory car washing,—non-automatic; minor repairs with hand tools only, office, sales and storage of auto accessories and parking of motor vehicles waiting to be serviced, with curb cuts located within 75 feet of a residence use district and with a ground sign in a retail use district, for a stated term of 15 years.

PREMISES AFFECTED—42-42 Francis Lewis Boulevard, west side, 62.20 feet south of 42nd Road, Block 5373, Lot 26 (26 and 29), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 25, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 19, 1957, in the following respects:

1. that there may be one additional curb cut 30 feet in width to Francis Lewis Boulevard;
2. one pump island may be eliminated and combined with the heretofore permitted six pumps on one island; and
3. sign standard may be moved from the southerly lot line to the northerly lot line. N.B. App. 3557-56, as shown on revised plans marked “Received March 18, 1958”, one sheet.

226-57-BZ

APPLICANT—Ervin Palmer, for Saul Jarcho, Herbert C. Hauth and Edward F. Haggerty, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—402-418 East 66th Street, south side, 100 feet east of 1st Avenue and 413-415 East 65th Street, Block 1460, Lots 10, 109 and 42-46 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 1, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on October 1, 1957 by adding thereto:

“that the resolution adopted by the Board as above cited may be modified in the following respects:

“1. that the three existing curb cuts on 66th Street may be increased in width to 23 feet each plus splays as shown on revised plans marked “Received March 14, 1958, one sheet; and that the curb cuts on 65th Street may be widened as shown;

“2. that the fence along the interior lot line may be omitted except where courts of adjoining buildings occur;

“3. that the time of completion is hereby extended for a term of six months from the date of this *amended* resolution.” (Alt. App. 1602/56)

3

University of Illinois Library
Serials Dept.
Urbana, Ill.

MINUTES

74-33-BZ—Vol. III

APPLICANT—Joseph Schafran, for Bermont Operating Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence and business use district, the change in occupancy of 2nd floor of existing public garage to factory use (previously granted by the Board under Cal. No. 681-25-BZ for auto sales and service and later under Cal. No. 74-33-BZ converted to garage for more than 5 motor vehicles, for a term of 5 years and amended to permit an additional gasoline storage tank within building and pump, for a term of 5 years.

PREMISES AFFECTED—4650-56 Broadway and 2-16 Sherman Avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert J. Crinnion and Joseph Schafran.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner Sleeper 2

352-45-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for Nathan Ossip, owner, Patrick Brini, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the reconstruction of gasoline service station, with new building and 2 additional gasoline storage tanks and rearrangement of pumps.

PREMISES AFFECTED—81-22 Rockaway Boulevard and 81-09 to 81-17 95th Avenue, southwest corner, Block 9010, Lot 26, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner Sleeper 2

169-49-BZ—Vol. II

APPLICANT—Joshua Brown, for Staten Island Oil Company, Inc., owner.

SUBJECT—Application for consideration—as Vol. II for additional uses, subject to regular procedure—re Application, decision of the Borough Superintendent, previously withdrawn, under sections 7c and 7e of the Zoning Resolution, to permit in a residence use district, the addition of a motor vehicle repair shop, parts room and office to an existing motor vehicle repair shop.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

ACTION OF BOARD—Application reopened as Vol. II to consider application as a new application for a gasoline service station, previous action on the site having been withdrawn in 1950.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner Sleeper 2

(Remaining Minutes of the Meeting of April 15, 1958, will be printed in the Bulletin of April 29, 1958.)

05
BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
SEAN P. KEATING, Vice Chairman
EDWIN W. KLEINERT
MAX H. FOLEY
HAROLD R. SLEEPER

SAMUEL L. BECKER, Director

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NOTICE

Effective September 1, 1957, the subscription price of the Bulletin is \$15.00 per year, payable in advance and single copies, twenty-five (25) cents at the office of the Board and thirty (30) cents by mail.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman.

CONTENTS

Docket.

Notice of Hearing Calendar.

Remaining Minutes of the Meeting of April 15, 1958, Affecting Calendar Numbers 529-53-BZ, 134-21-BZ—Vol. II, 498-24-BZ—Vol. II and 788-28-BZ—Vol. I.

Minutes of Regular Meeting, Tuesday Morning, April 22, 1958, Affecting Calendar Numbers 446-24-BZ—Vol. II, 424-27-BZ—Vol. II, 235-31-BZ—Vol. III, 58-41-BZ—Vol. III, 871-49-BZ—Vol. III, 38-50-BZ—Vol. III, 45-53-BZ—Vol. II, 93-57-BZ, 420-57-BZ, 589-57-BZ, 616-57-BZ, 641-57-BZ, 671-57-BZ, 672-57-A, 674-57-BZ, 675-57-A, 717-57-BZ, 753-57-BZ, 866-57-BZ, 948-57-BZ, 871-57-BZ, 910-57-BZ, 304-38-BZ—Vol. II, 665-53-BZ, 468-56-BZ, 471-56-BZ, 472-56-BZ, 788-56-BZ—Vol. II, 887-56-BZ, 222-57-BZ, 624-57-BZ, 724-57-BZ, 802-57-BZ, 832-57-BZ and 944-57-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, April 22, 1958, Affecting Calendar Numbers 968-57-A, 2-58-A, 56-58-A, 364-56-A, 365-56-A, 57-56-A, 613-57-A, 184-57-A, 620-57-A, 940-28-A—Vol. II, 147-49-A—Vol. III, 422-55-A—Vol. II, 773-57-A, 860-57-A, 104-58-A, 67-33-

BZ—Vol. III, 372-40-BZ, 218-41-BZ—Vol. II, 112-42-BZ, 187-43-BZ, 141-50-BZ—Vol. II, 744-52-BZ, 109-53-BZ, 734-55-BZ, 291-55-BZ, 377-56-BZ, 292-57-BZ, 318-57-BZ, 427-57-BZ, 699-57-BZ, 1197-23-BZ—Vol. IV, 340-48-BZ—Vol. II, 702-52-BZ—Vol. II, 38-55-BZ—Vol. II, 691-55-BZ—Vol. II, 782-56-BZ—Vol. II, 294-44-BZ Vol. III, 557-55-BZ, 516-55-BZ, 638-55-BZ, 815-55-BZ and 185-56-BZ.

Special Meeting, Wednesday Morning, April 23, 1958, Affecting Calendar Number 1039-57-A.

Corrections Affecting Calendar Numbers 723-57-A, 581-42-BZ—Vol. II and 180-57-SM.

CALENDAR

DOCKET

New Cases filed up to April 22, 1958

Cal. No. Dept. Premises Affected

216-58-SM—Emco Exterior Veneer and Spandrel Panels, manufactured by Emco Porcelain Enamel Co., Inc., Material.

217-58-A—F.D.—201-02 to 201-14 Rocky Hill Road, south side, from 201st to 203rd Streets, Block 7353, Lot 101, Bay-side, Borough of Queens, Order No. 80906A—re Certificate of Fitness.

218-58-BZ—B.Q.—77-36 to 77-48 Hewlett Street (77-40 official), west side, 80.02 feet south of 77th Road, Block 8555, Lots 60 and 61, Floral Park, Borough of Queens, N.B. 374-58—re gasoline service station, lubritorium, minor repairs, car wash; etc. and ground sign—local retail and residence use district.

219-58-SA—Caloric Domestic Gas-fired Incinerator, Model 20, manufactured by Caloric Appliance Corp., Appliance.

220-58-SM—Fire LL Loom-Woven and Printed Drapery Fabrics, manufactured by Charles Bloom, Inc., Material.

221-58-SA—Blodgett Pizza Oven, Model 999, Gas-fired, manufactured by G. S. Blodgett Co., Inc., Appliance.

222-58-A—B.B.—1063 Greene Avenue, west side, 250 feet, 6 inches east of Broadway, Block 3283, Lot 49, Borough of Brooklyn, Alt. 866-58—re store in frame construction.

223-58-BZ—B.Bx.—1785 Walton Avenue, west side, 109.17 feet south of East 176th Street, Block 2850, Lot 56, Borough of The Bronx, Alt. 259-58—re parking and storage of motor vehicles—residence use district.

224-58-SA—National U. S. Packet Gas-fired Hot Water Heating Boiler, Mark III, manufactured by National U. S. Radiator Corp., Appliance.

225-58-SA—Vendo Coffee Vendor, Model HB, manufactured by The Vendo Co., Appliance.

226-58-SA—Power-Combimatic Combination Gas-Oil Burners, Models FGO-400BE, FGO-700BE, FGO-1000BE, FGO-2200BE, FGO-3000BE and FGO-3500BE, manufactured by Power-Flame Division Inc., Siemon Manufacturing Co., Appliance.

227-58-SM—Gold Bond Class B Acoustifibre Acoustical Tile, manufactured by National Gypsum Co., Material.

228-58-SA—Nesbitt Gas-fired Unit Heaters, Models K-25-F, K-35-F, K-50-F, K-75-F, K-100-F, K-125-F, K-150-F, K-175-F, K-200-F and K-250-F, to be marketed also as ILG, Models 25-M, 35-M, 50-M, 75-M, 100-M, 125-M, 150-M, 175-M, 200-M and 250-M; Webster, Models WK-25, WK-35, WK-50, WK-75, WK-100, WK-125, WK-150, WK-175, WK-200 and WK-250; Grinnell, Models P-25, P-35, P-50, P-75, P-100, P-125, P-150, P-175, P-200 and P-250; Sunnyside, Models CK-25-F, CK-35-F, CK-50-F, CK-75-F, CK-100-F, CK-125-F, CK-150-F, CK-175-F, CK-200-F and CK-250-F;

Westinghouse Speed Heater, Models W-25-FA, W-35-FA, W-50-FA, W-75-FA, W-100-FA, W-125-FA, W-150-FA, W-175-FA, W-200-FA and W-250-FA; Gordon, Models GUF-25, GUF-35, GUF-50, GUF-75, GUF-100, GUF-125, GUF-150, GUF-175, GUF-200 and GUF-250, manufactured by John J. Nesbitt, Inc., Appliance.

229-58-A—B.M.—53 East 54th Street, north side, 122 feet east of Madison Avenue, Block 1290, Lot 26, Borough of Manhattan, Alt. 1648-57—re use of 5th floor for business use; height—Class III construction.

230-58-BZ—B.M.—91 East 111th Street, north side, 22 feet west of Park Avenue, Block 1617, Lots 34 and 134, Borough of Manhattan, N.B. 135-57—re retail store for wholesale bananas and tropical products arranged for storage and ripening of same constitutes manufacturing use—local retail use district.

231-58-A—B.Bx.—642 Southern Boulevard, east side, 104.59 feet north of Avenue St. John, Block 2603, Lot 155, Borough of The Bronx, Amendment to Alt. 1125-56—re egress.

232-58-SM—Buckeye Iron and Brass Works Safety-Fill Nozzle for dispensing Gasoline, Model 820UM, manufactured by Buckeye Iron and Brass Works, Material.

233-58-SA—Jackson and Church Oil-Fired Unit Heaters, Models JC-40, 50, 75, 100, 125, 150, 175 and 200, manufactured by York-Shipley, Inc., Appliance.

234-58-BZ—B.Q.—222-04 101st Avenue, southeast corner of 222nd Street, Block 10795, Lot 28, Queens Village, Borough of Queens, N.B. 581-58—re setback—G-1 area district, residence use district.

235-58-BZ—B.B.—2758-2760 East 27th Street and 3605-3619 Shore Parkway, northwest corner, Block 7499, Lot 29, Borough of Brooklyn, N.B. 321-58—re area excessive—residence use, D area district.

Restored to Docket

691-55-BZ—Vol. II—B.Bx.—1774-1780 Nereid Avenue and 4400-4406 Barnes Avenue, southeast corner and 4386-4390 Gunther Avenue, Block 5051, Lots 44 and 45, Borough of The Bronx, N.B. 60-58—re gasoline service station, store, lubritorium, car washing, minor auto repairs with hand tools only, parking and storage of more than 5 motor vehicles, etc.; entrance, show windows or sign, etc.—local retail use district.

340-48-BZ—Vol. II—B.Q.—135-20 35th Avenue and 35-06 Linden Place, southwest corner, Block 4959, Lots 18 and 20, Flushing, Borough of Queens, N.B. 583-58—re gasoline service station, lubritorium, car wash, minor motor vehicle repairs with hand tools only, storage and parking of motor vehicles, etc.—retail use district.

1197-23-BZ—Vol. IV—B.Bx.—735-741 Bruckner Boulevard, west side, 100 feet south of East 156th Street and 738-744 Southern Boulevard, Block 2729, Lot 19, Borough of The Bronx Alt. 468-57—re extension of stores, auto painting shop and muffler repair shop into a business use district.

CALENDAR

782-56-BZ—Vol. II—B.Q.—195-06 to 195-24 (195-20 official) Northern Boulevard, south side, from 195th to 196th Streets; 45-01 to 45-09 195th Street and 45-02 to 45-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens, N.B. 52-58—re gasoline service station, lubritorium, minor auto repairs, car washing, parking and storage of motor vehicles, etc.; show window and sign—retail use district.

702-52-BZ—Vol. II—B.Q.—66-42 to 66-54 Fresh Pond Road and 60-76 to 60-86 Woodbine Street, southwest corner, Block 3529, Lots 66 and 73, Ridgewood, Borough of Queens, Alt. 358-58—re extension of Retail Food Market, area excessive for C area district, re curb cuts and truck driveway, show window, etc.—retail and residence use district.

38-55-BZ—Vol. II—B.B.—534-544 Coney Island Avenue, southwest corner of Hinckley Place, Block 5343, Lot 13, Borough of Brooklyn, Amendment to Alt. 1814-57—re extension to accessory building and addition to the use for storage of auto accessories and auto supplies to a gasoline service station, lubritorium—non automatic, auto washing, motor vehicle testing, light repairs with hand tools only within the building, and parking and storage of more than 5 motor vehicles, etc.—business and residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	April 15, 1958.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 3, 1937—Vol. 22, No. 31
	Nov. 13, 1956.

	Last Publication
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for..	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1958.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

APRIL 29, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 29, 1958 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

831-57-BZ

APPLICANT—Herbert Gretsck, for New York City Housing Authority, owner; Frostone Corporation, lessee. SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five pleasure type motor vehicles on a plot located within a public housing development for the personnel of an electronic research company located on the lot abutting the site for a term of two years.

PREMISES AFFECTED—212 Tillary Street, south side, 178 feet and 17/8 inches east of Prince Street, Block 2050, part of Lot 1, Borough of Brooklyn.

920-57-BZ

APPLICANT—Reuben Rappaport, for David Meredith Hare, owner. SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of a one story extension occupying more than the permitted area and to be used as a sculptors studio by the tenant owner.

PREMISES AFFECTED—34 Leroy Street, south side, 60 feet east of Bedford Street, Block 586, Lot 6, Borough of Manhattan.

16-57-BZ

APPLICANT—D. Salvati and Son, for Pasquale Palagano, owner.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of the vacant portion of the site for the parking and storage of motor vehicles both day and night.

PREMISES AFFECTED—1836-1838 Bergen Street, south side, 300 feet east of Ralph Avenue, Block 1451, Lot 22, Borough of Brooklyn.

112-57-BZ

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.

SUBJECT—Application February 8, 1957—decision of the Borough Superintendent, under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of parking lots for the parking and storage of

CALENDAR

more than five (5) motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—59-10 Rockaway Beach Boulevard, northwest corner of Beach 59th Street; 215 Beach 59th Street, west side, 55.29 feet south of Arverne Boulevard, Block 384, Lots 2 and 8; 60-10 Rockaway Beach Boulevard, northwest corner of Beach 60th Street and 217 Beach 60th Street, west side, 85.35 feet south of Arverne Boulevard, Block 385, Lots 62 and 68, Rockaway Beach, Borough of Queens.

113-57-A

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.

SUBJECT—Application February 8, 1957—pursuant to section 35, General City Law re premises partly in bed of mapped streets—Beach 59th and Beach 60th Streets.

PREMISES AFFECTED—59-10 Rockaway Beach Boulevard, northwest corner of Beach 59th Street; 215 Beach 59th Street, west side, 55.29 feet south of Arverne Boulevard, Block 384, Lots 2 and 8; 60-10 Rockaway Beach Boulevard, northwest corner of Beach 60th Street and 217 Beach 60th Street, west side, 85.35 feet south of Arverne Boulevard, Block 385, Lots 62 and 68, Rockaway Beach, Borough of Queens.

152-57-BZ

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.

SUBJECT—Application February 8, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a parking lot.

PREMISES AFFECTED—214 Beach 59th Street, east side, 48.96 feet south of Arverne Boulevard, Block 380, Lot 40, Rockaway Beach, Borough of Queens.

153-57-A

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.

SUBJECT—Application February 8, 1957—filed pursuant to section 35, General City Law re premises located in bed of mapped street—Beach 59th Street.

PREMISES AFFECTED—214 Beach 59th Street, east side, 48.96 feet south of Arverne Boulevard, Block 380, Lot 40, Rockaway Beach, Borough of Queens.

939-57-BZ

APPLICANT—Harry A. Yarish, for Charles Krebs, owner; Solomon Schneider, lessee.

SUBJECT—Application December 19, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit an E-1 area district, the continuance of an existing one-story building for use as a diner, that encroaches on the required rear yard.

PREMISES AFFECTED—248-18 Sunrise Highway, south side, 89.22 feet and 111.57 feet east of Hook Creek Boulevard, Block 13623, Lot 19, Rosedale, Borough of Queens.

166-55-BZ—Vol. II

APPLICANT—Paul Friedman, for Warren J. Heeg and Thomas Adams, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, automatic car wash, lubricatory, minor repairs with hand tools only, office, storage and sale of automobile accessories, parking and storage of more than five (5) motor vehicles with ground signs in a retail use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—105-19 to 105-37 Horace Harding Expressway and 59-02 to 59-28 Granger Street, northwest corner; 105-20 to 105-38 Westside Avenue, and 60-01 to 60-11 Xenia Street, Block 1963, Lot 5, Corona, Borough of Queens.

1132-39-BZ—Vol. II

APPLICANT—De Rose and Cavalieri, for J. Clarence Davies, Inc., owner.

SUBJECT—Application reopened January 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story extension to an existing one story commercial building occupied by two retail stores into the residence use district.

PREMISES AFFECTED—31, 32, 33, 34 Westchester Square, west side, 185.515 feet south of Frisby Avenue and 2584-2588 Frisby Avenue and 1420-1434 Benson Street, Block 3984, Lots 4, 5, 6, 7, 8, 9 and 30, Borough of The Bronx.

453-46-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Herman Birnbaum, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline service station for the following uses, office, lubricatorium, auto repairs with hand tools only, auto laundry and the parking of cars awaiting service with a curb cut and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—3437-3445 Fort Hamilton Parkway and 2-12 Chester Avenue, southwest corner, Block 5302, Lot 48, Borough of Brooklyn.

603-57-BZ

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the subject premises for business purposes (offices).

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

604-57-A

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction—commercial use.

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

122-39-BZ—Vol. II

APPLICANT—William S. Worrall, Jr., for The Cord Meyer Company, owner; Maxwell Strauss, lessee.

SUBJECT—Application reopened December 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the erection of a one-story building to be maintained for use as a high speed auto laundry and car polishing establishment with parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—88-14 to 88-26 (88-20 official) Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

800-57-BZ

APPLICANT—Leonard F. Rothkrug, for Mildred Cohen, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory auto laundry—non automatic, auto repair shop with hand tools only, lubricatorium, office and sales, all for a term of fifteen (15) years.

CALENDAR

PREMISES AFFECTED—1290-1304 Remsen Avenue, southwest corner of Avenue J, Block 8040, Lot 61, Borough of Brooklyn.

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent, under sections 7c and 7A of the zoning resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubritorium, car washing, parking and storage of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

Laid over from March 11, 1958, to April 8, 1958, for further hearing after applicant has corrected his plans; then to April 29, 1958, for applicant to file new list of owners; for inspection and for continued hearing.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechhurst, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for consultation with engineer as to revision of plans and for inspection and decision; hearing closed; then to April 29, 1958, for applicant to confer with examiner and submit a revised plan.

864-56-BZ

APPLICANT—Robert S. Hansen, for The Cord-Meyer Co., owner (owner under contract: Irving Sussman).

SUBJECT—Application December 18, 1956—decision of the Borough Superintendent, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen (15) years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—59-65 Fresh Pond Road, southeast corner of 59th Drive, (Mount Olivet Avenue); Block 2756, Lot 18, Maspeth, Borough of Queens.

Laid over from March 11, 1958, to April 8, 1958, for hearing after applicant has sent out required notice to property owners and filed proof of service with the Board; then to April 29, 1958, for inspection and decision; hearing closed.

961-57-BZ

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a one story building from minor motor vehicle repair shop to receiving, storage and shipping of United States serviceman's belongings.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet 11¼ inches east of 18th Avenue, Block 5480, Lot 14, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, at the request of an objector; then to April 29, 1958, for inspection and decision; hearing closed.

962-57-A

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—Appeal from a decision of the Borough Superintendent; re area of Class III construction excessive.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet, 11¼ inches east of 18th Avenue, 1st floor; Block 5480, Lot 14, Borough of Brooklyn.

988-57-BZ

APPLICANT—Wechsler and Schimenti, for Vincent Alessi and D. Schimenti, owners; Michael Sforza, lessee.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a retail use district, the change in use of an existing building from a garage to a motor vehicle repair shop.

PREMISES AFFECTED—145-10 Liberty Avenue, south side, 75.04 feet east of Inwood Street, Block 10046, Lot 4, Richmond Hill, Borough of Queens.

Laid over from April 8, 1958, to April 29, 1958, for inspection and decision; hearing closed.

821-48-BZ—Vol. II

APPLICANT—William A. Giesen, for Silver Crest Farms, Inc., owner.

SUBJECT—Application reopened November 27, 1957 as Vol. II—re decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, for a term of ten years, the operation of a private parking lot for more than five motor vehicles.

PREMISES AFFECTED—81-17 Caldwell Avenue and 60-30 82nd Street, northwest corner, Block 2919, Lots 38, 42 and 47, Elmhurst, Borough of Queens.

Laid over from April 8, 1958, to April 29, 1958, for inspection and decision; hearing closed.

917-57-BZ

APPLICANT—A. H. Salkowitz, for Famtan, Inc., owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence and retail use district, the erection of a supermarket and accessory free parking area with curb cuts and retail exits on the residence portion of the plot.

PREMISES AFFECTED—43-20 Bell Boulevard, west side, 90 feet south of 43rd Avenue, Block 6287, Lot 1, Bayside, Borough of Queens.

Laid over from April 8, 1958, to April 29, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

APRIL 29, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 29, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

580-54-SA

APPLICANT—Jackson & Church Company, owner. I. T. Hecht, Agent.

SUBJECT—Application July 2, 1954—Jackson & Church Gas-fired Suspended Units, Models GA-350, GA-450, the GS Series and the GU Series, approval of.

697-54-SM

APPLICANT—Safway Steel Products, Inc., owner.

SUBJECT—Application September 10, 1954—Safway Material Hoist Tower, approval of.

CALENDAR

248-56-SA

APPLICANT—The Wayne Pump Company, owner.
SUBJECT—Application March 15, 1956—Wayne Power-Operated Discharge Device (for dispensing gasoline) Models 90, 90X and 90-1-198, approval of.

249-56-SA

APPLICANT—The Wayne Pump Company, owner.
SUBJECT—Application March 15, 1956—Wayne Power-Operated Discharge Device (for dispensing gasoline) Models 600, 605, 605X, approval of.

331-56-SM

APPLICANT—The Flour City Ornamental Iron Company, owner.
SUBJECT—Application April 13, 1956—Flour City Passenger Elevator Door and Frames, approval of.

304-57-SA

APPLICANT—Charles M. Spindler, for Erie City Iron Works, owner.
SUBJECT—Application March 29, 1957—Erie City Iron Works Combination Gas and Heavy Oil Rotary Burner, approval of.

305-57-SA

APPLICANT—Charles M. Spindler, for Erie City Iron Works, owner.
SUBJECT—Application March 29, 1957—Erie City Iron Works, Model RGO Combination Gas and Light Oil Rotary Burner, approval of.

364-57-SA

APPLICANT—Charles M. Spindler, for Erie City Iron Works, owner.
SUBJECT—Application April 8, 1957—Erie City Iron Works Steam Atomizing Oil Burner, approval of.

366-57-SM

APPLICANT—Ever-Tite Coupling Company, Inc., owner.
SUBJECT—Application April 16, 1957—Ever-Tite Gauge Box Closer, Ever-Tite 2C411R and Ever-Tite 3C413N, approval of.

769-57-SA

APPLICANT—Erie Meter Systems, Inc., owner. F. E. Carney, Agent.
SUBJECT—Application October 14, 1957—Erie Remote Control Gasoline Dispensers, Models 842, 845, 849, 949-1, 240-5, 241-5 and 140-5, approval of.

771-57-SA

APPLICANT—Erie Meter Systems, Inc., owner. F. E. Carney, Agent.
SUBJECT—Application October 14, 1957—Erie 303, 305 and 307 Submersible Pump, approval of.

789-57-SM

APPLICANT—The Browne Window Mfg. Co., owner. Universal Builders Supply Company, Inc., Agent.
SUBJECT—Application October 10, 1957—Browne Window Manufacturing Company, Inc., Aluminum Window, approval of.

829-48-SA

APPLICANT—The Nu-Way Corporation, owner.
SUBJECT—Application reopened July 2, 1957 for amendment of resolution as to additional models and trade names, namely Models J, K, L, H, CO, IXL and trade names Afco, Bard Leeson, Meyer, Power Oil, Rudy, Thatcher, Waterbury, Fitzgibbons, Mueller Climatrol, Bryan Steam Round Oak, Perfectaive, General Electric, Shepherd, Frontier, Ingersoll, Janitrol, Milwaukee Supreme, Oil Electric, Queen City, Permaglas, Spencer Heater, Weil-McLain, Sooner, Sun, Patten, Syncromatic, Meredian, Repco, Thermo Oil-O-Matic, Chrysler Airtemp, Certified Oil, Hall-Neal Victor, J & C, Fire Power-O-

Matic, McDonald and Silver Seal Oil Burners; previously approved.

359-50-SA

APPLICANT—Altorfer Brothers Company, owner.
SUBJECT—Application reopened October 23, 1956 for amendment of resolution as to additional models of Automatic Washers, Models 92, 82, 72, 52, 62 and 42 and to market under additional trade name of Kelvinator, Models WAG-9, WAG-6, WAG-5, WAG-2, WAG-1, WAH-10, WAH-9, WAH-6, WAH-5, WAH-2 and WAH-1—re Home Laundry Automatic Washer, Models 50 and 53; previously approved.

360-50-SA

APPLICANT—Automatic Burner Corporation, owner.
SUBJECT—Application reopened May 28, 1957 for amendment of resolution as to additional model oil burner ABC Models 40, 58 and 55K and additional trade names Day & Night Mfg. Co., Monrovia, California, under the trademark name Day & Night Model 55-J; Bryant Mfg. Co., Indianapolis, Indiana, under the trade name Bryant Model 55-J; Perfection Industries, Inc., Cleveland, Ohio under trade name of Perfection Model 55-J; Prat-Daniel Corp., Norwalk, Conn., Thermo Flo Model 55-J; Carrier Corp., Syracuse, N. Y., Carrier Oil Burner Models 38-M 105K-301, 38-M 105K-401, 38-M 140K-301, 38-M 140K-401, 38-N 175K-301, 38-N 175K-401—re Solar Flame Oil Burner, Model 55A, Crane Line, Model 5114 and Airline Oil Burner, Model FOB155A, Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner, Model 55, Norge-Heat Oil Burner, Model FOB 55, Radiation Oil Burner, Model 55, Richmond Oil Burner P10A, P11A and P12A, Rybolt Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heat Oil Burner, Model 80, Fitzgibbons Oil Burner, Model 50 and Kewanee Oil Burner, Model 55, The Hess Company, Hess Oil Burner, Model 55, Ingersoll Steel Division, Borg Warner Corporation, Ingersoll Oil Burner, Model 55, Ko-Z-Aire Company, Ko-A-Aire Oil Burner, Model 55, Kiske Products Incorporated, Kensico Oil Burner, Model 55, Utica Radiator Corporation, Utica Oil Burner, Model 55, Dunkirk Radiator Corporation, Dunkirk Oil Burner, Model 55, International Heater Company of Utica, New York, under the trade name of International Economy and Economy 55AZ, The Coleman Company, Wichita, under the trade name Coleman Model 194-700, 194-705, 595-700, 592-700, 595-705 and 592-705 and by the Timkin Silent Automatic Divisions of Timkin Detroit Axle Company, under the trade name Silent Automatic Models 80-HOA, 996-HOA, 135-HOA, 148-HOA, 132-HOA and 90-HOA. The Crane Company, Chicago, Illinois, under the trade name of Crane Line Oil Burner, Model 4606, 4608, 4869, 4870 and 4871 and 4868. Jackson and Church under the trade name Jackson and Church Poweroil Model JC-55A and Power Oil Model 55-A. Rybolt Heater Company under trade name of Rybolt Model 55A, Firewel Company under trade name of Firewel Burner Model 55A, Lycoming-Spencer under trade name of Spencer Heater Model 55A, National U. S. Oil Burner, Model 55A. Richmond Oil Burner, Models P10AA, P10AAE and P10AA3 and Carrier Oil Burner, Models 39M-175K-101, 38M-175K-201, 38M-105K-101, 38M-105K-201, 38M-140K-101, 38M-140K-201 and by Westinghouse Electric Corp. Air-Conditioning Division under the trade name Westinghouse Model 55A and by the H. B. Smith Company under the trade name Smith ABC Burner; previously approved.

881-55-SA

APPLICANT—Hoyt Manufacturing Corp., owner.
SUBJECT—Application reopened February 13, 1957 for amendment of resolution as to include additional model of gas-fired clothes dryer, "Twinette"—re Dryerette, Jr., gas-fired laundry dryer; previously approved.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

MAY 6, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 6, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

216-57-BZ

APPLICANT—Henry Kohler, for F.G.A. Construction Corp., owner.

SUBJECT—Application March 21, 1957—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a masonry building covering the entire 80 foot x 100 foot plot and to be used for storage of buildings materials and office.

PREMISES AFFECTED—242-248 East 89th Street, west side, 200 feet north of Ditmas Avenue, Block 7913, Lots 52, 53, 54 and 55, Borough of Brooklyn.

Laid over from April 15, 1958 to May 6, 1958, at request of the applicant, who stated that the owner is negotiating the sale of the property for a conforming use.

867-57-BZ

APPLICANT—H. M. Karson, for Hong Yick Realty Corp., owner; Min Sang Laundry, lessee.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the construction of a mezzanine floor, elevate the roof and extend the laundry use.

PREMISES AFFECTED—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

Laid over from April 15, 1958, to May 6, 1958, for hearing at request of objector; applicant to send new notices by registered mail to property owners in the area of notification.

889-57-BZ

APPLICANT—Charles M. Spindler, for John Scotti, owner.

SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the change in occupancy from a building material supply yard and the manufacture of cement blocks to automobile wrecking yard, sale of new and used car parts, sale and display of new cars on a portion of the lot and the sale of new and used plumbing supplies and the storage of lumber on a portion of the lot.

PREMISES AFFECTED—114-15 New York Boulevard (114-11 to 114-35), east side, 87.14 feet south of Linden Boulevard, Block 12327, Lot 8, Jamaica, Borough of Queens.

916-46-BZ—Vol. II

APPLICANT—Henry George Greene, for Joseph Carrollo, owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7e and 7A of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor car repairs, office, sales area, storage and utility room.

PREMISES AFFECTED—35-12 to 35-22 (35-12 official) Francis Lewis Boulevard and 36-07 to 36-11 194th Street, southeast corner, Block 5318, Lot 25, Flushing, Borough of Queens.

574-21-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Emil Mosbacher, owner; Red and White Markets, Inc., lessee.

SUBJECT—Application reopened February 11, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the small area which is in the resi-

dence use district and which is now part of the present theatre, to be used as part of the proposed food market.

PREMISES AFFECTED—1-15 East Kingsbridge Road and 2658-2690 Jerome Avenue, northeast corner, Block 3317, Lot 6, Borough of The Bronx.

215-50-BZ—Vol. II

APPLICANT—Elliot Saltzman, for Hannah Schwartz, owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7h, 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, minor auto repair shop with hand tools only, office and auto accessory salesroom, and parking and storage of more than five (5) motor vehicles for a term of twenty-five (25) years.

PREMISES AFFECTED—2228-2250 Linden Boulevard, south side, from Ashford Street to Cleveland Street; 797-805 Ashford Street and 886-896 Cleveland Street, Block 4359, Lots 1 and 6, Borough of Brooklyn.

463-57-BZ

APPLICANT—Larry Meltzer, for M.J.F. Realty Corp., owner.

SUBJECT—Application June 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles for patrons and employees of the factory.

PREMISES AFFECTED—94-21 83rd Street, east side, 100.16 feet north of 95th Avenue, and 94-16 84th Street, Block 9014, Lot 13, Ozone Park, Borough of Queens.

958-57-BZ

APPLICANT—Burke, Green and Groh, for L. and S. Packing Co., Inc., owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing one-story building from a garage to a food processing factory.

PREMISES AFFECTED—30-55 80th Street, east side, 100 feet north of 31st Avenue, Block 1129, Lot 45, Jackson Heights, Borough of Queens.

539-57-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Casper P. Colla, for Anthony DiGiovanni, owner; Shell Oil Company, lessee.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection of a one story extension to an existing building and maintain a gasoline service station, auto repair shop, auto safety inspection, auto laundry—non automatic, lubritorium, sale of auto accessories and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—141-145 Throop Avenue and 199-203 Hopkins Street, northeast corner, Block 1723, Lot 1, Borough of Brooklyn.

947-57-BZ

APPLICANT—Andrew Di Camillo, for Vincenza Mon-drone, owner; James Scaffa, lessee.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in occupancy of two two-car garages to motor vehicle repair shop.

PREMISES AFFECTED—2237-2247 (2229 displayed) Bath Avenue and 166-172 (160 displayed) Bay 32nd Street, northwest corner, Block 6416, Lot 1, Borough of Brooklyn.

CALENDAR

710-57-BZ

APPLICANT—Albert Melniker, for Rosecroft Manor Development Corp., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4379 Hylan Boulevard, 4300 Richmond Avenue, southwest corner and 411 Lyndale Avenue, Block 5348, Lot 51, Eltingville, Borough of Richmond.

711-57-BZ

APPLICANT—Albert Melniker for Rosecroft Development Corp., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4401 Hylan Boulevard, 412 Lyndale Avenue, southwest corner and 411 Retford Avenue, Block 5348, Lot 400, Eltingville, Borough of Richmond.

712-57-BZ

APPLICANT—Albert Melniker, for Grosvenor Park, Inc., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4423 Hylan Boulevard, 416 Retford Avenue, southwest corner and 425 Preston Avenue, Block 5349, Lot 1, Eltingville, Borough of Richmond.

713-57-BZ

APPLICANT—Albert Melniker, for Grosvenor Park, Inc., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4449 Hylan Boulevard, 426 Preston Avenue, southwest corner and 221 Hales Avenue, Block 5350, Lot 1, Eltingville, Borough of Richmond.

928-57-BZ

APPLICANT—Charles M. Spindler, for Macjab Realty Corp., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business signs, show windows, and business entrance within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2456-2470 McDonald Avenue and 248-258 Avenue W, southwest corner, Block 7170, Lots 10 and 11, Borough of Brooklyn.

267-57-BZ

APPLICANT—Henry Kohler, for Anna Losquadro, owner.

SUBJECT—Application March 25, 1957—decision of the Borough Superintendent, under sections 21 and 7e of the Zoning Resolution, to permit in a D area, business use district, the continuance of an existing building occupying more than the permitted area, due to a sub-division of the plot and extend the present use of storage of building materials to include the parking of not more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

378-57-A

APPLICANT—Henry Kohler, for Anna Losquadro, owner.

SUBJECT—Application May 7, 1957—Appeal from a decision of the Borough Superintendent, re means of exit.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

524-56-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Joseph R. Aievoli, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7A and 21 of the Zoning Resolution, to permit in a local retail use district, the erection of one-story and cellar structure to be used as an undertaking establishment which differs from the original application and with business entrances and exits within 75 feet of a residence use district.

PREMISES AFFECTED—1275-1277 65th Street and 6422-6424 13th Avenue, northwest corner, Block 5746, Lot 46, Borough of Brooklyn.

1011-57-A

APPLICANT—Ferdinand Savignano, for Joseph R. Aievoli, owner.

SUBJECT—Application December 2, 1957—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—1273-1283 65th Street and 6422-6424 13th Avenue, northwest corner, Block 5746, Lot 46, Borough of Brooklyn.

374-57-BZ

APPLICANT—Roe and Kramer, for Olga B. Nielsen, owner.

SUBJECT—Application May 6, 1957—decision of the Borough Superintendent, under section 7c and 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from office, storage of canned goods and three (3) car garage by the substitution of light manufacturing in the place of the storage of canned goods.

PREMISES AFFECTED—44-01 52nd Avenue, northeast corner of 44th Street, Block 2533, Lots 40 and 44, Maspeth, Borough of Queens.

224-57-BZ

APPLICANT—Haus and Bresin, for Adele Wilson and Elsie Katz, owners.

SUBJECT—Application March 26, 1957—(decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, offices, sale of auto accessories and minor repairs with hand tools only for the stated term of fifteen (15) years.

PREMISES AFFECTED—72-01 to 72-11 (72-05 official) Northern boulevard, and 32-59 to 32-69 72nd street, northeast corner, Block 1168, Lots 42 and 46 (42-new), Jackson Heights, Borough of Queens.

Laid over from October 1, 1957, to October 8, 1957, at the request of an objector; then to November 19, 1957, for inspection and decision; hearing closed; then to December 10, 1957, for further inspection and decision; then to January 7, 1958, for further consideration and decision; then laid over from January 7, 1958, for decision; date to be set; then set for May 6, 1958.

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), minor repairs

CALENDAR

with hand tools only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed; then to April 8, 1958, for inspection and decision; hearing closed; then to May 6, 1958, for applicant to file plan showing proposed fencing of existing lot and adjoining lot 65.

987-57-BZ

APPLICANT—Paul Friedman, for Carrie Lessner, Meyer Lessner and Anna Lessner, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h, 7i and 7A of the Zoning Resolution, to permit on a plot located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles with entrances within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1888-1898 Jerome Avenue, southeast corner of East 177th Street, Block 2852, Lot 9, Borough of The Bronx.

Laid over from March 25, 1958 to April 15, 1958, at request of the applicant; no further requests for adjournment to be considered; then to May 6, 1958, for inspection and decision; hearing closed.

77-57-BZ

APPLICANT—George J. Regan, for Curtis Baar, owner.

SUBJECT—Application February 1, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, to use and maintain the premises as a day care agency, day camp and accessory dwelling.

PREMISES AFFECTED—150-12 Powells Cove Boulevard, southwest corner of 4th Avenue, Block 4508, Lot 7, Whitestone, Borough of Queens.

Laid over from April 15, 1958 to May 6, 1958, for inspection and decision; hearing closed.

78-57-A

APPLICANT—George J. Regan, for Curtis Baar, owner.

SUBJECT—Application February 1, 1957—Appeal from a decision of the Borough Superintendent, re use of frame structure-day camp.

PREMISES AFFECTED—150-12 Powells Cove Boulevard, southwest corner of 4th Avenue, Block 4508, Lot 7, Whitestone, Borough of Queens.

693-50-BZ—Vol. II

APPLICANT—Frederick L. Flynn, for Frank Mosca, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a gasoline service station, auto washing, lubrication, minor repairs using hand tools only, office and sale of auto accessories for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1131-1141 East 233rd Street and 3985-3995 Grace Avenue, northwest corner and 1906-1920 Strang Avenue, Block 4954, Lot 1, Borough of The Bronx.

Laid over from April 15, 1958, to May 6, 1958, for inspection and decision; hearing closed.

205-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Co., owner.

SUBJECT—Application reopened January 7, 1958 as Vol.

III—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of the accessory building of the present gasoline service station and extend the uses to include office, lubricatorium, car washing, minor repairs, parking and storage of motor vehicles and increase to twelve the number of gasoline tanks.

PREMISES AFFECTED—157-28 to 157-30 (157-30 Official) Willets Point Boulevard and 21-08 to 21-12 Clintonville Street, southeast corner, Block 4860, Lots 15 and 18, Whitestone, Borough of Queens.

Laid over from April 15, 1958, to May 6, 1958, for inspection and decision; hearing closed.

752-57-BZ

APPLICANT—Leonard F. Rothkrug, for Dominick Lentini, owner doing business as Lentini's Funeral Chapel.

SUBJECT—Application October 17, 1957—decision of the Borough Superintendent under sections 7e, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use, D area district, the erection and maintenance of a funeral chapel and dwelling for one family, with off street loading area within 75 feet of the residence district and covering more than the permitted area.

PREMISES AFFECTED—2853 Middleton Road, northeast corner of Mayflower Avenue, Block 4157, Lot 7, Borough of The Bronx.

Laid over from April 15, 1958, to May 6, 1958, for inspection and decision; hearing closed.

740-57-BZ

APPLICANT—T. Nilsen and Associates, for South Bronx Parking Service Inc., R.K.O. Theaters, Inc., and Rosmor Realty Corp., owners.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a business and residence use district, the parking and storage of more than five (5) motor vehicles on a plot that is comprised of the rear yard of a theatre and the partial rear yard of an existing multiple dwelling.

PREMISES AFFECTED—904 Union Avenue, east side, 198.7 feet south of East 163rd Street, Block 2677, Lots 67, 76 and 84, Borough of The Bronx.

Laid over from April 15, 1958, to May 6, 1958, for inspection and decision; hearing closed.

788-57-BZ

APPLICANT—Burke, Green and Groh, for Fitchett-Crescent Corp., and Catherine DuMelle, owners.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of five (5) gasoline storage tanks and two pumps and the parking of employees cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42, Flushing, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed; then to April 15, 1958, for applicant to file a companion Administrative Appeal as to use of space mapped for street widening; then to May 6, 1958, for further consideration and for applicant to file proof of ownership of certain gore of property along Laburnam Avenue.

154-58-A

APPLICANT—Burke, Green and Groh, for Fitchett Crescent Corp. and Catherine Du Melle, owners.

SUBJECT—Application March 21, 1958—filed pursuant to

CALENDAR

section 35, General City Law re premises partially in bed of proposed widening of Kissena Boulevard.
PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42 (32), Flushing, Borough of Queens.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 6, 1958, at request of applicant who is trying to acquire adjoining property to enlarge the plot.

866-57-BZ

APPLICANT—Herbst and Rusciano and Leonard F. Rothkrug, for Homestead Associates, Inc., owner.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a parking lot (non-transient-pleasure type vehicles only) for a term of five (5) years.

PREMISES AFFECTED—112-118 Clarke Place, south side, 155.12 feet east of Walton Avenue, Block 2839, Lot 49, Borough of The Bronx.

Laid over from April 22, 1958, to May 6, 1958, for inspection and decision; hearing closed.

446-24-BZ—Vol. II

APPLICANT—James J. Lyons, Jr., for Rose Orzo, owner.

SUBJECT—Application reopened April 9, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, facilities for car washing and minor repairs, an office and salesroom and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—772-798 East 185th Street and 2337-2349 Southern Boulevard, southwest corner, Block 3114, Lots 17, 19, 21, 23, 25 and 26, Borough of The Bronx.

Laid over from April 22, 1958, to May 6, 1958, for inspection and decision; hearing closed.

93-57-BZ

APPLICANT—Ludwig P. Bono, for Jennie Minieri, owner.

SUBJECT—Application February 4, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2316 Beaumont Avenue, east side, 315 feet north of East 183rd Street, Block 3103, Lot 14, Borough of The Bronx.

Laid over from April 22, 1958, to May 6, 1958, for inspection and decision; hearing closed.

424-27-BZ—Vol. II

APPLICANT—Robert J. Crinnion, for Antmar Realty Corp., owner; Gerhard Motors, Inc., lessee.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use of an existing two-story building

from store and public garage to an automobile showroom, motor vehicle repair shop to service cars sold by the agency and storage of new cars for a stated term of ten (10) years.

PREMISES AFFECTED—2431 Boston Post Road, northwest corner of Waring Avenue and 2410 White Plains Road, Block 4430, Lot 4, Borough of The Bronx.

Laid over from April 22, 1958, to May 6, 1958, for inspection and decision; hearing closed.

38-50-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Thomas Loughran, owner.

SUBJECT—Application reopened December 3, 1957 as Vol. III—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

PREMISES AFFECTED—2200-2208 Chatterton Avenue and 1014-1028 Castlehill Avenue, southeast corner, Block 3815, Lot 6, Borough of The Bronx.

Laid over from April 22, 1958, to May 6, 1958, for inspection and decision; hearing closed; applicant to file revised plans showing entrance only on Castle Hill Avenue.

HARRIS H. MURDOCK, *Chairman*

MAY 6, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, May 6, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

115-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyce Green, owners.

SUBJECT—Application December 22, 1955—Appeal from a decision of the Borough Superintendent—re review of Borough Superintendent's decision re zoning matter.

PREMISES AFFECTED—100-104 Central Park South and 1431-1439 Avenue of the Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.

644-54-A

APPLICANT—Joseph A. Lau, for Kricor A. Chakmakian, owner.

SUBJECT—Application August 11, 1954—Appeal from a decision of the Borough Superintendent—re exits.

PREMISES AFFECTED—145-147 West 28th Street, north side, 176 feet 1 inch east of 7th Avenue, Block 804, Lot 11, Borough of Manhattan.

11-58-A

APPLICANT—Robert Teichman, for National Democratic Club, owner.

SUBJECT—Application January 2, 1958—Appeal from a decision of the Borough Superintendent, re 2nd means of egress—factory.

PREMISES AFFECTED—158 West 23rd Street, south side, 175 feet, 1 inch east of 7th Avenue, Block 798, Lot 74, Borough of Manhattan.

55-58-A

APPLICANT—Samuel S. Arlen, for 24 Holding Corp., owner.

SUBJECT—Application February 13, 1958—Appeal from a decision of the Borough Superintendent, re stairways, live load, etc.

PREMISES AFFECTED—24 West 45th Street, south side, 329 feet west of 5th Avenue, Block 1260, Lot 51, Borough of Manhattan.

CALENDAR

95-58-A

APPLICANT—H. M. Cole, for The New Lincoln School, owner.

SUBJECT—Application March 4, 1958—Appeal from a decision of the Borough Superintendent, re Class 3 construction, offices and School use, 3rd and 4th floors.

PREMISES AFFECTED—6-8 East 82nd Street, south side, 147 feet east of 5th Avenue, 3rd and 4th floors; Block 1493, Lots 66 and 166, Borough of Manhattan.

120-58-A

APPLICANT—Gilbert Lazerus, for Ocean Builders, Inc., owner.

SUBJECT—Application March 11, 1958—Appeal from a decision of the Borough Superintendent re height of chimney.

PREMISES AFFECTED—1199 Ocean Avenue, northeast corner of Glenwood Road, Block 5241, Lot 6, Borough of Brooklyn.

123-58-A

APPLICANT—Abraham Grossman, for Benjamin Gordon, owner.

SUBJECT—Application March 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, stair enclosure, factory, etc.

PREMISES AFFECTED—821-823 Broadway and 51 East 12th Street, northwest corner, Block 564, Lot 22, Borough of Manhattan.

167-58-A

APPLICANT—H. E. Horwood, for Edward Migliaccio, owner.

SUBJECT—Application March 12, 1958—Appeal from a decision of the Borough Superintendent, re egress, factory building.

PREMISES AFFECTED—97 Crosby Street, east side, 113.2 feet south of Prince Street, Block 496, Lot 10, Borough of Manhattan.

773-57-A

APPLICANT—H. E. Horwood for Dwight C. Harris, Rex Perpall and Lita Harris, owners.

SUBJECT—Application October 30, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, factory, egress, etc.

PREMISES AFFECTED—196-198 Chambers Street, south side, 96 feet, 6 inches east of West Street, Block 138, Lot 34, Borough of Manhattan.

147-49-A—Vol. III

APPLICANT—Leonard F. Rothkrug, for Diller-Quaile Music School, Inc., owner.

SUBJECT—Application reopened November 7, 1956 as Vol. III—re Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—24 East 95th Street, south side, 81 feet 9½ in. west of Madison Avenue, Block 1506, Lot 60, Borough of Manhattan.

860-57-A

APPLICANT—David Crystal, Inc., lessee (113 West 18th Street, Inc., owner).

SUBJECT—Application November 8, 1957—Appeal from an order and a decision of the Fire Commissioner, re Exit Locks, factory.

PREMISES AFFECTED—113-123 West 18th Street, north side, 149 feet west of Avenue of The Americas and 110-120 West 19th Street; 5th floor, Block 794, part of Lot 17, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MAY 13, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 13, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

116-54-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Eswin Construction Corp., owner.

SUBJECT—Application reopened October 8, 1957 as Vol. II—re decision of the borough superintendent under Sections 7e and 7h of the Zoning Resolution, to permit in the local retail portion of the plot, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, office and sale of accessories, storage and parking of cars waiting to be serviced.

PREMISES AFFECTED—231-13 to 231-21 Linden Boulevard and 116-64 to 116-72 232nd Street, northwest corner, Block 11332, Lot 1, Springfield, Borough of Queens.

929-57-BZ

APPLICANT—Charles M. Spindler, for Anna Pfriemer, owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, on the retail portion of the plot, the erection and maintenance of a gasoline service station, lubrication, auto wash—non automatic, office, sale of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles with a ground sign for a term of fifteen years.

PREMISES AFFECTED—210-01 to 210-21 (210-11 official) Jamaica Avenue and 94-35 to 94-43 210th Street, northeast corner, Block 10543, Lot 3, Hollis, Borough of Queens.

231-52-BZ—Vol. II

APPLICANT—Fred C. Dahlem and Victor E. Block, for J. Starr Parking Service, owner.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the extension of the parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—1124-1140 Nelson Avenue, east side, 150 feet north of West 166th Street and 1131-1139 Woodycrest Avenue, Block 2513, Lots 44, 46, 48, 66 and 83, Borough of The Bronx.

843-57-BZ

APPLICANT—John F. Fitzsimons, for William and Carmela Leonardo, owners.

SUBJECT—Application November 19, 1957—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to two family use.

PREMISES AFFECTED—110-01 225th Street, east side, 134.16 feet south of 109th Avenue, Block 11208, Lot 53, Queens Village, Borough of Queens.

926-57-BZ

APPLICANT—Haus and Bresin, for M. L. M. Realty Co., and Robin Associates, Inc., owners.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the

CALENDAR

erection and maintenance of a gasoline service station, lubritorium, auto washing—non-automatic, office, sale of accessories, minor repairs with hand tools only, and the parking and storage of cars awaiting service for a temporary term of fifteen (15) years.

PREMISES AFFECTED—245-10 South Conduit Avenue, south side, 35.29 feet east of 245th Street, Block 13614, Lots 12 and 14 (new lot No. 12); Rosedale, Borough of Queens.

410-31-BZ—Vol. III

APPLICANT—Michael Levine, for Louise E. De Vito, owner (Morania Oil Company, Inc., lessee).

SUBJECT—Application reopened March 26, 1957 as Vol. II—re (decision of the borough superintendent) under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the extension of the present gasoline service station, auto laundry, lubritorium and office to include minor repairs with hand tools only, the maintenance of another gasoline pump and the erection of a post standard sign.

PREMISES AFFECTED—175-14 Horace Harding Boulevard, south side, 117.71 feet west of Utopia Parkway, Block 6891, Lot 26, Flushing, Borough of Queens.

558-23-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Tanwood Building Corporation, owner; 1500 McDonald Avenue Corp., lessee.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use district, the change of the use of building D from garage for the storage of more than five (5) motor vehicles and motor vehicle repair shop to yarn manufacturing and to maintain the present uses in buildings A, B and C.

PREMISES AFFECTED—44-100 Empire Boulevard, south side, 394 feet 6 $\frac{1}{8}$ inches east of Franklin Avenue, Block 1313, Lot 26, Borough of Brooklyn.

768-57-BZ

APPLICANT—Arthur Jovis, for Ly-Bar Realty Corp., owner.

SUBJECT—Application October 28, 1957—(decision of the Borough Superintendent) under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, it being intended to provide such storage on a monthly not transient basis.

PREMISES AFFECTED—2145 Barnes Avenue, west side, 100 feet north of Lydig Avenue, Block 4221, Lot 70, Borough of The Bronx.

978-57-BZ

APPLICANT—Charles M. Spindler, for Angelo Conde, owner; Sun Oil Co., lessee.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district on a lot presently occupied as a used car lot, the erection and maintenance of a gasoline service station, lubritorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, auto safe inspection station, parking and storage of motor vehicles with show windows and signs within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—1546-1556 Bushwick Avenue and 45-53 De Sales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn.

187-58-A

APPLICANT—Charles M. Spindler, for Angelo Conde, owner; Sun Oil Co., lessee.

SUBJECT—Application March 27, 1958—Appeal from a decision of the Borough Superintendent, re gas pumps at building line; gasoline storage near subway tunnel, etc.

PREMISES AFFECTED—1546-1556 Bushwick Avenue and 45-53 De Sales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn.

712-47—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L and G Realty Corp., owner.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the maintenance of the present gasoline service station as it now exists with the pumps set 3 feet 10 inches and 8 feet 3 inches from the street building line and to omit the concrete bumpers for a distance of 5 feet from the intersection.

PREMISES AFFECTED—1602-1610 39th Street and 3901-3921 16th Avenue, southeast corner, Block 5383, Lot 1, Borough of Brooklyn.

23-58-BZ

APPLICANT—343 East 76th Realty Corp., owner.

SUBJECT—Application January 23, 1958—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a retail use district, the change in occupancy of an existing one story building from a non-storage garage to a motor vehicle repair shop.

PREMISES AFFECTED—343 East 76th Street, north side, 247 feet east of 2nd Avenue, Block 1451, Lot 11, Borough of Manhattan.

549-30-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Robert N. and Catherine R. Rose, owners.

SUBJECT—Application reopened November 13, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the parking of employees and patrons cars from the present parking in the local use district which is accessory to a dining car on the local retail portion of the plot.

PREMISES AFFECTED—218-59 Hempstead Avenue and 101-12 Springfield Boulevard, northwest corner, Block 10766, Lot 38, Queens Village, Borough of Queens.

970-57-BZ

APPLICANT—Haus and Bresin, for David Berlin, owner.

SUBJECT—Application December 26, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto wash—non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and the parking and storage of motor vehicles awaiting service with a show window and business sign within 75 feet of the residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-12 to 195-20 Linden Boulevard and 117-02 to 117-10 196th Street, southwest corner, Block 12613, Lot 6, St. Albans, Borough of Queens.

370-42-BZ—Vol. III

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs and storage and parking of more than five (5) motor vehicles on the unbuilt upon portion of the site.

PREMISES AFFECTED—9243-9251 4th Avenue, east side, 129 feet 11 $\frac{3}{8}$ inches north of 94th Street and 9240-9248 5th Avenue, Block 6108, Lots 7, 9 and 11, Borough of Brooklyn.

CALENDAR

977-57-BZ

APPLICANT—Burke, Green and Groh, for Albert Artsis, owner.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, auto laundry—non-automatic, minor repairs with hand tools only, office and accessory sales and the parking and storage of motor vehicles awaiting service.

PREMISES AFFECTED—223-06 Linden Boulevard, southeast corner of 223rd Street, Block 12740, Lot 55 (55 and 60), Springfield Gardens, Borough of Queens.

529-53-BZ

APPLICANT—Edwin J. Dauber, for St. Michael's Protestant Episcopal Church, owner.

SUBJECT—Application reopened April 15, 1958 to consider new plans—decision of the Borough Superintendent, previously granted on condition under section 7e of the Zoning Resolution, permitting in a residence use district the erection and maintenance of a structure to be used as chapel and crematory.

PREMISES AFFECTED—73-02 Astoria Boulevard, south side, from 49th Street to Brooklyn-Queens Connecting Highway, Block 1016, Lot 450, Jackson Heights, Borough of Queens.

193-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L.B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto laundry, minor auto repairs with hand tools only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1016-1030 Broadway and 874-876 Willoughby Avenue, southwest corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for applicant to file revised plans and to permit inspection.

36-57-BZ

APPLICANT—Julius S. Rapson, for Ben D. Pivo, owner.

SUBJECT—Application January 22, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a business use district, the erection of a one-story extension to the existing automobile paint shop, with paint spray booth and infra-red bake unit to be used as an auto body and fender repair shop and the parking of more than five (5) cars for patrons only.

PREMISES AFFECTED—105-06 Sutphin Boulevard, southwest corner of 105th Avenue, Block 10056, Lot 12, Jamaica, Borough of Queens.

Laid over from April 15, 1958, to May 13, 1958, for inspection and decision; hearing closed.

921-57-BZ

APPLICANT—Charles M. Spindler, for Murray Eisenberg, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with show windows, business entrances and signs within 75 feet of the residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—6602-6610 New Utrecht Ave-

nue, and 1460-1466 (1472-1478 displayed) 66th Street, southwest corner, Block 5762, Lot 36, Borough of Brooklyn.

Laid over from April 15, 1958, to May 13, 1958, for inspection and decision; hearing closed.

632-57-BZ

APPLICANT—Burke, Green and Groh, for Armagh Realty Co., Inc., owner.

SUBJECT—Application September 13, 1957—decision of the Borough Superintendent under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of accessories and minor repairs with hand tools only.

PREMISES AFFECTED—68-05 Queens Boulevard (68-01 to 68-07 official), northeast corner of 68th Street, Block 1348, Lot 53, Woodside, Borough of Queens.

Laid over from April 15, 1958 to May 13, 1958, for inspection and decision; hearing closed.

636-57-BZ

APPLICANT—Moritz Simon, for Alice Tunis, owner; Power Flite Products, Inc., purchaser under contract.

SUBJECT—Application September 18, 1957—decision of Borough Superintendent under section 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a one story motor vehicle repair shop to serve the growing automobile industry with a special feature namely, the sale and installation of hydromatic transmissions only.

PREMISES AFFECTED—153-67 Rockaway Boulevard, east side, 100.90 feet north of 137th Avenue (90.82 feet, proposed); Block 12292, Lot 48, Jamaica, Borough of Queens.

Laid over from April 15, 1958 to May 13, 1958, for inspection and decision; hearing closed.

1089-48-BZ—Vol. II

APPLICANT—Charles M. Spindler, for William Benson, owner.

SUBJECT—Application reopened January 7, 1958, as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the change of occupancy from non-storage garage, brakes, ignition, carbureter, radio and electric service to a motor vehicle repair shop.

PREMISES AFFECTED—139-23 Queens Boulevard, east side, 198-09 feet south of 87th Avenue, Block 9626, Lot 75, Jamaica, Borough of Queens.

Laid over from April 15, 1958, to May 13, 1958, for inspection and decision; hearing closed.

778-57-BZ

APPLICANT—Burke, Green and Groh, for Morris Koral, owner.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent under sections 7e and 7A of the Zoning Resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles with a curb cut within 75 feet of the residence use district.

PREMISES AFFECTED—91-10 Astoria Boulevard, southeast corner of 91st Street, Block 1365, Lot 22, Astoria, Borough of Queens.

Laid over from April 15, 1958, to May 13, 1958, for inspection and decision; hearing closed.

864-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zon-

CALENDAR

ing Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for further inspection and decision.

616-57-BZ

APPLICANT—Gustave Goldman, for Barney Scurti, owner.
SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one-story and cellar building to be used as a restaurant and apartment and the unbuilt upon portion to be used for the parking of patrons cars.

PREMISES AFFECTED—2878-2888 Linden Boulevard, south side, 40 feet west of Sapphire Street, and 314 Sapphire Street, Block 4497, Lots 4, 5, 8 and 11, Borough of Brooklyn.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

641-57-BZ

APPLICANT—Aaron Halpern, for N. F. Walker, Inc., owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the construction of a one story and cellar extension with less than the required setback and extend the use of the funeral home and for parking of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—87-34 80th Street, west side, 25.02 feet south of 87th Road, Block 8912, Lots 12, 13 and 16, Woodhaven, Borough of Queens.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

58-41-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Isadore Gootzeit, owner.

SUBJECT—Application reopened April 24, 1957 as Vol. III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry extension to be used as a non-storage garage for more than five (5) motor vehicles or truck trailers, reduce the seven one car garages to a five (5) car garage and convert the two car garage to an auto laundry—non automatic.

PREMISES AFFECTED—67-12 to 67-18 73rd Place, west side, 107 feet 4¾ inches south of Metropolitan Avenue, Block 3667, Lot 362, Middle Village, Borough of Queens.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

871-49-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Melmar Development Corp., owner, Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business and residence use district, a fifteen (15) foot rear extension to an existing auto seat cover establishment to provide a one bay minor motor vehicle repair shop for the replacement of muffler and tailpipes.

PREMISES AFFECTED—591 East Fordham Road, north

side, 128 feet east of Hoffman Street and 584-588 East 191st Street, Block 3273, Lots 261 and 263, Borough of The Bronx.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

45-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Gabriel H. Luff, owner; Luff's Hardware, Inc., lessee.

SUBJECT—Application reopened January 14, 1958 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and retail use district, the parking and storage of more than five (5) motor vehicles for patron and employees of the adjoining hardware store, the parking to be on the residence portion of the plot.

PREMISES AFFECTED—254-01 Northern Boulevard, northeast corner of Westmoreland Street, Block 8138, Lot 42, Little Neck, Borough of Queens.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

589-57-BZ

APPLICANT—Guerino Salerni, for Mary Manzollilo, owner.

SUBJECT—Application August 5, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail and residence use district, the use of vacant land for parking motor vehicles.

PREMISES AFFECTED—31-48 48th Street, west side, 316.21 feet north of Newtown Road, Block 727, Lot 57, Astoria, Borough of Queens.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

235-31-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Mae Weissberg, owner.

SUBJECT—Application reopened February 4, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7f and 21 of the Zoning Resolution, to permit in a business use district, the extension of the present use of auto repair shop, welding, body and fender work, incidental paint and spray work, office and sale of accessories, parking and storage, sale and display of more than five (5) motor vehicles, two lubrication pits and one lift by adding thereto the use of gasoline service station and spraying of undercoating for a stated term of fifteen (15) years.

PREMISES AFFECTED—701-705 Utica Avenue, east side, 50 feet south of Clarkson Avenue, Block 4637, Lot 41, Borough of Brooklyn.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

753-57-BZ

APPLICANT—Leonard F. Rothkrug, for Prisco Luongo, owner; Dolphas Kelly, doing business as Kelly's Auto Repairs, lessee.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use from storage to motor vehicle repair shop in the existing one story extension for a term of ten (10) years.

PREMISES AFFECTED—1263 Bedford Avenue and 9 Herkimer Street, northeast corner, Block 1860, Lot 1, Borough of Brooklyn.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

MAY 13, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 13, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

306-57-SA

APPLICANT—C. M. Spindler, for Erie City Iron Works, owner.

SUBJECT—Application March 29, 1957—Erie City Iron Works Preheater, approval of.

570-57-SA

APPLICANT—Sam Kern, for Wandel Machine Company, Inc., owner.

SUBJECT—Application July 26, 1957—Somat with Hydra-extractor, Model 18HE, approval of.

44-58-SA

APPLICANT—Acme Fire Alarm Company, Inc., owner.

SUBJECT—Application January 24, 1958—Acme Smoke Detector, Type 418A, approval of.

78-56-SA

APPLICANT—Ex-Cell-O-Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional model of Milk Packaging Machine, Model "S"—re Pure-Pak Milk Packaging Machinery, Models C, D, F, R and Q; previously approved.

241-50-SA

APPLICANT—Burns Heating Supply Co., Inc., for Jackson & Church Co., Inc., owner.

SUBJECT—Application reopened for amendment of resolution as to additional manner of installation—re Jackson and Church Oil-fired Suspension Units (various models); previously approved.

687-56-SA

APPLICANT—A. Grossman, for Pellerin Milnor Corp., owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to anti-syphon device—re Milnor Open End Laundry Washer with Miltrol Automatic Washer, Control Model E, 25-Model, W-25, 50-Model W-50, 75-Model W-75, 100-Model W-100; previously approved.

369-57-SM

APPLICANT—Gateway Engineering Co., owner. Gateway Erectors, Inc., Agent.

SUBJECT—Application reopened February 8, 1958 for amendment of resolution as to extension of use—re Beehive Anchoring System and Accessories, Bee Claws, Bee Clips, Bee-Nut with Spring, Bee-Nut (plain) and Bee-Nut with Loop; previously approved.

1041-55-SA

APPLICANT—Haus & Bresin, for Washex Machinery Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional model P-45, dry cleaning machine—re Washex Syntomat, Models P-65 and P-100, for dry cleaning units using perchlorethylene (non-combustible) solvent; previously approved.

1040-55-SA

APPLICANT—Haus & Bresin, for Washex Machinery Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional model P-45 Combination Washer-Extractor—re Washex Combination Washer-Extractor, Models P-65 and P-100 (for dry cleaning units using solvent with flashpoint above 100°); previously approved.

297-50-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products Corp., owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re Indestructo Flush Hollow Metal Door; previously approved.

125-47-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products Corp., owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re World ¾ Hr., 1 Hr. and One and One-Half Hr., Panel Type, Kalmain and Hollow Metal Doors; previously approved.

830-39-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products Corp., owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re NYK-A and NYK-B 1 Hr. Metal Covered Fire Doors; previously approved.

500-47-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products Corp., owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re 1½ Hr. Flush Type Door; previously approved.

854-39-SM

APPLICANT—County Fire Door Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to change of ownership, old owner Pioneer Fireproof Door Corporation—re Acme Kalamein 1½ Hr. to 2 Hr. Fireproof Door; previously approved.

814-57-A

APPLICANT—Wheeler Yacht Co., Inc., owner.

SUBJECT—Application October 28, 1957—Appeal from an order of the Fire Commissioner and a decision of the Borough Superintendent re Sprinkler System in lieu of Yard Hydrant System.

PREMISES AFFECTED—520 Compton Avenue, foot of Patterson Avenue, Block 3502, Lots 2-7, Pugsley Creek, Borough of The Bronx.

940-28-A—Vol. II

APPLICANT—D.N.T. Realty Company, owner; Eastern Cabinet Company, Inc., lessee.

SUBJECT—Application reopened May 15, 1956 as Vol. II—re Appeal from an order of the Fire Commissioner—re standpipe system.

PREMISES AFFECTED—78-16 Cooper Avenue, south side, 37.50 feet west of 79th Place, Block 3803, Lots 14 and 34, Glendale, Borough of Queens.

422-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Mario Bencivenza, owner.

SUBJECT—Application reopened February 5, 1957 as Vol. II—re Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—638 Lorimer Street, east side, 25 feet south of Jackson Street, Block 2747, Lot 7, Borough of Brooklyn.

104-58-A

APPLICANT—Charles Abrahams for Ruth Levy, owner; National Backing Corp., lessee.

SUBJECT—Application March 6, 1958—Appeal from de-

CALENDAR

cisions of the Borough Superintendent, re manufacture inflammable mixture—tanks, ventilating flue, etc.
PREMISES AFFECTED—38-25 9th Street, east side, 210.29 feet south of 38th Avenue, Block 475, Lot 24, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, Chairman.

MAY 20, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 20, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matter:

850-57-BZ

APPLICANT—Michael Alfano, for Prospect Parking, Inc., owner.

SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, on the residential portion of the plot the parking and storage of more than five (5) motor vehicles of the pleasure type for a term of five (5) years.

PREMISES AFFECTED—2360-2368 Prospect Avenue, east side, 70 feet south of East 187th Street, Block 3114, Lots 52 and 54, Borough of The Bronx.

497-20-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Degraw-Hamilton Corp., owner, Jacob Morgenthaler's Sons, lessee.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7b and 7c of the Zoning Resolution, to permit in an unrestricted use district extending into a business use district the change of occupancy from a public garage for more than five (5) motor vehicles to a woodworking shop using power driven tools.

PREMISES AFFECTED—638-644 Degraw Street, south side, 90 feet west of 4th Avenue and 637-641 Sackett Street, Block 427, Lot 31, Borough of Brooklyn.

388-57-BZ

APPLICANT—Morris Hannes, for Elizabeth Russo, owner; Michael Ezzo, lessee.

SUBJECT—Application May 14, 1957—decision of the Borough Superintendent under sections 7e, 7g and 7h of the Zoning Resolution, to permit in a residence use district, a garage for more than five (5) motor vehicles, motor vehicle repairs with hand tools only and the parking and storage of more than five (5) cars on the unbuilt upon portion of the lot.

PREMISES AFFECTED—2822 West 22nd Street, west side, 155 feet south of Neptune Avenue, Block 7016, Lot 17, Borough of Brooklyn.

607-57-BZ

APPLICANT—John F. Fitzsimons, for Santa and Dominick LoPrete, owners.

SUBJECT—Application September 3, 1957—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F area district, on an irregular plot presently occupied by a one family dwelling, the construction of a two-car garage as accessory to the additional use of premises for the sale of nursery stock including flowers, shrubs, trees, etc. and without the required 15 foot setback from the street line.

PREMISES AFFECTED—242-08 Hillside Avenue, south side, 9.91 feet west of 84th Road, Block 7961, Lot 43, Bellerose, Borough of Queens.

939-53-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Iandor Realty Corp., owner; Roadside Tavern, Inc., lessee.

SUBJECT—Application reopened February 4, 1958 as Vol. III—decision of the Borough Superintendent, under section

7c of the Zoning Resolution, to permit in a residence and business use district, the erection of a two story extension and second floor addition to an existing one and two story building for use as waiters dressing room and storage on the first floor and storage, kitchen, dressing and reception, office and banquet room on the second floor, the proposed extension to encroach on the required setbacks and provide a 60 foot extension to the existing parking lot.

PREMISES AFFECTED—2544 Flatbush Avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson Street, Block 8559, Lot 1, Borough of Brooklyn.

976-57-BZ

APPLICANT—Burke, Green and Groh, for Joseph S. and Joseph Paul Amirati, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use, E area district, the erection and maintenance of a gasoline service station, auto washing—non automatic, lubrication, office, sale of accessories, minor repairs with hand tools only, parking and storage of cars awaiting service with a ground sign and the proposed building encroaching on the required setback from the street line.

PREMISES AFFECTED—167-10 South Conduit Boulevard, southeast corner of 167th Street, Block 12369, Lot 210, Rosedale, Borough of Queens.

93-38-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Coastal Sales Corp., owner.

SUBJECT—Application reopened December 3, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story building for use as a motor vehicle repair shop for front wheel alignment and brake adjustments, this work will require the use of portable electric machines in addition to hand tools.

PREMISES AFFECTED—27-11 30th Avenue, north side, 50.39 feet west of 29th Street, Block 575, Lot 23, Long Island City, Borough of Queens.

127-57-BZ

APPLICANT—Friedland and Masone, for Cecelia Tarulli, owner; Safeway Sheet Metal and Roofing Co., lessee.

SUBJECT—Application February 19, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the change of occupancy of the present one story building from garage for two cars to tinsmith shop, office and storage of roofing and tinsmith supplies.

PREMISES AFFECTED—51-31 to 51-33 69th Street, east side, 195.33 feet south of Calamus Avenue, Block 2456, Lot 15, Maspeth, Borough of Queens.

848-57-BZ

APPLICANT—Guerino Salerni, for U-Park-It System, Inc., owner.

SUBJECT—Application November 25, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of vacant land for parking motor vehicles.

PREMISES AFFECTED—32-78 and 32-80 34th Street, west side, 100 feet north of 34th Avenue, Block 621, Lots 68 and 69, Long Island City, Borough of Queens.

847-57-BZ

APPLICANT—Charles M. Spindler, for Charles A. Koligian, owner.

SUBJECT—Application November 21, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service

CALENDAR

station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only with a show window and business sign within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1215-1225 Rogers Avenue and 2701-2709 Newkirk Avenue, northeast corner, Block 5214, lot 25, Borough of Brooklyn.

916-57-BZ

APPLICANT—John F. Fitzsimons, for Barney and Edith Levinson, owners.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the relocation of a one-car accessory garage to within one foot of the rear and side lot lines.

PREMISES AFFECTED—437 Beach 144th Street, west side, 300 feet south of Cronston Avenue, Block 703, Lot 22, Neponsit, Borough of Queens.

914-57-BZ

APPLICANT—Patrick D. Concagh, for Mona Donner, owner; Atlas Bazaar Equipment and Supply Co., Inc., lessee.

SUBJECT—Application December 16, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and retail use district, the erection and maintenance of a gasoline station, lubritorium, car wash, minor auto repairs, storage and sale of auto accessories and accessory parking.

PREMISES AFFECTED—3770-3788 Boston Road and 3481-3489 Baychester Avenue, southwest corner, Block 4887, Lot 7, Borough of The Bronx.

934-57-BZ

APPLICANT—Maxfield Blaufeux, for Joseph Angelone, owner, Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the accessory parking of more than five (5) motor vehicles, used in conjunction with self-service supermarket, into the residence portion of the plot.

PREMISES AFFECTED—6607-6611 15th Avenue, 6615-6645 New Utrecht Avenue, northeast corner and 1515-1521 67th Street, Block 5558, Lot 1, Borough of Brooklyn.

20-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Neil Thomas and Edward Thomas, owner.

SUBJECT—Application January 21, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, sales, storage room, car washing, parking and storage of motor vehicles with curb cuts, show windows and sign within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—3230 Richmond Avenue and 2-40 Drumgoole Boulevard, southwest corner, Block 5613, Lot 400, Arden Heights, Borough of Richmond.

612-57-BZ

APPLICANT—Morris Hannes, for Kroy Realty Corp., owner; York Auto Trading Corp., lessee.

SUBJECT—Application August 20, 1957—decision of the Borough Superintendent, under sections 7c, 7b and 21 of the zoning resolution, to permit in a business and residence use district, the use of the sale of used cars to extend from the business use district into the balance of the lot which is located in the residence use district.

PREMISES AFFECTED—878-888 Coney Island Avenue, west side, 158 ft. 10 $\frac{3}{4}$ in. north of 18th Avenue, Block 5403, Lot 21, Borough of Brooklyn.

842-57-BZ

APPLICANT—Michael Alfano, for Filippo Aprea, owner.

SUBJECT—Application November 18, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a retail store and use of the unbuilt upon portion for the parking of more than five (5) motor vehicles for patrons only for a term of fifteen (15) years.

PREMISES AFFECTED—901-905 East 213th Street and 3600-3604 Bronxwood Avenue, northeast corner, Block 4684, Lot 32, Borough of The Bronx.

1019-57-BZ

APPLICANT—William I. Holhauser, for Arthur Enterprises Inc., owner; New York State Unemployment Insurance, lessee.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7e and 7c of the Zoning Resolution, to permit in a business and residence use district the use of the lower level of the subject premises, heretofore occupied as a motion picture theatre, for a supermarket for the sale of food, vegetables and similar merchandise, and the extension of the mezzanine (second floor) to cover the entire area to be used for offices.

PREMISES AFFECTED—560 West 181st Street, south side and 549-559 West 180th Street, north side, 100 feet east of St. Nicholas Avenue, Block 2153, Lot 81, Borough of Manhattan.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of a residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter.

948-57-BZ

APPLICANT—F. C. Dahlem and V. E. Block, for Sid-jack Realty Corp., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1691-1711 Bryant Avenue, west side, 100 feet south of East 174th Street, Block 2997, Lot 30, Borough of The Bronx.

Laid over from April 8, 1958, to April 22, 1958, at the request of an objector, applicant concurring; then to May 20, 1958, for inspection and decision; hearing closed.

671-57-BZ

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner (Temple Garage, lessee).

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, roof

CALENDAR

parking for passenger type motor vehicles on an existing garage building.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

Laid over from April 8, 1958, to April 22, 1958, applicant to file a brief with respect to application of Section 21A; then to May 20, 1958, for inspection and decision; hearing closed.

672-57-A

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner.

SUBJECT—Application September 17, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, increase in tabular height.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

674-57-BZ

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 14, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business-1 use district, roof parking for passenger-type motor vehicles on an existing garage building.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

Laid over from April 8, 1958, to April 22, 1958, for further hearing after applicant has filed a brief as to application of Section 21A; then to May 20, 1958, for inspection and decision; hearing closed.

675-57-A

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—Appcal from a decision of the Borough Superintendent, re Class 3 construction exceeding tabular limits.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

717-57-BZ

APPLICANT—Albert Mcniker, for Beatrice and Clara Migliori, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution to permit in an unrestricted and business use district, a variance to erect and maintain a gasoline service station, lubritorium, car washing (non automatic), minor motor vehicle repairs with hand tools only, sale of accessories and parking for more than five (5) motor vehicles.

PREMISES AFFECTED—373-385 Tompkins Avenue and 174-182 Lynhurst Avenue, northeast corner, Block 2843, Lot 1, Rosebank, Borough of Richmond.

Laid over from March 25, 1958, to April 22, 1958, for applicant to file a survey of the block front and for both streets, one additional photograph of the site, and file an Administrative Appcal as to street widening.

Laid over from April 22, 1958, to May 20, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MAY 20, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 20, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

907-54-SA

APPLICANT—Eljer Company, owner.

SUBJECT—Application November 29, 1954—Eljer Company Anti-Syphon Ballcock, Model E-9861, approval of.

579-55-SA

APPLICANT—The Wayne Pump Company, owner.

SUBJECT—Application July 6, 1955—Wayne Remote Gasoline Pumps, Models 509-30 and 509-50, approval of.

648-57-SA

APPLICANT—The Wayne Pump Company, owner.

SUBJECT—Application August 2, 1957—Wayne Dispensing Pump, Model 511-1D, approval of.

338-57-SA

APPLICANT—Carrier Corporation, owner. Thermodyne Corporation, Agent.

SUBJECT—Application April 10, 1957—Carrier Flake Master—Flake Ice Producing Machine, Model 26L10, Air Cooled, Model 26L20 Water Cooled and Carrier Chip Master, Chip Ice Producing Machine, Model 26R5 Air Cooled and Model 26R5 Water Cooled, approval of.

856-57-SM

APPLICANT—Kuhns Brothers Company, owner.

SUBJECT—Application November 12, 1957—"K" Pipe Lock Coupling, Model 800-D, approval of.

1037-57-SA

APPLICANT—Hook Manufacturing Company, Inc., owner.

SUBJECT—Application November 25, 1957—Hook Gas Boiler, Series 20,000 and Series 30,000 for heating and volume hot water supply, approval of.

683-38-SA—Vols. I, II, III and IV.

APPLICANT—Surface Combustion Corporation, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional trade names National US Radiator Corp. under name of Nat-US, Models 30, 50, 65, 85, 100, 125, 155, 175, 200 and 225—re Janitrol Gas-fired Unit Heaters, Models UCS 30-55, 50-55, 65-55, 85-55, 100-55, 125-55, 155-55, 175-55, 200-55 and 225-55, Series UBS-94 and DUCT-94, Models UBS-50-94, UBS-65-94, UBS-85-94, UBS-100-94, UBS-125-94, UBS-175-94, UBS-200-94 and UBS-225-94, UG-37, CG-37, UAS-14, UAC-14 and BAC-14; previously approved.

374-39-SM—Vol. II

APPLICANT—The J. G. Wilson Corporation, owner.

SUBJECT—Application reopened February 18, 1958 for amendment of resolution as to change of construction of rolling fire shutter—re Wilson Steel Rolling Fire Shutter, Type #23; previously approved.

270-50-SA

APPLICANT—Spacarb, Inc., owner-manufacturer.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to include additional models of beverage dispensers, Models 4D-52, D-53 and D-56 Spacarb Mix-A-Drink—re Spacarb Mix-A-Drink, Models 4D51, 4D53 and 3D53; previously approved.

350-51-SA

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional trade name Mt. Hawley Div. of Bryant Manufacturing Co.—Mt. Hawley Division, Model 40 Oil Burner—re ABC Oil Burner, Model 40, Thatcher Furnace Co. under name of Thatcher Oil Burner, Models 751-1, 751-2 and 751-3; previously approved.

890-51-SA

APPLICANT—L. J. Mueller Furnace Company, old owner. Mueller Climatrol Division of Worthington Corporation, new owner.

CALENDAR

SUBJECT—Application reopened November 16, 1954 for amendment of resolution as to additional models of gas-fired forced warm air furnace, Series 117, 118, 119, 120, 124, 130, 131, 132, 133, 135, 137, 162, 166 and 167—re Mueller Climatrol Gas-fired Air Conditioners, Models 101, 103, 105, 108, 109, 110, 111, 112, 114, 115 and 155; previously approved.

893-51-SA

APPLICANT—L. J. Mueller Furnace Company, owner.
SUBJECT—Application reopened November 16, 1954 for amendment of resolution as to additional model of gas-fired unit heater, Series 160—re Mueller Climatrol Gas-fired Unit Heaters, Models UH, 150 and 151; previously approved.

211-53-SA

APPLICANT—Speed Queen Corporation, owner.
SUBJECT—Application reopened May 18, 1954 for amendment of resolution as to additional model washing machines, namely A-12, A-18, A-19, A-20, A-21, A-22, A-21W A-22W and A-20F—re Speed Queen Automatic Washer (domestic type), Models A10 and A11; previously approved.

105-55-SA—Vol. II

APPLICANT—Thatcher Furnace Company, owner.
SUBJECT—Application reopened October 23, 1956 for amendment of resolution as to additional model, namely Thatcher Oil-fired Furnace, Model 532-187—re Thatcher Oil Burner, Models 532-70, 532-100 and 532-140, for heating homes, garages, filling stations or similar spaces; previously approved.

HARRIS H. MURDOCK, *Chairman*.

MAY 27, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 27, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

420-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owner.
SUBJECT—Application June 4, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district,

the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicles belonging to patrons, customers and employees of such market.

PREMISES AFFECTED—256-262 Clinton Street and 172-196 Congress Street, southwest corner, Block 301, Lots 61, 63, 66 and 71, Borough of Brooklyn.

Laid over from March 25, 1958 to April 22, 1958, at request of attorney for objectors, applicant concurring; then to May 27, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

JUNE 3, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, June 3, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

648-20-BZ—Vol. II

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Company, lessee.

SUBJECT—Application reopened September 24, 1957, as Vol. II—re decision of the Borough Superintendent, under sections 7a, 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, an extension of the present uses of a gasoline service station to include a one-bay lubritorium, accessory parking in the retail district and the installation of the necessary curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—3940-3952 Amboy Road and 2-20 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

Laid over from April 15, 1958, to June 3, 1958, for inspection, revised plans and decision; hearing closed.

1017-57-A

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Co., lessee.

SUBJECT—Application December 27, 1957—filed pursuant to section 35, General City Law re building partially in bed of a mapped street—proposed widening of Amboy Road.

PREMISES AFFECTED—3952 Amboy Road and 2 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman*

MINUTES

(Remaining Minutes of the Meeting of April 15, 1958)

529-53-BZ

APPLICANT—Edwin J. Dauber, for St. Michael's Protestant Episcopal Church, owner.

SUBJECT—Application for consideration—reopening for new plans, subject to regular procedure—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a structure to be used as chapel and crematory.

PREMISES AFFECTED—73-02 Astoria Boulevard, south side, from 49th Street to Brooklyn Queens Connecting Highway, Block 1016, Lot 450, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Alfred W. Bergren, Edwin J. Dauber and Clarence G. Peattie.

ACTION OF BOARD—Application reopened and set for hearing on May 13, 1958, at 10 A.M. so as to permit two publications in the Bulletin as notice; that new application blank has been filed; that there shall be a new list of owners checked up to date; and that plans have been filed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley	3
Negative:	0
Absent: Vice Chairman Keating and Commissioner Sleeper	2

134-21-BZ—Vol. II

APPLICANT—Earl I. Gallant, for Bon-Ami Garage Corp., owner, Weiss Brake Service, lessee.

SUBJECT—Application for consideration—decision of the Borough Superintendent, under section 7e of the Zoning

MINUTES

Resolution, to permit in a business use B area district, the change of occupancy from storage garage (previously granted by Board) to include motor vehicle repair shop.

PREMISES AFFECTED—770-782 Southern Boulevard, east side, 185 feet north of East 156th Street, Block 2729, Lot 58, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner Sleeper 2

498-24-BZ—Vol. II

APPLICANT—Philip Freshman, for Arlene Karnuse, owner.

SUBJECT—Application for consideration—dismiss reopening of July 22, 1947—re Application, decision of the Borough Superintendent, previously granted on condition, permitting in a business and unrestricted use district, the erection and maintenance of a garage for the storage of more than 5 motor vehicles.

PREMISES AFFECTED—592-612 Gates Avenue, south side, 50 feet east of Throop Avenue, Block 1816, Lots 3 and 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Freshman.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner Sleeper 2

788-28-BZ—Vol. I

APPLICANT—Jacob Lubroth, for Esther Gudwin, owner.

SUBJECT—Application for consideration—dismiss reopening of September 28, 1948—re Application, decision of the Borough Superintendent, previously granted on condition, under section 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a garage for the storage of more than five motor vehicles and also a gasoline service station.

PREMISES AFFECTED—925-933 Liberty Avenue, northwest corner of Crystal Street, Block 4156, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner Sleeper 2

Adjourned: Wednesday, April 16, 1958, 12:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, APRIL 22, 1958, 10 A.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, April 8, 1958, were approved as printed in the Bulletin of April 15, 1958, Vol. 43, No. 15.

446-24-BZ—Vol. II

APPLICANT—James J. Lyons, Jr., for Rose Orzo, owner.

SUBJECT—Application reopened April 9, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, facilities for car washing and minor repairs, an office and salesroom and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—772-798 East 185th Street and 2337-2349 Southern Boulevard, southwest corner, Block 3114, Lots 17, 19, 21, 23, 25 and 26, Borough of The Bronx.

APPEARANCES—

For Applicant: James J. Lyons, John J. Lynch and Yolanda DeSanctis.

For Opposition: Harold L. Leddy, Mae A. Bradley and E. Roth.

ACTION OF BOARD—Laid over to May 6, 1958, at 10 A.M. for inspection and decision; hearing closed.

424-27-BZ—Vol. II

APPLICANT—Robert J. Crinnion, for Antmar Realty Corp., owner (Gerhard Motors, Inc., lessee).

SUBJECT—Application reopened July 23, 1957 as Vol. II—re decision of the Borough Superintendent under section 7i of the Zoning Resolution, to permit in a business use district, the change in use of an existing two-story building from store and public garage to an automobile showroom, motor vehicle repair shop to service cars sold by the agency and storage of new cars for a stated term of ten (10) years.

PREMISES AFFECTED—2431 Boston Post Road, northwest corner of Waring Avenue and 2410 White Plains Road, Block 4430, Lot 4, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

ACTION OF BOARD—Laid over to May 6, 1958, at 10 A.M. for inspection and decision; hearing closed.

235-31-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Mae Weissberg, owner.

SUBJECT—Application reopened February 4, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7f and 21 of the Zoning Resolution, to permit in a business use district, the extension of the present use of auto repair shop, welding, body and fender work, incidental paint and spray work, office and sale of accessories, parking and storage, sale and display of more than five (5) motor vehicles, two lubrication pits and one lift by adding thereto the use of gasoline service station and spraying of undercoating for a stated term of fifteen (15) years.

PREMISES AFFECTED—701-705 Utica Avenue, east side, 50 feet south of Clarkson Avenue, Block 4637, Lot 41, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama, Eugene S. Ginsberg and Hyman Fisch.

For Opposition: Seymour Levine, Flora Levine, Sarah Levenson and Sarah Bergman.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A.M. for inspection and decision; hearing closed.

58-41-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Isadore Gootzeit, owner.

SUBJECT—Application reopened April 24, 1957 as Vol. III—re decision of the Borough Superintendent under sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry extension to be used as a non-storage garage for more than five (5) motor vehicles or truck trailers, reduce the seven one car garages to a five (5) car garage and convert the two car garage to an auto laundry—non automatic.

PREMISES AFFECTED—67-12 to 67-18 73rd Place, west side, 107 feet 4¾ inches south of Metropolitan Avenue, Block 3667, Lot 362, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Douglas A. Witschieben, Ray Tenenbaum, Grace Bub, Becky Micanick, Daniel and John F. Bub, Sol Joseph, C. F. Hahn, Benjamin Heller, George Schwartz and Benjamin Schwartz.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A.M. for inspection and decision; hearing closed.

871-49-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Melmar Development Corp., owner, Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business and residence use district, a fifteen (15) foot rear extension to an existing auto seat cover establishment to provide a one bay minor motor vehicle repair shop for the replacement of muffler and tailpipes.

PREMISES AFFECTED—591 East Fordham Road, north side, 128 feet east of Hoffman Street and 584-588 East 191st Street, Block 3273, Lots 261 and 263, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: Daniel Moore, J. Laga, Albert Franz, Gino Conciator, Eda Mercurio and Rudolph Daba.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A.M. for inspection and decision; hearing closed.

38-50-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Thomas Loughran, owner.

SUBJECT—Application reopened December 3, 1957 as Vol. III—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

PREMISES AFFECTED—2200-2208 Chatterton Avenue and 1014-1028 Castlehill Avenue, southeast corner, Block 3815, Lot 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Thomas Loughran.
For Opposition: Angela Dinapoli, I. Donovan, Mary Kucija and Anna Tudor.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to May 6, 1958, at 10 A.M. for inspection and decision; hearing closed; applicant to file revised plans showing entrance only on Castle Hill Avenue.

45-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Gabriel H. Luff, owner; Luff's Hardware, Inc., lessee.

SUBJECT—Application reopened January 14, 1958 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and retail use district, the parking and storage of more than five (5) motor vehicles for patrons and employees of the adjoining hardware store, the parking to be on the residence portion of the plot.

PREMISES AFFECTED—254-01 Northern Boulevard, northeast corner of Westmoreland Street, Block 8138, Lot 42, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Nat Shren'ey.

For Opposition: Julius Kelsner and Edward F. Haurahan.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A.M. for inspection and decision; hearing closed.

93-57-BZ

APPLICANT—Ludwig P. Bono, for Jennie Minieri, owner.

SUBJECT—Application February 4, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2316 Beaumont Avenue, east side, 315 feet north of East 183rd Street, Block 3103, Lot 14, Borough of The Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono, and Jennie Minieri.

For Opposition: None.

ACTION OF BOARD—Laid over to May 6, 1958, at 10 A.M. for inspection and decision; hearing closed.

420-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owner.

SUBJECT—Application June 4, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicles belonging to patrons, customers and employees of such market.

PREMISES AFFECTED—256-262 Clinton Street and 1712-196 Congress Street, southwest corner, Block 301, Lots 61, 63, 66 and 71, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Louis Cohen, James Kane McMahon, John E. Murphy, Mrs. James Khoury, Michael Owens, E. A. Shelala, Kimi Tagawa, Edward and James Donahoe, Mrs. Frank Sacco, Hildo Dejardin, Martin McGowan, Mary McArow, Fred and Mike Kirskey, Nazura Kirskey, F. Gorra, Julia A. Byrne, Tracy Mason, B. Loyd, O. Diaz, J. S. Owen and Robert Cohen.

ACTION OF BOARD—Laid over to May 27, 1958, at 10 A.M. for inspection and decision; hearing closed.

589-57-BZ

APPLICANT—Guerino Salerni, for Mary Manzolillo, owner.

SUBJECT—Application August 5, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a restricted retail and residence

MINUTES

use district, the use of vacant land for parking motor vehicles.

PREMISES AFFECTED—31-48 48th Street, west side, 316.21 feet north of Newtown Road, Block 727, Lot 57, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Guerino Salerni and Mary Manzollilo.

For Opposition: Mary Hamilton, George K. Scott, Leo Shamanke, John W. Morley, Esther Scott, Mrs. Angelo and Rose Saleme, Mrs. Ejner Christensen, Marian Grandoy, John Dzilvelis and Steve German.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A.M. for inspection and decision; hearing closed.

616-57-BZ

APPLICANT—Gustave Goldman, for Barney Scurti, owner.

SUBJECT—Application August 8, 1957—decision of the Borough Superintendent under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one-story and cellar building to be used as a restaurant and apartment and the unbuilt upon portion to be used for the parking of patrons' cars.

PREMISES AFFECTED—2878-2888 Linden Boulevard, south side, 40 feet west of Sapphire Street, and 314 Sapphire Street, Block 4497, Lots 4, 5, 8 and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Opposition: None.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A.M. for inspection and decision; hearing closed.

641-57-BZ

APPLICANT—Aaron Halpern, for N. F. Walker, Inc., owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the construction of a one story and cellar extension with less than the required setback and extend the use of the funeral home and for parking of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—87-34 80th Street, west side, 25.02 feet south of 87th Road, Block 8912, Lots 12, 13 and 16, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern, George H. Dick, George C. Walker, Herbert W. Walker and Jacob Wetzel.

For Opposition: None.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A.M. for inspection and decision; hearing closed.

671-57-BZ

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner (Temple Garage, lessee).

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, roof parking for passenger type motor vehicles on an existing garage building.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Benjamin Salk.

For Opposition: None.

ACTION OF BOARD—Laid over to May 20, 1958, at 10 A.M. for inspection and decision; hearing closed.

672-57-A

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner.

SUBJECT—Application September 17, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, increase in tabular height.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

ACTION OF BOARD—Laid over to May 20, 1958, at 10 A.M. for inspection and decision; hearing closed.

674-57-BZ

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business-1 use district, roof parking for passenger-type motor vehicles on an existing garage building.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: Julius Perler.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to May 20, 1958, at 10 A.M. for inspection and decision; hearing closed.

675-57-A

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction exceeding tabular limits.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

ACTION OF BOARD—Laid over to May 20, 1958, at 10 A.M. for inspection and decision; hearing closed.

717-57-BZ

APPLICANT—Albert Melniker, for Beatrice and Clara Migliori, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution to permit in an unrestricted and business use district, a variance to erect and maintain a gasoline service station, lubricatorium, car washing (non automatic), minor motor vehicle repairs with hand tools only, sale of accessories and parking for more than five (5) motor vehicles.

PREMISES AFFECTED—373-385 Tompkins Avenue and 174-182 Lynhurst Avenue, northeast corner, Block 2843, Lot 1, Rosebank, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker and John T. Connolly.

For Opposition: None.

ACTION OF BOARD—Laid over to May 20, 1958, at 10 A.M. for inspection and decision; hearing closed.

753-57-BZ

APPLICANT—Leonard F. Rothkrug, for Prisco Luongo, owner (Dolphas Kelly, doing business as Kelly's Auto Repairs, lessee).

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent under section 7i of the Zoning Resolution to permit in a business use district, the change

MINUTES

in use from storage to motor vehicle repair shop in the existing one story extension for a term of ten (10) years.

PREMISES AFFECTED—1263 Bedford Avenue and 9 Herkimer Street, northeast corner, Block 1860, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Dolphas Kelly.

For Opposition: Lewis L. Doglass.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A.M. for inspection and decision; hearing closed.

866-57-BZ

APPLICANT—Herbst and Rusciano and Leonard F. Rothkrug, for Homestead Associates, Inc., owner.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a parking lot for non-transient-pleasure type vehicles only for a term of five (5) years.

PREMISES AFFECTED—112-118 Clarke Place, south side, 155.12 feet east of Walton Avenue, Block 2839, Lot 49, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and H. A. Panoff.

For Opposition: Sarah L. Kopelman.

ACTION OF BOARD—Laid over to May 6, 1958, at 10 A.M. for inspection and decision; hearing closed.

948-57-BZ

APPLICANT—F. C. Dahlem and V. E. Block, for Sid-Jack Realty Corp., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1691-1711 Bryant Avenue, west side, 100 feet south of East 174th Street, Block 2997, Lot 30, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Harry Kobrin.

For Opposition: Sol Lichtenstein and Philip Wagner.

ACTION OF BOARD—Laid over to May 20, 1958, at 10 A. M. for inspection and decision; hearing closed.

871-57-BZ

APPLICANT—Robert Gottlieb, for John and Anna Richardson, owner.

SUBJECT—Application December 4, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, storage and parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—3812-3824 East Tremont Avenue, southwest corner of Lamport Place, Block 5562, Lots 143, 146, 147 and 148, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and John Richardson.

For Opposition: Paul A. Fino, Dr. Timothy W. O'Sullivan, Vincent J. DeGaetano, Carmen C. Morel, Bruno Dagnino, Bella Blaustein and Geo. F. Murphy.

ACTION OF BOARD—Application withdrawn by applicant after hearing, after the Board ascertained that site is within the prohibitions of Section 21A, due to the fact that a public library is located in a store across the street from the subject site.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

910-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Greginal Realty Corp., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, utility room, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2309-2319 8th Avenue and 301-315 West 124th Street, northwest corner, Block 1951, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the applicant requested withdrawal of this application; and

WHEREAS, public hearing was held and the premises inspected and laid over for decision.

Resolved, that this application be and it hereby is withdrawn without prejudice.

304-38-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a one and one-half height district, the erection of two additional floors to the East 37th Street section of the present central telephone exchange building exceeding the permitted height.

PREMISES AFFECTED—221-231 (221 Official) East 37th Street, north side, 230 feet west of Second Avenue and 218-222 East 38th Street, Block 918, Lot 14, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Klein, Marion E. Horsburgh, Ernest O. Gammelle and Joseph G. Elirlich.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 7, 1958, subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 22, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Third Avenue are in a retail use, B area, class 1½ height district, East 37th Street and East 38th Street are in retail and local retail use, B area, class 1½ height districts; Second Avenue is in a local retail use, B area, class 1½ height district; that there has been no change in the use, height or area district designations affecting the premises since July 25, 1916 and there is no petition pending before the City Planning Commission for any change in these designations; and

WHEREAS, the decision of the Borough Superintendent, dated October 22, 1957 acting on Alt. Applic. No. 1074-57, reads:

"1. Proposal to increase the height of bldg. two additional stories requires that that portion fronting on E.

MINUTES

37 St. be set back in accordance with Art. III Sect. 9(c) and Sect. 8(f) of the Zon. Resol." and

WHEREAS, the applicant states that the premises consist of a plot, 129 feet frontage by 197 feet six inches in depth, occupied by a five and seven story central telephone exchange building; that it is proposed to construct an eighth and ninth story addition to a section of the existing East 37th Street Central Telephone Exchange building; and

WHEREAS, the applicant states that the existing building is "L" shaped and has a frontage on East 37th Street of 125 feet and a depth of 197 feet six inches; that the seven and five story portions of the building are 108 feet 7½ inches and 75 feet in height, respectively; that the Company proposes to add a two story addition to the seven story portion of the building abutting East 37th Street and a four story addition to the five story portion abutting East 38th Street; that the latter addition will conform with the requirements of the Zoning Resolution; that the proposed additions would make the existing building uniform in height, that is, nine stories, or 136 feet and 11½ inches, and they would be architecturally and structurally in keeping with the existing building; and

WHEREAS, the applicant further states that the original portion of the existing building was a six story and basement structure which the Company erected in September, 1912 on the parcel acquired by it in 1910; that a seventh story addition was added to this initial building in April, 1917 pursuant to Alt. No. 906-1914 issued prior to the adoption of the Zoning Resolution in 1916; that in order to meet the increased requirements for telephone service in the area served by this Exchange, the Company erected, in April 1939, a seven story extension on the parcel acquired by it in 1938 pursuant to a variation of the area and height district regulations granted by the Board under Cal. No. 304-38-BZ, and in September 1953, the Company erected a five story extension on the parcel acquired by it in 1950, which parcel is not involved in this application; and

WHEREAS, the applicant contends that due to the extensive building development taking place in the central east side of Manhattan, there is a tremendous increase in demand for telephone service in this section, and as a result the five telephone exchange buildings serving this section have nearly reached their equipment capacity; that with the exception of the East 37th Street Exchange building, these buildings have reached their practical ultimate size; that the East 37th Street Exchange is the only existing building serving this section which is structurally capable of expansion to house the additional central office equipment required to meet the anticipated future demand for telephone service in this section of Manhattan; that on the basis of current estimates, the capacity of this building will be reached by the Fall of 1959, which is prior to the time that the proposed addition can be completed; that at that time, the additional telephone exchange capacity which the proposed addition would provide will be urgently needed to meet the estimated public demand for telephone service in its own area, as well as to provide relief to the exchange buildings serving the areas immediately adjacent to the north and south; that the proposed additions would provide the minimum space needed to house the additional central office equipment required to meet such demands; that present schedules contemplate the completion of the proposed addition by September, 1959 and installation of the new central office equipment by the Spring of 1960, provided that the Company is permitted to proceed with the proposed addition at an early date; that it is estimated that the building as thus enlarged will be adequate to meet its service demands at the time of such completion and will provide a reasonable reserve for future growth; and

WHEREAS, the applicant further contends that the premises involved herein front on East 37th Street which is designated as a sixty foot wide street; that under the height regulations of the Zoning Resolution, the proposed eighth and ninth floors would be required to have a setback of approximately 22 feet and 28 feet, respectively; that in 1937,

the official map of the City was amended to provide a tunnel exit thoroughfare from the new Queens-Midtown Tunnel on the same block as the Company's premises and contiguous to the north side of East 37th Street; that this exit thoroughfare, together with East 37th Street, has a width of considerably over 100 feet; that based on an assumed 100 foot street width, the setback requirements for the proposed eighth and ninth floors would only be approximately two feet and eight feet, respectively; that strict compliance with Article III, Sections 8f and 9c of the Zoning Resolution presents practical difficulties and unnecessary hardships in that a building conforming therewith would not permit proper arrangement of, or sufficient space for the required central office equipment; that in order to permit efficient operation and maintenance of plant, it is necessary to locate switchboard positions, wire distributing frames, racks and cable slots in continuous, adjacent and, in some instances, in vertical lines and positions from floor to floor; that the desired layout, both as to arrangement of and necessary space for such equipment, is not possible with the required setbacks; that the East 37th Street Central Telephone Exchange building is the telephonic wire center of one of the most important and rapidly developing areas of service demands in the City today; that abandonment of this center and establishment of a new one at another location would involve very substantial expenditures for purchase of land, erection of a new building, installation of central office equipment and reconcentration of outside plant; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the height district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 as to objection 1, to permit the extension in height, as proposed and indicated on plans filed with this application, marked "Received November 13, 1957," 30 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

665-53-BZ

APPLICANT—Sidney H. Kitzler, for George Massabni, owner.

SUBJECT—Application reopened March 18, 1958, reopened for consideration as to extension of time to complete—decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district the use of more than the permitted percentage of structure for manufacturing use.

PREMISES AFFECTED—9108-9110 5th Avenue, west side, 50 feet south of 91st Street, Block 6087, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, on April 20, 1954 this application was granted by the Board on certain conditions, under Section 7c of the Zoning Resolution, to permit in a business use district, the use of more than the permitted percentage of structure for

MINUTES

manufacturing use, affecting premises 9108-9110 Fifth Avenue, west side, 50 feet south of 91st Street, Block 6087, Lot 21, Borough of Brooklyn; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation on May 29, 1956; and

WHEREAS, this application was reopened on March 18, 1958 and set for hearing on April 22, 1958 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 22, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 20, 1958 acting on Alt. Applic. No. 3154-57, reads:

"1. Extension of time to be reconsidered by Board of Standards and Appeals."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 20, 1954, as thereafter amended by resolutions adopted through November 1955, only so far as it has reference to the time in which to complete the work, so that as amended this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution."

468-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Ralph Isolano, lessee).

SUBJECT—Application July 3, 1956—decision of the Borough Superintendent under sections 7e and 7c of the Zoning Resolution, to permit in manufacturing and residence use district, the maintenance and extension of auto wrecking yard.

PREMISES AFFECTED—34-36 Fairfield Avenue (formerly 12024-12050 Flatlands Avenue), 401-461 Falta Street, southeast corner and 1028-1084 Alabama Avenue, Block 4431, part of Lots 1 and 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: C. J. Cammarata for N.Y.C. Housing Authority.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 8, 1957 after due notice by publication in the Bulletin; laid over date to be set; for consideration and decision on April 24, 1957; then to June 25, 1957, at request of the applicant, awaiting recommendation by Air Pollution Control as to incinerator; applicant to submit a complete record as to Fire Department permits issued for premises and certificates of occupancy issued by the Department of Buildings; then laid over from June 25, 1957, at request of the applicant; date to be set; then set for March 25, 1958; then to April 8, 1958, for applicant to file corrected plans; hearing previously closed; laid over, date to be set, then to April 22, 1958; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in manufacturing and residence use, B and F-1 area, class ½ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated June 19, 1956 acting on Alt. Applic. 1785-56, reads:

"1. Proposed extension of auto wrecking use (C.O. 139374) into the residential portion of lot is contrary to Art. 2 Sect. 3 of zone resolutions. Note present use now located in a Manufacturing use district."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 485 ft. in depth, irregular in area; that it is proposed to permit the maintenance and extension of an auto wrecking yard; and

WHEREAS, the applicant states that the premises are presently vacant and used and occupied in accordance with certificate of occupancy No. 139374 (covering the 40 ft. frontage on Fairfield Avenue by 240 ft. in depth) issued March 14, 1954 upon completion of work under Alt. Applic. 810-1952 as follows: vacant portion of lot 40 ft. by 240 ft. for auto wrecking—total; fire department approval dated May 22, 1952; that the present owner acquired title to the premises on August 21, 1953; that the present owner is an officer and the real party in interest in Park Penn Realty corporation which first acquired title to these premises on February 2, 1953; that the assessed valuation of the premises under consideration cannot be determined at this time in that only part of lot 1 and lot 20 is subject of this application and the assessment is complete as to lot No. 1; that the filing of this application for a variance does not waive any rights that the owner has to make application to the Board based on a legal non-conforming use established and vested when the premises was in an undetermined use district and before the change in use district designations; that from July 25, 1916 to January 11, 1954 the premises was in an undetermined use district; that the development of Fairfield (formerly known as Flatlands) Avenue, west of Pennsylvania Avenue and this tax block prior to the change of zone was with auto junk yards; that the junk yards existed for many years without certificates of occupancy; that the building department chose to ignore these uses since the zone was undetermined and the entire area for many square miles was unimproved and undeveloped and remote from any other development; that both the north and south sides of Fairfield Avenue for several hundred feet were developed with auto wrecking yard uses; that certificates of occupancy were issued for other similar occupancies in block 4431 and that violations have been issued against these occupancies; and

WHEREAS, the applicant contends that an automobile junk yard is not necessarily an objectionable place and the business of buying old automobiles, wrecking them and selling serviceable parts as such and junking the residue is a useful business; that such business is not pleasing to the view and concededly should not be located in a community of unquestioned residential character and the community under consideration is definitely and clearly not of a residential character; that in fact, all of the uses are non-residential and having been established when the entire area was in an undetermined use are of the type permitted in an unrestricted district; that the validity of the zoning change is not under consideration and it would be an unreasonable exercise of the police power to interpret the zone change as requiring the removal or discontinuance of the auto wrecking yards—not only those established by the existing certificates of occupancy but those auto wrecking yards, as the subject premises is exemplary, which existed for at least seven years prior to the change in zone; that there is no dispute or refutation of the fact that the subject premises was used as an auto wrecking yard prior to the change in zone and the owner or any tenant could have obtained a certificate of occupancy at any time during this period for the established uses; that the amendment of the zoning law which requires an 8 ft. high solid fence around a lot used as an auto junk yard affords the necessary protection aesthetically and physically; that there is nothing immoral about an auto wrecking or junk yard and there is no menace to public health; that the area was developed prior to the change in zone and prior to any proposed residential development; that no award has been made

MINUTES

in condemnation for the loss of use as an auto wrecking yard; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board on several occasions and careful consideration was given to application; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and c of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 1785/56, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

471-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Mario Polese, lessee).

SUBJECT—Application July 6, 1956—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of an auto wrecking yard.

PREMISES AFFECTED—12074-12096 Flatlands Avenue (Fairfield Avenue) 1042-1098 Sheffield Avenue southwest corner and 1037-1091 Georgia Avenue, Block 4433, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: C. J. Cammarata for N.Y.C. Housing Authority.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 8, 1957 after due notice by publication in the Bulletin; laid over, date to be set; for consideration and decision; hearing closed; then set for decision on April 24, 1957; then to June 25, 1957, at request of applicant, awaiting recommendation by Air Pollution Control as to incinerator; applicant to submit a complete record of Fire Department permits and certificates of occupancy issued for subject premises; then laid over from June 25, 1957, at request of the applicant; date to be set; then set for March 25, 1958; then to April 8, 1958, for applicant to file corrected plans; hearing previously closed; laid over, date to be set; then to April 22, 1958; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a manufacturing and residence use, B and F-1 area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 19, 1956 acting on Alt. Applic. 688-56, reads:

"4. Proposed yard for auto wrecking and 10 ft. x 10 ft. frame shelter on a lot partly in a "Residence" and partly in a "Manufacturing" zone is contrary to Article II, pp. 3 and pp. 4-F & 7-B of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 275 ft. frontage by 200 ft. in depth, and 275 ft. front on Georgia Avenue; that it is proposed to permit the maintenance of the lot as an auto wrecking yard; and

WHEREAS, the applicant states that the present owner acquired title to the premises on August 21, 1953; that the present owner is an officer and the real party in interest in Park Penn Realty Corporation, which first acquired title to these premises on February 2, 1953; that the assessed valuation of the premises under consideration cannot be determined at this time in that only part of the lot is the subject of this application; that the filing of this application for a variance does not waive any rights that the owner has to make application to the Board based on a

legal non-conforming use established and vested when the premises was in an undetermined use district and before the change in use district designations; that from July 25, 1916 to January 11, 1954 the premises was in an undetermined use district; that the development of Fairfield (formerly known as Flatlands) Avenue, west of Pennsylvania Avenue and this tax block, prior to the change of zone, was with auto junk yards which existed for many years without certificates of occupancy; that the building department chose to ignore these uses since the zone was undetermined and the entire area for many square miles was unimproved and undeveloped and remote from any other development; that both the north and south sides of Fairfield Avenue for several hundred feet were developed with auto wrecking yards uses; that certificates of occupancy were issued for other similar occupancies in block 4433 and that violations have been issued against these occupancies; and

WHEREAS, the applicant contends that an automobile junk yard is not necessarily an objectionable place; that the business of buying old automobiles, wrecking them and selling serviceable parts as such and junking the residue is a useful business; that such business is not pleasing to the view and concededly should not be located in a community of unquestioned residential character; that the community under consideration is definitely and clearly not of a residential character; that in fact, all of the uses are non-residential and having been established when the entire area was in an undetermined use, are of the type permitted in an unrestricted district; that the validity of the zoning change is not under consideration and it would be an unreasonable exercise of the police power to interpret the zone change as requiring the removal or discontinuance of the auto wrecking yards—not only those established by the existing certificates of occupancy but those auto wrecking yards, as the subject premises is exemplary, which existed for at least seven years prior to the change in zone; that there is no dispute or refutation of the fact that the subject premises was used as an auto wrecking yard prior to the change in zone and the owner or any tenant could have obtained a certificate of occupancy at any time during this period for the established uses; that the amendment of the zoning law which requires an 8 ft. high, solid fence around a lot used as an auto junk yard affords the necessary protection aesthetically and physically; that there is nothing immoral about an auto wrecking or junk yard and there is no menace to public health; that the area was developed prior to the change in zone and prior to any proposed residential development; that no award has been made in condemnation for the loss of use as an auto wrecking yard; and

WHEREAS, the applicant states that the present owner has held title to the property since July 7, 1955; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board on several occasions and careful consideration was given to the application; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 688/56, Objection No. 4, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

472-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sarah Miller, owner (Robert Miscione, lessee).

SUBJECT—Application July 6, 1956—decision of the Borough Superintendent, under sections 7e and 7c of the Zoning Resolution, to permit in manufacturing and residence use district, the maintenance and extension of auto wrecking yard and storage of used auto parts.

PREMISES AFFECTED—50-58 Fairfield Avenue (formerly 12050-12060 Flatlands Avenue), 1027-1053 Alabama

MINUTES

Avenue, southeast corner and 1038-1060 Georgia Avenue, Block 4432, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 8, 1957 after due notice by publication in the Bulletin; and

Laid over from January 8, 1957, date to be set; for consideration and decision; hearing closed; then set for decision on April 24, 1957; then to June 25, 1957, at request of the applicant, awaiting recommendation by Air Pollution Control as to incinerator; applicant to submit a complete record of Fire Department permits and certificates of occupancy issued for the premises; then laid over from June 25, 1957, at request of the applicant; date to be set; then set for March 25, 1958; then to April 8, 1958, for applicant to file corrected plans; hearing previously closed; laid over, date to be set; then to April 22, 1958; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in manufacturing and residence use, B and F-1 area, class ½ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated June 9, 1956 acting on Alt. Applic. 1786-56, reads:

"1. Proposed extension of auto wrecking use (C.O. 131979) into the residential portion of lot is contrary to Art. 2 Sect. 3 of zone resolutions. Note—present use now located in a manufacturing use district."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 410 feet in depth, irregular in area; that it is proposed to permit the maintenance and extension of auto wrecking yard and storage of used auto parts; and

WHEREAS, the applicant states that the premises are presently vacant and used and occupied in accordance with certificate of occupancy No. 13979 covering 100 feet frontage on Fairfield (Flatlands) Avenue by 100 feet in depth, issued on March 26, 1952 upon completion of work under Alt. Applic. 3658-1951 as follows: on ground—auto wrecking; storage of used auto parts (100' x 100'); fire department approval dated March 24, 1952; and

WHEREAS, the applicant states that the present owner acquired title to the premises on July 7, 1955; that the present owner is an officer and the real party in interest in Park Penn Realty corporation, which first acquired title to these premises on February 2, 1953; that the assessed valuation of the premises under consideration cannot be determined at this time in that only part of the lot is the subject of this application; that the filing of this application for a variance does not waive any rights that the owner has to make application to the Board based on a legal non-conforming use established and vested when the premises was in an undetermined use district and before the change in use district designations; that from July 25, 1916 to January 11, 1954, the premises was in an undetermined use district; that the development of Fairfield (formerly known as Flatlands) Avenue, west of Pennsylvania Avenue, and this tax block, prior to the change of zone, was with auto junk yards; that the junk yards existed for many years without certificates of occupancy; that the building department chose to ignore these uses since the zone was undetermined and the entire area for many square miles was unimproved and undeveloped and remote from any other development; that both the north and south sides of Fairfield Avenue for several hundred feet were developed with auto wrecking yard uses; that certificates of occupancy were issued for other

similar occupancies in Block 4432 and that violations had been issued against these occupancies; and

WHEREAS, the applicant contends that an automobile junk yard is not necessarily an objectionable place; that such business is not pleasing to the view and concededly should not be located in a community of unquestioned residential character, and the community under consideration is definitely and clearly not of such a character; that in fact, all of the uses are non-residential having been established when the entire area was in an undetermined use and of the type permitted in an unrestricted district; that the validity of the zoning change is not under consideration and it would be an unreasonable exercise of the police power to interpret the zone change as requiring the removal or discontinuance of the auto wrecking yards—not only those established by the existing certificates of occupancy but those auto wrecking yards, as the subject premises is exemplary, which existed for at least seven years prior to the change in zone; that there is no dispute or refutation of the fact that the subject premises was used as an auto wrecking yard prior to the change in zone and the owner or any tenant could have obtained a certificate of occupancy at any time during this period for the established uses; that the amendment of the zoning law which requires an 8 foot high, solid fence around a lot used as an auto junk yard affords the necessary protection aesthetically and physically that there is nothing immoral about an auto wrecking or junk yard and there is no menace to public health; that the area was developed prior to the change in zone and prior to any proposed residential development; that no award has been made in condemnation for the loss of use as an auto wrecking yard; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board on several occasions and careful consideration was given to the application; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and c of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 1786/56, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

788-56-BZ—Vol. II

APPLICANT—Boris W. Dorfman, for Louis Dorfman, owner.

SUBJECT—Application reopened September 10, 1957 as Vol. II—re decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the extension of an existing parking lot for the sale of used cars by the addition of an adjoining lot.

PREMISES AFFECTED—1947-1949 Bruckner Boulevard, north side, 103 feet east of Virginia Avenue, Block 3787, Lots 50 and 51, Borough of The Bronx.

APPEARANCES—

For Applicant: Boris W. Dorfman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 10, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application

MINUTES

on April 22, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Bruckner Boulevard, Virginia Avenue, Pugsley Avenue and Chatterton Avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated July 15, 1957 acting on Alt. Applic. No. 655-57, reads:

"1. In a residence use district the proposed sale of used cars and the parking of motor vehicles is contrary to Art. II Sec. 3 of the Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 103.07 feet in depth, presently vacant; that it is proposed to treat the additional area in the same manner as was directed for the original plot, except that the retaining wall will be omitted due to the presence of a cement block building on the adjoining rear lots; and

WHEREAS, the applicant contends that the owner, at the time of purchase of the 150 foot plot, did not realize that the space used for office, driveways and the area for demonstrations would leave very little space for exhibiting the necessary variety of models; that the original limited area will prove to be of considerable hardship in conducting properly the functions of the undertaking; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years to permit the use of the premises as proposed for the sale of used cars as proposed and shown on plans marked, "Received July 19, 1957, one sheet, October 3, 1957, one sheet, and March 13, 1958, one sheet," *on condition* that the requirement of the resolution adopted by the Board under calendar number 788-56-BZ, on May 14, 1957, shall be complied with and similar requirements shall apply to these two lots, inasmuch as these two lots and the lots as permitted on May 14, 1957 are to be used together; that suitable bumpers shall be maintained against the fence for protection thereto; that such bumpers may be of wood or concrete; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this resolution.

887-56-BZ

APPLICANT—David Berg, substituted for Charles C. Weinstein, for Alfred Simon, owner.

SUBJECT—Application December 28, 1956—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, utility room, office and sale of accessories, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1412-1420 Edward L. Grant Highway, east side, 34 feet south of Plimpton Avenue, Block 2874, Lots 3, 5, 6, 8 and 9, Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel Mezansky.

For Opposition: Joseph Bungiorno.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock 1

Negative: Vice Chairman Keating, Commissioner Kleinfert, Commissioner Foley and Commissioner Sleeper.. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 19, 1957 after due notice by publication in the

Bulletin; laid over to December 10, 1957, for inspection and decision; hearing closed; then to December 17, 1957; then to January 7, 1958, for further inspection and decision; then laid over for decision; date to be set; then set for March 11, 1958; then to April 8, 1958, for further hearing, subject to the regular procedure, waiving all requirements except notice by regular mail to affected property owners and applicant to certify to the Board such notices have been mailed; then to April 22, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a restricted retail use, D area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 5, 1956 acting on N.B. Applic. 2064-56, reads:

"1. Proposed gasoline service & oil selling station to include lubritory & car wash, utility room, office, sales, on a plot located in a Restricted Retail District is contrary to Art. II Sec. 4-B of the Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 193.28 feet frontage by 96.20 feet, irregular in depth, presently unimproved; that it is proposed to erect a gasoline service and oil selling station, to include lubritory, car wash, minor auto repairs, utility room, office and sale of accessories, twelve 550 gallon gasoline tanks and four pumps; and

WHEREAS, the applicant contends that there is heavy northbound traffic on this highway bound for the Washington Bridge over the Harlem River and then to upper Manhattan, the George Washington Bridge and the Henry Hudson Parkway, University Avenue and thence to the northwest Bronx and the Major Deegan Expressway; that the nearest gas station at the southeast corner of Edward L. Grant Highway and West 172nd Street was acquired by the City of New York for the Cross-Bronx Expressway and the present operators are temporary tenants of the City; that the station is scheduled to be vacated within the next six months; that the operator of the present station will be the operator of the proposed station for which the present application is made; that there are no gas stations on this side of the street between Jerome Avenue and University Avenue; that there are gas stations on the west side of the street, but these, because of a separating center mall, are not easily accessible to northbound traffic; and

WHEREAS, the applicant states that the present owner has held title to the property since April 21, 1955 and July 26, 1956, and that the assessed valuation of land is \$44,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 2064/56, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

222-57-BZ

APPLICANT—J. G. L. Molloy, for Embers Realty Corp., owner.

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under section 21 of the zoning resolution, to permit in a F area district, the erection of a six story and cellar Class A Multiple Dwelling which was later amended to call for nine stories with reduction as to base coverage.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Opposition: A. E. Laurencelle, Jr.

MINUTES

ACTION OF BOARD—Application denied.
THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 14, 1958 after due notice by publication in the Bulletin; laid over to March 18, 1958, for consideration and decision; with permission to applicant to file further statement; hearing closed; then to April 8, 1958 at the request of the applicant to obtain a new decision from the Building Department; then to April 22, 1958, for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Wexford Terrace are in a residence use, F area, class 1 height district; Midland Parkway and Avon Street are in residence and local retail use, F and C area, class 1 height districts; Hillside Avenue is in a retail use, C area, class 1 height district; that the district was originally an E area district but was changed partially to an E area and partially to an F area district on May 23, 1930 and then to an F area on February 10, 1953; and

WHEREAS, the decision of the Borough Superintendent, dated March 11, 1957 acting on N. B. Applic. 5-57, reads:

"1. Plans filed for proposed six story and cellar, class A multiple dwelling in a Res.—1 times—F area district is contrary to Sec. 16 a-b-c-d and e of Zoning Resolution."

and decision dated March 24, 1958, reading:

"2. Ratio of floor area exceeds the limit permitted for the area of the lot; Art. IV sec. 16 (e) and Art. 1 Sec. 1 (u) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 123.71 feet frontage by 150 feet, irregular in depth, now occupied by two one-family dwellings, two stories in height; that it is proposed to erect a multiple dwelling, nine stories in height, of class 3 construction; and

WHEREAS, the applicant states that the present owner has held title to the property since March 9, 1956; that the assessed valuation of land is \$16,700 and of the building \$12,800 making a total of \$29,500; that the building was erected in 1923; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and consideration was given to the revised proposal to build the building nine stories in height, complying as to the area of the base of the building but exceeding the area permitted as to requirements of floor ratio; and

WHEREAS, the proposed nine story building would be higher than the two multiple dwellings in the immediate area and out of keeping in an area of single family houses; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 5/57, Objection No. 1, be and it hereby is affirmed and that the application be and it hereby is denied.

624-57-BZ

APPLICANT—Robert J. Crinnion, for Robert Ahlers, owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 7h of the Zon-

ing Resolution, to permit in a local retail and residence use district, the change in use of two existing buildings from stores to garages and the use of the unbuilt upon portion for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1210-1212 Ogden Avenue, east side, 128 feet south of West 168th Street, Block 2516, Lots 17 and 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 8, 1958 after due notice by publication in the Bulletin; laid over to April 22, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Nelson Avenue are in local retail and residence use, B area, class 1¼ height districts; West 168th Street, West 167th Street and Ogden Avenue are in a local retail use, B area, class 1¼ height district; that as of July 25, 1916 the portion of the property within 100 feet of Ogden Avenue was zoned as a business district and the remainder was zoned as a residence district; that the change from business to local retail for the portion within 100 feet of Ogden Avenue became effective on May 20, 1952; and

WHEREAS, the decision of the Borough Superintendent, dated September 11, 1957 acting on Alt. Applic. No. 737-56, reads:

"1. Parking of more than five motor vehicles in a local retail district is contrary to Art. II Sect. 4c of the Z. R.

"2. Use of an existing 5 car garage and two new two car garages on premises is a local retail and partially residence use district is contrary to Art. II Sect. 3 and 4c of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 84.72 feet frontage by 107.89 feet and 114.68 feet in depth; that it is proposed to alter the store building for garage use and in addition to allow the outdoor parking of an additional twelve motor vehicles on the vacant land, only within the local retail district; that the plot will be adequately fenced, surfaced, illuminated, etc., and bumpers shall be properly placed at all interior lot lines; and

WHEREAS, the applicant states that the site was first occupied by a two family frame house, then two 5-car metal garages, one 2-car metal garage and one 1-car metal garage were erected in 1927 and a 5-car masonry garage was erected in 1930; that the building at the front of the plot, now arranged for occupancy as two stores, was erected in front of the frame dwelling in 1932; that in 1956 the previous owner obtained approval of plans for legalizing the house as a heretofore converted class A multiple dwelling; that the property was then sold to the present owner on August 24, 1956 and who because of the run down condition of the house and the excessive cost of repairing and altering the house to comply with the Multiple Dwelling Law, decided to demolish the house, which was done in March-April of 1957; that the stores were vacant at the time the present owner took title to the property and to date the owner has been unable to rent them; that they were erected in front of an existing building and were therefore limited to a very shallow depth, and consequently are undesirable for use as retail stores; that the size of this building is however perfectly suited for altera-

MINUTES

tion to garage use since the plot is presently occupied by garages for 18 cars, located around the perimeter of the plot; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the use of the buildings as garages or changed to such use and for parking in the unbuilt upon space, substantially as proposed and as indicated on plans filed with this application, marked "Received September 11, 1957", 5 sheets, *on condition* that all buildings proposed to be removed shall be removed and the garages to be continued maintained in good structural condition, satisfactory to the Borough Superintendent; that where not occupied by garages, the plot shall be graded with clean gravel or steam cinders, treated with a binder and properly rolled; that around the plot, where walls of adjoining buildings do not occur, there shall be constructed and maintained fences of the woven wire chain-link type, not less than 5 feet, 6 inches in height with no openings therein except one at the existing gate to Ogden Avenue with existing curb cut opposite, but there may also be a gate to Ogden Avenue toward the north, where indicated on plans 8 feet in width as shown only for use of the cars parked along the lot line and that such gate shall be closed except when cars are leaving the premises; that there may be a curb cut opposite such gate of similar width; that signs shall be restricted to a permanent sign attached to the fence near the gate, advertising the parking and storage use, the rates charged and such other information as required by the Commissioner of Licenses; that such sign shall not exceed four square feet in area, shall not be illuminated or extend beyond the building line; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the plot shall be maintained as indicated on the above cited plans and in all other respects the buildings and occupancy shall comply with the Building Code and all other laws, rules and regulations applicable thereto; and that all permits required including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

724-57-BZ

APPLICANT—Robert Gottlieb, for Peter H. Galasso, owner.

SUBJECT—Application October 9, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) pleasure type motor vehicles for a term of five (5) years.

PREMISES AFFECTED—921 Mace Avenue, northwest corner of Radcliff Avenue, Block 4445, Lots 1 and 66, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 8, 1958 after due notice by publication in the Bulletin;

laid over to April 22, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Mace Avenue are in a residence use, D area, class 1 height district; Bronxwood Avenue and Radcliff Avenue are in residence and retail use, D area, class 1 height districts; Allerton Avenue is in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 13, 1957, acting on Alt. Applic. No. 798-57, reads:

"1. In a residence use district the proposed parking & storage of motor vehicles is contrary to Art. II, Sec. 3 Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot 50 feet frontage by 150 feet in depth, presently vacant; that it is proposed to level off the lot, fence it in and use it for parking and storage of pleasure type automobiles; that each car would have its allotted space and no transient parking would be allowed; and

WHEREAS, the applicant states that the plot adjoins a four story eight family multiple dwelling at No. 917 Mace Avenue in Block 4445, Lot 3, which is owned by the father of the owner of this plot; that all the tenants have cars and need parking space; that directly across the street is a new housing project, with no provisions for parking and the surrounding streets are now filled with cars belonging to tenants of apartment houses; that there is space for about 32 automobiles on the lot, and traffic would be limited to going out in the morning and returning in the evening, or only going out on week ends; and

WHEREAS, the applicant contends that the proposed parking lot would not adversely affect the neighborhood but would improve the looks of the corner after being properly fenced and graded; that no ventilation or light of adjoining buildings would be affected; that the proposed parking lot would fill a need in the immediate vicinity, without being detrimental to it; and

WHEREAS, the applicant states that the present owner has held title to the property since July 23, 1956 and January 11, 1957, and that the assessed valuation of land is \$10,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for parking and storage of motor vehicles as proposed and as indicated on plans filed with this application, marked "Received October 9, 1957." 2 sheets, *on condition* that all existing conditions and uses shall be removed from the premises and the plot shall be graded with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all lot lines, where walls of adjoining buildings do not occur, a woven wire fence of the chain link type, not less than 5 feet, 6 inches in height with no openings therein except one to Mace Avenue, where shown, with curb cut opposite, not over 12 feet in width; that suitable bumpers shall be maintained against all lot lines for protection of fences and buildings; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to one sign attached to the fence near the entrance, advertising the parking and storage use, the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed four square feet in area, shall not be illuminated or extend beyond the building line; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

MINUTES

802-57-BZ

APPLICANT—Paul Trapani, for Josephine Recucci, and Angela Spada, owners.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of two (2) two-family homes.

PREMISES AFFECTED—3434-3440 Country Club Road, northwest corner of Agar Place, Block 5409, Lots 379 and 380, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Trapani and Josephine Recucci.
For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 8, 1958 after due notice by publication in the Bulletin; laid over to April 22, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Country Club Road, Agar Place, Campbell Drive and Polo Place are in a residence use, G-1 area, class ½ height district; that the zone change was made on August 22, 1957 and plans were filed August 27, 1957; and

WHEREAS, the decision of the Borough Superintendent, dated October 28, 1957 acting on N.B. Applies. 1052 and 1053-57, read:

"1. Zoning has been changed to a G-1 district. Plans and layout do not conform to Art. IV Sect. 16c of the Z.R. Provide proper area coverage and setbacks from building line and lot lines. Two family buildings not permitted. This objection applies to N.B. 1052-57 & N.B. 1053-57."

and

WHEREAS, the applicant states that the premises consist of a plot, 84.89 feet and 40 feet frontage by 72 feet in depth, and

WHEREAS, the applicant states that the present owners—two sisters—have had this land since November 1947, when it was bought in order to build two 2-family dwellings which had been permitted under E-1 zoning; that the G-1 area does not permit two family houses; that this entire section is a residential, one and two family development and is more than 95 percent occupied; that only a few vacant lots remain; that the area was developed under E-1 zoning; that setback and sideline restrictions are almost similar for both E-1 and G-1 areas, and both these houses meet the G-1 requirements for front, rear, side and area coverage; that the only difference is that E-1 permits two family houses and G-1 only one family houses; that the building has the appearance of a one family house; and

WHEREAS, the applicant contends that this change should not have been made after the area was almost fully developed under E-1 restrictions; that the owners have held this land and paid taxes on it for more than ten years, saving their earnings to build these two houses for themselves and their children; and

WHEREAS, the applicant states that the present owners have held title to the property since November 1947; that the assessed valuation of land is \$1,000 and of the buildings \$1,700 making a total of \$2,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was

therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applies. 1052 and 1053/57, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

832-57-BZ

APPLICANT—Richard B. Rutledge, for St. John Baptist Church, owner.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles of the pleasure type only.

PREMISES AFFECTED—455 West 152nd Street, north side, 151 feet west of St. Nicholas Avenue, Block 2067, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: Richard B. Rutledge.
For Opposition: None.
For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1958 after due notice by publication in the Bulletin; laid over to April 8, 1958, for inspection and decision; hearing closed; then to April 22, 1958, applicant to be notified to be present; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and St. Nicholas Avenue are in a residence use, B area, class 1½ height district; West 152nd Street and West 153rd Street are in residence and retail use, B area, class 1½ height districts; Amsterdam Avenue is in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 23, 1957 acting on Alt. Applic. No. 1192-57, reads:

"1. Proposed parking lot in Residence Use District, contrary to Article II, Paragraph 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 127 feet 5¾ inches and 164 feet 11 inches in depth, irregular, presently vacant; that it is proposed to use this lot for the parking and storage of more than five motor vehicles of the pleasure type only; that chain link fence has already been erected; that a retaining wall would be constructed and illumination would be provided by installing the necessary electrical lines; and

WHEREAS, the applicant states that it is the desire of the Board of Trustees of the St. John Baptist Church to use this lot as an accessory use to the Church across the street, to provide parking space for the parishioners when they visit the Church; that at other times parking space would be made available for people in the community to the extent that the available space would permit; that such use would in no wise change the residential character of the neighborhood but would have the effect of relieving the traffic congestion which occurs in that area whenever the Church is in session; that the lot would be supervised and would be kept clean; that it would not be allowed to become a nuisance; and

WHEREAS, the applicant contends that the lot in question was purchased for building purposes in 1951 from the City of New York by the St. John Baptist Church, which is

MINUTES

located directly across the street at No. 448 West 152nd Street, it being their intention to erect a Parish House and Community Center on the site; that this purchase was made without advice of counsel or benefit of title examination and survey; that it was discovered subsequently that the land could not be used for this purpose except at a cost which would be prohibitive due to the fact that the ground is of solid rock; that some outcrop of rock is evident on surface; that the general level of the surface is from six feet to eight feet above the level of the sidewalk; that with apartment type buildings erected on each side of the lot, blasting the rock would be hazardous and therefore the required care in making an excavation would add greatly to the normally high cost of rock excavation; that because of the foregoing reasons this land is barren and unproductive, and has been so for many years; and

WHEREAS, the applicant states that the present owner has held title to the property since July 9, 1951 and that the land is tax exempt; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of two years, to permit the premises to be occupied for the parking and storage of motor vehicles, substantially as proposed and as indicated on plans filed with this application, marked "Received November 12, 1957," 2 sheets, *on condition* that the plot shall be leveled and graded with clean gravel or steam cinders, treated with a binder and properly rolled; that retaining walls shall be maintained by this owner where proposed and as indicated on plans above cited; that woven wire fences of the chain link type shall be constructed on all sides to a height of not less than 5 feet, 6 inches erected on the plot or retaining walls as may be required and with a gate of similar construction maintained at the entrance ramp to the plot, which may have a curb cut opposite not to exceed ten feet in width; that the sidewalk and curbing abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that along the fences suitable bumpers shall be maintained for protection thereof; and that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

944-57-BZ

APPLICANT—Moritz Simon, for 77 East 115th Street, Inc., owner; Charles Sigal, lessee.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a two-story extension for use as a retail store and office with show windows within 75 feet of a residence use district and business entrances exceeding 3 feet 6 inches in width.

PREMISES AFFECTED—75-79 East 115th Street, north side, 26 feet west of Park Avenue, Block 1621, Lots 32, 33 and 34, Borough of Manhattan.

APPEARANCES—

For Applicant: Moritz Simon.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 5
0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 22, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and East 115th Street are in local retail and residence use, B area, class 1½ height districts; Park Avenue and Madison Avenue are in local retail and retail use, B area, class 1½ height district; East 116th Street is in a retail use, B area, class 1½ height district; that prior to the change of zoning on July 31, 1947 all premises on both sides of East 115th Street, between Madison and Park Avenue, were located in a business use district, and approximately 70 percent of all these buildings are now occupied as stores and other commercial uses; that the zoning map as of July 31, 1947 shows a change of the area in question from business into local retail and residence use and the use district boundary line divides the owner's lot, with 74 feet located in local retail use district and 15 feet in a residence use district; and

WHEREAS, the decision of the Borough Superintendent, dated December 16, 1957 acting on Alt. Applic. No. 1556-57, reads:

"1. Proposed extension of a non-residential building, partly in a Local Retail and partly in a Residence use district is contrary to Article II Section 3 and Section 4c of the Z.R.

"2. Proposed show windows within a distance of 75 feet and business entrances exceeding 3 feet-6 inches within the same distance of a Residence use district is contrary to Section 7A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 89 feet frontage by 76 feet 10 inches and 100 feet 11 inches in depth, now occupied by a one story and mezzanine building used as a retail store, with parking for more than five motor vehicles for patrons with the area designated as local retail district; that the present building was erected in 1937 as a one story building for the use of storage, offices and garage for two cars; that it was altered in 1954 and occupied in 1957 under Certificate of Occupancy No. 47219 for the use as stated above; that it is proposed to extend the existing building and to cover the remaining area of the lot on which there is no structure, with a two story building to be used for a retail store on the first floor and offices on the second floor within the local retail district area, and further extend this structure 15 feet beyond the limits of the local retail area district into a residence area district; and

WHEREAS, the applicant states that due to the requirements of remoteness of exits, the second exit is bound to be in a non-conforming use district, and so are the show windows which are within a distance of 75 feet from the residence use district, including the sign above the show windows; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c and 7A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c and 7A to permit the extension of the proposed building as proposed and as indicated on plans filed with this application, marked "Received December 20, 1957," 7 sheets, *on condition* that the building in all other respects shall comply with all rules, laws and regulations applicable thereto; that permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:55 P.M.

JOSEPH J. DOYLE, Chief Clerk.

MINUTES

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 22, 1958, 2 P.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

968-57-A

APPLICANT—John F. Fitzsimons, for Anthony and Rose Riflato, owners.

SUBJECT—Application December 26, 1957—filed pursuant to section 35, General City Law re premises in bed of mapped Street—89th Avenue.

PREMISES AFFECTED—87-62 133rd Street, northwest corner of 89th Avenue, Block 9340, Lot 136, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

The resolution affecting this appeal will be printed in the Bulletin at a later date.

2-58-A

APPLICANT—Robert Gottlieb, for Rose Rosen, owner.

SUBJECT—Application January 7, 1958—Appeal from a decision of the Borough Superintendent, re extension of commercial use in Frame building.

PREMISES AFFECTED—1335 Webster Avenue, west side, 322.49 feet north of East 169th Street, Block 2887, Lot 173, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 17, 1957 on Alt. Applic. 1108/57 reads:

"1. Extension of commercial use in a class 4 building is contrary to 2.1.3.5 BC and 4.1.2 BC & 4.2.1 BC."

and

WHEREAS, the applicant states that the building is 3 stories, 30 feet in height, 20 feet by 50 feet in area, of class 4 construction, erected about 1905, located on a lot 20 feet front by 90 feet in depth, in a business use B area, class 1½ height district, and used and occupied without a certificate of occupancy since 1957 as follows: Cellar—boiler room and storage; 1st floor—store and 1 apartment, 2 persons; 2nd floor—1 apartment; 3rd floor—1 apartment; that it is proposed to be used and occupied without change except that the 1st floor will be used as a store throughout with an occupancy of 2 persons; that the building is provided with one 2 foot 8 inch wide interior wood stair, enclosed in plaster partitions equipped with wood self-closing doors; that stairhall leads to street and is provided with a ladder and scuttle to roof; that there is one fire escape on the front extending to street by ladder; and

WHEREAS, the applicant states that the present owner purchased the property about 10 years ago when it was vacant and altered the apartments on the 1st, 2nd and 3rd floors and modernized the rooms and baths; that he also removed the apartment on the 1st floor and made one large store for use of storage of lumber and trim without filing plans; that it is now proposed to legalize the alteration and use the existing storage space as a carpenter shop using no power tools; that the building has had all walls on the 1st floor

brick filled and studs covered with metal lath and plaster and the entire ceiling of the 1st floor store covered with ½ inch plaster boards and 26 gage metal and the hall partitions on the 1st floor only have been fire retarded; that the cellar ceiling has been fire retarded and the cellar stairs enclosed with 4 inch concrete blocks equipped with fireproof self-closing door; and

WHEREAS, the applicant contends that in view of the fact that the entire 1st floor is separated from the apartments above by one-hour fire retarding; that the use and occupancy of the store will be limited to 3 persons and that one kitchen has been removed thus removing the fire hazard; that it is requested that a variance be granted to permit the owner to legalize the existing condition; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated December 17, 1957, acting on Alt. Applic. 1108/57, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit for a term of two years the continuation of the use of the first floor only for storage space and a carpenter shop using no power tools, as proposed and indicated on plans filed with this appeal, marked "Received March 17, 1958", 4 sheets, *on condition* that the use shall not be changed and the occupancy of such floor shall not exceed two persons; that in all other respects the building and occupancy shall be maintained in accordance with all laws, rules and regulations applicable thereto; and that such fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the fire-proofing and fire-retarding stated as having been done shall be maintained.

56-58-A

APPLICANT—Samuel Rosenblum, for Henry Baker, et al, owners.

SUBJECT—Application February 14, 1958—Appeal from a decision of the Borough Superintendent, re Class III construction, commercial occupancy—re stairs, etc.

PREMISES AFFECTED—519 Madison Avenue, east side, 80 feet, 5 inches north of East 53rd Street, Block 1289, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 28, 1958 on Alt. Applic. 99/58 reads:

"C1. Proposed occupancy of a 5 story bldg., Class III, for commercial purposes exceeds tabular heights limits 4.2.1 B.C.

"C2. Provide an incombustible stair with a 2 hr. enclosure from roof to street. 6.4.1.11k B.C."

and

WHEREAS, the applicant states that the building is 5 stories, 64 feet 8½ inches in height, 20 feet front by 78 feet 5 inches in depth, at 1st floor, 20 feet front by 71 feet 7½ inches in depth at typical floor, of class 3 construction, erected prior to 1898, located on a lot 20 feet front by 85 feet in depth, in a restricted retail use B area, class 2 height district and used and occupied since 1938 as follows: Cellar—storage, no persons; 1st floor—retail store, 15 persons; 2nd floor—retail store, 15 persons; 3rd floor front—1 apartment; rear—office, 8 persons; 4th floor—1 apartment, 2 persons; 5th floor front—office—rear—office, 8 persons; that it is now proposed to be used and occupied as follows: Cellar—storage, no persons; 1st floor—retail store, 15 persons; 2nd floor—retail store, 15 persons; 3rd, 4th and 5th floors—offices, 8 persons each floor; that the building is provided

MINUTES

with one-source sprinkler system in the hallway only; that there is one 3 foot wide interior wood stairs with iron balustrade enclosed in fire retarded partitions equipped with fireproof self-closing doors and leading direct to street and to roof bulkhead; and

WHEREAS, Certificate of Occupancy #23543 was issued April 22, 1938 against Alt. Applic. 3738/37, permitting the uses and occupancy of the building as a class A multiple dwelling, hereafter converted as follows: cellar—storage; 1st floor—retail store, 5 persons—75 pound live load; 2nd floor—retail store, 5 persons—75 pound live load; 3rd to 5th floors—2 apartments each floor—40 pound live load; and

WHEREAS, Violation was issued October 28, 1957 by the the Housing Division for using the 5th floor front apartment, 5th floor rear apartment and the 3rd floor rear apartment for business use, contrary to Certificate of Occupancy #23543/38 and Alteration Plan #3738/37; and

WHEREAS, the occupant states that the building was erected prior to 1898 and altered in 1937 to a Class A multiple dwelling with retail stores on the 1st and 2nd floors and 2 apartments on the 3rd to 5th floors inclusive; that the building was a 4 story & basement building but the 1st story was brought up to street level, making it 5 stories; that the building was not raised in height, at the time of the alteration the stairs were enclosed in fire retarded partitions and equipped with one-hour fire proof self-closing doors; that stairhall was sprinklered throughout and certificate of occupancy issued; and

WHEREAS, the applicant contends that the building is small in area and the layout practically provides for one small unit at the front and one at rear; that it is not the intention to maintain large offices; that the occupancy will only be 8 persons per floor; that the tabular height limit are 50 feet and not more than 4 stories; that the present height is 54 feet 8½ inches; that the original envelope was 4 stories and basement, but building was changed to a 5 story building with no increase in height; that the change in use to offices will provide no sleeping quarters, so that the actual use will be less hazardous than the permitted apartment use; and

WHEREAS, the applicant therefore requests that in view of the limited occupancy proposed and the fire protection now afforded and as the building is only slightly above the height limit, and as the stairway extends to roof bulkhead and is fire retarded and equipped with sprinklers, it is requested that a variance be granted for the proposed use and occupancy; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 28, 1958, acting on Alt. Applic. 99/58, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to objection C1 to permit the building of the height as existing, as proposed and as indicated on plans filed with this appeal, marked "Received February 14, 1958", 4 sheets and "March 10, 1958", 1 sheet, *on condition* that the additional floor shall be maintained in all respects within the requirements of the Building Code and to the satisfaction of the Borough Superintendent; that as to Objection C2, the existing stair may be permitted with the present enclosure running from roof to street, as proposed and shown on such plans, provided the occupancy of the building shall be as proposed and for no other use; that the one source sprinkler system in the hallway formerly constructed in compliance with the Multiple Dwelling Law shall be maintained and kept in good working order; and that a new certificate of occupancy shall be obtained; and that the liveloads shall be as proposed and shall be posted; and that there shall be no factory work carried on in the building.

364-56-A

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application May 16, 1956—Appeal from a decision of the Borough Superintendent, re use of Class 3

building and change in occupancy from Dormitory to Hospital use, re exits, etc.

PREMISES AFFECTED—Welfare Island, south side, foot of East 51st Street, Block 1373, Lot 9, Dormitory No. 4, Borough of Manhattan.

APPEARANCES—

For Applicant: Sol Greenbill.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

365-56-A

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application May 16, 1956—Appeal from a decision of the Borough Superintendent, re Use of Class 3 building and change in occupancy from Dormitory to Hospital—re exits, etc.

PREMISES AFFECTED—Welfare Island, south side, foot of East 51st Street, Block 1373, Lot 9, Dormitory No. 2, Borough of Manhattan.

APPEARANCES—

For Applicant: Sol Greenbill.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

57-56-A

APPLICANT—John LoBue, for Lester Pick, owner.

SUBJECT—Application January 16, 1956—Appeal from a decision of the Borough Superintendent, re frame building—business use—fire limits, etc.

PREMISES AFFECTED—96-12 to 96-14 Northern Boulevard, south side, 35 feet west of 97th Street, Block 1711, Lot 5, Corona, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

613-57-A

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application August 31, 1957—Appeal from a decision of the Borough Superintendent; re concert use contrary to certificate of occupancy.

PREMISES AFFECTED—10 Columbus Circle, west side, from West 58th to West 60th Streets; 325-335 West 58th Street and 20 West 60th Street, Block 1049, Lot 29, Borough of Manhattan (1st to 6th floors).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

MINUTES

184-57-A

APPLICANT—Louis Kurtz, for Bendur Realty Corp., owner (E. J. Korvette, Inc., lessee).

SUBJECT—Application March 11, 1957—Appeal from a decision re an order of the Fire Commissioner.

PREMISES AFFECTED—671 3rd Avenue, east side, 100.5 feet north of 3rd Avenue, Block 1316, Lot 50, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 5
0

620-57-A

APPLICANT—Louis Kurtz, for Dated Securities Corp., owner (E. J. Korvette, Inc., lessee).

SUBJECT—Application September 9, 1957—Appeal from an order of the Fire Commissioner, re install interior fire alarm, etc.

PREMISES AFFECTED—485 Fulton Street and 147 Lawrence Street, northeast corner, Block 152, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 5
0

940-28-A—Vol. II

APPLICANT—D.N.T. Realty Company, owner; Eastern Cabinet Company, Inc., lessee.

SUBJECT—Application reopened May 15, 1956 as Vol. II—re Appeal from an order of the Fire Commissioner—re standpipe system.

PREMISES AFFECTED—78-16 Cooper Avenue, south side, 37.50 feet west of 79th Place, Block 3803, Lots 14 and 34, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Howard A. Stapf and Wm. Nardsieck.

ACTION OF BOARD—Laid over to May 13, 1958, at 2 P. M. for inspection and decision; hearing closed.

147-49-A—Vol. III

APPLICANT—Leonard F. Rothkrug, for Diller-Quaile Music School, Inc., owner.

SUBJECT—Application reopened November 7, 1956 as Vol. III—re Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—24 East 95th Street, south side, 81 feet 9½ inches west of Madison Avenue, Block 1506, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Dorothy Weed and A. Emily Lyons.

ACTION OF BOARD—Laid over to May 6, 1958, at 2 P. M. for inspection and decision; hearing closed.

422-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Mario Benci-venza, owner.

SUBJECT—Application reopened February 5, 1957 as Vol. II—re Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—638 Lorimer Street, east side, 25 feet south of Jackson Street, Block 2747, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Carmen Benci-venza.

ACTION OF BOARD—Laid over to May 13, 1958, at 2 P. M. for inspection and decision; hearing closed.

773-57-A

APPLICANT—H. E. Horwood for Dwight C. Harris, Rex Perpall and Lita Harris, owners.

SUBJECT—Application October 30, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, factory, egress, etc.

PREMISES AFFECTED—196-198 Chambers Street, south side, 96 feet, 6 inches east of West Street, Block 138, Lot 34, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Laid over to May 6, 1958, at 2 P. M. for inspection and decision; hearing closed. From measurements stated the typical floors have a gross area of 3822 square feet.

860-57-A

APPLICANT—David Crystal, Inc., lessee; 113 West 18th Street, Inc., owner.

SUBJECT—Application November 8, 1957—Appeal from an order and a decision of the Fire Commissioner, re Exit Locks, factory.

PREMISES AFFECTED—113-123 West 18th Street, north side, 149 feet west of Avenue of The Americas and 110-120 West 19th Street; 5th floor, Block 794, part of Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Daniel Landau.

ACTION OF BOARD—Laid over to May 6, 1958, at 2 P. M. for inspection and decision; hearing closed.

104-58-A

APPLICANT—Charles Abrahams for Ruth Levy, owner; National Backing Corp., lessee.

SUBJECT—Application March 6, 1958—Appeal from decision of the Borough Superintendent, re manufacture inflammable mixture—tanks, ventilating flue, etc.

PREMISES AFFECTED—38-25 9th Street, east side, 210.29 feet south of 38th Avenue, Block 475, Lot 24, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Charles Abrahams and Abraham J. Halpern.

ACTION OF BOARD—Laid over to May 13, 1958, at 2 P.M. for inspection and decision; hearing closed.

67-33-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Salvatore Puma, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7f, 7h and 7i of the Zoning Resolution, permitting in a business and residence use district, the extension of use of an existing gasoline service station, lubritorium, minor auto repairs, office, parking and storage of motor vehicles, storage and car washing.

PREMISES AFFECTED—1225 East 233rd Street and 3900-3910 Baychester Avenue, northeast corner, Block 4955, Lots 1 and 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Eugene P. Ginsberg.

MINUTES

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on May 22, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 14, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 13, 1933 as thereafter *amended* by resolutions adopted through May 14, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."
(Alt. App. 762/55)

372-40-BZ

APPLICANT—Arnold W. Lederer, for Hyman Levine, City Savings Bank and Julia Ryan, owners, Leopold J. Brown and William Brandt, lessees.

SUBJECT—Application for consideration—rescind resolution of November 18, 1947 reopening for extension of term of variance for parking which expired May 29, 1947—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a business use district, for a term of 2 years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—768-788 Utica Avenue, west side, 40 feet north of Linden Boulevard, Block 4655, Lots 20, 22, 25 and 27, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution adopted November 18, 1947 rescinded.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 18, 1941, on certain conditions; and

WHEREAS, the resolution was amended on July 1, 1941; and

WHEREAS, time to obtain permits and complete the work was extended on June 29, 1943 and May 29, 1945; and

WHEREAS, the application was reopened on November 18, 1947, for extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *rescind* the resolution adopted November 18, 1947 as no action was taken after the reopening.

218-41-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for American Oil Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the erection of an extension to the

rear of the accessory building of an existing gasoline service station.

PREMISES AFFECTED—67-63 to 67-69 Woodhaven Boulevard and 85-01 to 85-09 68th Avenue, northwest corner, Block 3147, Lot 1, Forest Hills, Borough of Queens

APPEARANCES—

For Applicant: P. D. Concagh.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 10, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 10, 1957 by adding thereto:

"that walls not facing the street and constructed on cement block may be stuccoed and walls facing the street or seeable from the street may be surfaced with seaporcel as indicated on revised plans marked 'Received April 3, 1958', 3 sheets, that in all other respects the resolution above cited shall be complied with where not inconsistent with this *amended* resolution." (Alt. 990/57)

112-42-BZ

APPLICANT—Howy Construction Company, Inc., for Kalman Dolgin Company, owner; Paul's Garage, Inc., lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 25, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7i of the Zoning Resolution, permitting in a business use district, the inclusion of a motor vehicle repair shop in an existing garage, for a term of years.

PREMISES AFFECTED—54-42 to 54-46 Flushing Avenue and 60-02 to 60-08 55th Street, southwest corner, Block 2636, Lot 7, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Larry Meltzer.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 12, 1942, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on February 25, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1942, as thereafter *amended* by resolutions adopted through February 25, 1953 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision i for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 3246/41)

MINUTES

87-43-BZ

APPLICANT—Felix Bartfeld, for Becky Siegel, owner.
SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7i of the Zoning Resolution, permitting in a business use district, for a term of years, the conversion of occupancy of an existing building to a motor vehicle repair shop.
PREMISES AFFECTED—1677 Jerome Avenue, west side, 250 feet north of Featherbed Lane, Block 2861, Lot 34, Borough of The Bronx.
APPEARANCES—

For Applicant: Felix Bartfeld.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1943, on certain conditions; and

WHEREAS, the term of variance was extended on May 25, 1948, and April 28, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 29, 1943, as hereafter amended by resolution adopted through April 28, 1953 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

“... granted under Section 7, Subdivision i for a term of five years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this amended resolution.” (N.B. App. 2870/25)

41-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Dutchess Holding Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a one story building for use as a warehouse and factory, loading and unloading and occupying more than the permitted area and the parking of employees cars in the open areas.

PREMISES AFFECTED—24-32 44th Street, west side, 250 feet north of 25th Avenue and 24-11 43rd Street, Block 689, Lots 15 and 37, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 7, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 7, 1957 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution.” (N. B. App. 3534/55)

744-52-BZ

APPLICANT—Joseph De Chiara, for William K. Dick, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 17, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—31-20 54th Street, west side, 125 feet south of 31st Avenue and 31-15 to 31-23 51st Street, Block 1131, Lot 17, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 17, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on November 1, 1955; and

WHEREAS, the resolution was amended on April 3, 1956; and;

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 17, 1953 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

“... granted under Section 7, Subdivision h for a term of five years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this amended resolution.” (Alt. App. 1682/52)

109-53-BZ

APPLICANT—Engelman, Greenberg & Landy, for Anna Silverman, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of pleasure cars for a term of 10 years.

PREMISES AFFECTED—2861-2871 West 28th Street, east side, 150 feet north of Mermaid Avenue, Block 7012, Lot 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Lester Landy.

ACTION OF BOARD—Application reopened and term of variance extended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 30, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 2, 1954; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 30, 1953, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 75/53)

734-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a retail use district, proposed use of premises for high speed auto laundry, office, waiting area and simonizing with ground signs closer to residence use district than is permitted.

PREMISES AFFECTED—14-59 150th Place, east side, 44.66 feet north of Cross Island Parkway and 14-54 Clintonville Street, Block 4697, Lot 8, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 22, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 14, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 22, 1956 as thereafter *amended* by resolution adopted on May 14, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 3388/55)

291-55-BZ

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition,

under section 7c of the Zoning Resolution, permitting in an unrestricted, partly in a business use district, the erection and maintenance of a storage garage for more than 5 motor vehicles, auto repairs and gasoline service station. PREMISES AFFECTED—335-343 Bowery and 2-4 East 3rd Street, southwest corner, Block 458, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Application restored to calendar and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 1, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby restore to the calendar the subject application and does hereby *amend* the resolution adopted May 1, 1956 only insofar as it has reference to signs on both streets so that as *amended* this portion of the resolution shall read "that signs attached to the building may extend over the building line for a distance of not over four feet and shall be secured to the wall of the building with proper through bolts" as passed by the Borough Superintendent acting on ES141-57 under date of July 11, 1957 and ES440-57 disapproved under date of July 11, 1957, such signs being shown on revised plans marked "Received February 28, 1958", one sheet.

377-56-BZ

APPLICANT—George H. Colin, for Cities Service Oil Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution, relocation of easterly fence—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7A, 7h, 7c, 7i and 21 of the Zoning Resolution, permitting partly in a retail and partly in a residence use district, the reconstruction of an existing gasoline service station and the extension of the gasoline station area to cover the entire lot substantially all of which is now used for that purpose. PREMISES AFFECTED—156-05 Rockaway Boulevard, southeast corner of South Conduit Avenue, Block 13267, Lot 24, South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 23, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 22, 1957; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 23, 1956 as thereafter *amended* by resolution adopted October 22, 1957 to permit the proposed relocation of the easterly fence as shown on plans filed with this application for amendment marked "Received March 28, 1958", 3 sheets, and as requested by adjoining owner; and that in all other respects the requirements of the resolution above cited shall be complied with. (N.B. 1566/56)

MINUTES

292-57-BZ

APPLICANT—Herman Kron, for 61-44 Fresh Meadow Road, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7e, 7A, 7h and 7i of the Zoning Resolution, permitting in a retail and residence use district, the reconstruction and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and sale of used cars, parking and storage of more than 5 cars, with curb cuts within 75 feet of a residence use district and a ground sign on the retail use portion.

PREMISES AFFECTED—130-36 Merrick Boulevard, northwest corner of 130th Road, Block 125-41, Lot 50, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 4, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 4, 1958 in the following respects:

“that the variance may be granted under Section 7c in place of Section 7e; that under Section 7c there may be minor repairing with hand tools only for adjustment maintained solely within the accessory building; that there may be parking and storage and sales of used cars on spaces unbuilt upon that will not interfere with the servicing of the station; and that the words, ‘for a term of fifteen years’ shall be omitted in view of the amendment granted under Section 7c.” (N.B. 311/57)

318-57-BZ

APPLICANT—Charles M. Spindler, for Louis Jablowsky, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto wash (non automatic), lubrication, office, accessory, sales, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles and safety inspection station for the stated term of 15 years.

PREMISES AFFECTED—245-259 Rockaway Avenue and 2083-2093 Bergen Street, northeast corner, Block 1449, Lots 1, 2, 3 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 13, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 13, 1957 only insofar as it refers to the facing of the accessory building so that as *amended* this portion of the resolution shall read:

“that the accessory building shall be located where shown and faced on the exterior with face brick except for the north and east walls, where it abuts adjoining buildings; that such walls shall be constructed of common brick and where such wall is exposed it shall be stuccoed; that in all other respects the resolution above cited shall be complied with.” (N.B. 438/57)

427-57-BZ

APPLICANT—Leonard F. Rothkrug, for Jacob Fialkoff and Nathan Karell, owners; Lester Robbins, lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a retail use district, the reconstruction of an existing gasoline service station and the addition of auto repairs with hand tools only, lubrication, car wash—non automatic—gasoline tanks for total of 12 sale of new and used cars and accessories and parking on the unbuilt upon portion of the premises.

PREMISES AFFECTED—1802-1820 Ralph Avenue (official); (1808-1820 displayed) northwest corner of Paerdegat Avenue South, Block 7979, Lot 148, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Kleinert 3

Negative: 0

Absent: Commissioner Foley and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 10, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 10, 1957, by adding thereto:

“that in the event the owner desires certain changes in the requirements as indicated in the resolution above cited in the plans referred to as follows:

1. that the accessory building may be relocated;
2. that pump island on Paerdegat Avenue side may be omitted; and
3. that there may be a combining of two pump islands on Ralph Avenue into a four-pump island;
4. that the northwest corner of the plot shown to be unused may be enlarged as proposed to permit the display of two cars as permitted by the resolution, all as shown on revised plans marked “Received March 26, 1958”, two sheets; and that in all other respects the resolution above cited shall be complied with.” (N. B. 745/57)

699-57-BZ

APPLICANT—Windsor Parking Corp., for Rhinelander Real Estate Co., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a restricted use district, the maintenance of a parking lot

MINUTES

for the parking and storage of more than 5 motor vehicles, for a stated term of 15 years.

PREMISES AFFECTED—471-477 4th Avenue, southeast corner of East 32nd Street, Block 887, Lots 95, 96 and 97, and part of Lot 94, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and J. J. Stone.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 21, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on January 21, 1958 by adding thereto:

“that the present fence on the easterly lot line may be removed in view of the combination of this lot as herein granted with the lot previously granted; and that in all other respects the resolution above cited shall be complied with.” (Alt. 1285/57)

1197-23-BZ—Vol. IV

APPLICANT—Robert J. Crinnion, for Dora Firsth and R. Berner, owner, Edward Lutins, lessee.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 21, 7i and 7h of the Zoning Resolution, permitting in a business and unrestricted use district, the reconstruction and maintenance of an existing building as a storage garage, stores, motor vehicle repairs, brake service and gasoline service station with customary accessory uses.

PREMISES AFFECTED—735-741 Bruckner Boulevard, west side, 100 feet south of East 156th Street and 738-744 Southern Boulevard, Block 2729, Lot 19, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion.

ACTION OF BOARD—Application reopened as Vol. IV, subject to regular procedure to consider new use.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

340-48-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Frank Amoruso, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure, new use—re Application, decision of the Borough Superintendent; previously withdrawn, under section 7h of the Zoning Resolution, to permit in a retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—135-20 35th Avenue, southwest corner of 35-06 Linden Place, Block 4959, Lot 18 and 20, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Charles Nelson.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider new use.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

702-52-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for H. C. Bohack Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 21, 7e and 7c of the Zoning Resolution, permitting in the business use district portion of a lot located in a residence and business use, C area district, the erection and maintenance of a building using more than the area permitted, with a curb cut in the residence use portion of lot.

PREMISES AFFECTED—66-42 to 66-54 Fresh Pond Road and 60-76 to 60-86 Woodbine Street, southwest corner, Block 3529, Lots 66 and 73, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of use subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

38-55-BZ—Vol. II

APPLICANT—Paul Friedman, for Stellar Fuel Sales Corp., owner, Bertell's Service, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7e, 7i and 7A of the Zoning Resolution, permitting in the business use district portion of a lot located in a residence and business use district, for a term of 15 years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office with show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—534-544 Coney Island Avenue, southwest corner of Hinckley Place, Block 5343, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of building subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

691-55-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr., for A. Wollheim & Sons, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, store, utility room, parking and storage of motor vehicles; proposed curb cuts less than 75 feet from the residence use district.

MINUTES

PREMISES AFFECTED—1774-1780 Nereid Avenue and 4400-4406 Barnes Avenue, southeast corner and 4386-4390 Gunther Avenue, Block 5051, Lots 44 and 45, Borough of The Bronx.

APPEARANCES—

For Applicant: Maurice J. Schulkind.

ACTION OF BOARD—Application reopened subject to the regular procedure as Vol. II, to consider a new proposal consisting of reduced plottage and other changes.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Vice Chairman Keating 1

782-56-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously withdrawn, under sections 7f, 7i, 7h and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a high speed auto laundry, office and locker room and a gasoline service station, store, lubricatorium, minor auto repairs, storage and parking and storage of motor vehicles with show windows, signs and a business entrance within 75 feet of a residence use district.

PREMISES AFFECTED—195-06 to 195-24 (195-20 Official) Northern Boulevard, south side, between 45-01 to 45-09 195th Street and 45-02 to 45-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. II to consider a new arrangement in place of the previous arrangement, application for which was withdrawn on October 8, 1957.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

294-44-BZ—Vol. III

APPLICANT—Albert Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application reopened February 13, 1957 as Vol. III, decision of the Borough Superintendent, under sections 7a and 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a central laundry for a group of city owned and operated hospitals.

PREMISES AFFECTED—501 Clarkson Avenue, north side, 788.2 feet west of Albany Avenue, Block 4829, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sol Greenhill.

ACTION OF BOARD—Application withdrawn without prejudice inasmuch as a new location for the proposed laundry for the hospital is under consideration.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

557-55-BZ

APPLICANT—Harry G. Savran, for Pater Realty Co., Inc., owner; 42-64 West 30th Street Corp., lessee.

SUBJECT—Application July 7, 1955 (decision of the Borough Superintendent); under sections 7f and 7h of the Zoning Resolution, to permit in a business use district,

the erection of a storage garage for more than 5 motor vehicles.

PREMISES AFFECTED—48-64 West 30th Street, south side, 100 feet east of Avenue of The Americas (6th) Block 831, Part of Lot 78, Borough of Manhattan.

APPEARANCES—

For Applicant: H. G. Savran.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

516-55-BZ

APPLICANT—Fred C. Dahlem, for Anne Delender, owner.

SUBJECT—Application June 22, 1955—decision of the Borough Superintendent under section 7h of the zoning resolution, to permit in a residence use district, parking and storage of more than five motor vehicles.

PREMISES AFFECTED—78-80 Sheriff Street, east side, 81.9 feet north of Rivington Street, Block 334, Lots 2 and 3, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

638-55-BZ

APPLICANT—Rudolph C. P. Boehler, for Webb and Knapp, Inc., owner.

SUBJECT—Application July 29, 1955—decision of the Borough Superintendent, under sections 7b and 21 of the Zoning Resolution, to permit in local retail and residence use D and E1 area district the erection of a two story and cellar structure for use, stores, restaurant, offices and showroom with offices and showrooms on the second floor, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—158-17 to 160-07 Union Turnpike north side, 125 feet 2 inches east of Parsons Boulevard and 158-24 to 160-02 79th avenue, Block 6831, Lot 36, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

815-55-BZ

APPLICANT—John LoBue, lessee, for Lester Pick, owner.

SUBJECT—Application October 19, 1955—re decision of the Borough Superintendent, under section 21 to permit in a business use district the continuance of the auto painting shop and the additional use of auto body repairs.

PREMISES AFFECTED—96-12 to 96-14 Northern Boulevard, south side, 40 feet west of 97th street, Block 1711, Lot 5, Corona, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

MINUTES

185-56-BZ

APPLICANT—Abraham Farber, for Gasman Plumbing and Heating Corp., owner.

SUBJECT—Application March 7, 1956—decision of the Borough Superintendent, under sections 7b, 7c and 7A of the Zoning Resolution, to permit in a residence and business use district, the erection of a one story building with less than the required rear yard and with business entrance within 75 feet of a residence use district.

PREMISES AFFECTED—322-324 Hicks street, west side, 70 feet north of Atlantic Avenue, Block 258, Lot 145, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

Adjourned: 5:45 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

WEDNESDAY MORNING, APRIL 23, 1958, 10 A.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

1039-57-A

APPLICANT—Latham C. Squire, for Brause and Brause, adjoining property owners.

OWNER OF PREMISES: Teachers Insurance and Annuity Association of America; Central Third Corp., lessee.

SUBJECT—Application December 20, 1957—Appeal from a decision of the Borough Superintendent re Revocation of Permit issued re N.B. 102-56.

PREMISES AFFECTED—730 3rd Avenue, west side, from East 45th to East 46th Streets, Block 1300, Lots 31 and 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Latham C. Squire, Milton Brause and Samuel Brause.

For Owner of Premises: Earl H. Lundin, Cloyd LaPorte, Joel Per, H. M. Cole and Joseph G. Fink.

ACTION OF BOARD—Laid over from April 23, 1958, date to be set; for further consideration and decision; hearing closed.

Adjourned: 12:05 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on February 18, 1958, as they appeared in Bulletin No. 8, Vol. 43, hereby corrected to read as follows:

723-57-A

APPLICANT—Louis Santangelo, for Iglesia De Dios Pentacostal, Inc., owner.

SUBJECT—Application October 8, 1957—Appeal from a decision of the Borough Superintendent, re use of Class 4 structure as Church and Sunday School.

PREMISES AFFECTED—1239 Intervale Avenue and 1265 Chisholm Street, southwest corner, Block 2973, Lot 26, Borough of The Bronx.

APPEARANCES—

For Applicant: H. E. Harwood.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 11, 1957 on Alt. Applic. 507/57 reads:

“Disapproved with objection No. 1 repeated:—1. The frame class 4 structure, consisting of basement and 2 stories, to be occupied on the first floor by a Church and in the basement by class rooms accessory to the Church (Sunday School) is contrary to Section 4.2.1. B.C. and is therefore denied.”

and

WHEREAS, the applicant states that the building is 2 stories, 26 feet in height, 25 feet front by 61 feet 4 inches in depth of class 4 construction, erected 1893, located on a lot 50 feet front by 157 feet and 10 inches in depth, in a business use B area, class 1½ height district, and used and occupied since 1956 as follows:—basement—2 classrooms, kitchen and boiler room, 20 persons; 1st floor—church, 150 persons; 2nd floor—Pastor's apartment, 4 persons; that no change or use in occupancy is now proposed; that the building is provided with one interior wood stairs, 25 inches and 32 inches in width, enclosed in partitions of wood studs, lath and plaster, equipped with wood doors, which are not self-closing; that stairhall leads direct to street and is provided with a ladder and scuttle to roof; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated September 11, 1957, acting on Alt. Applic. 507/57, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all miscellaneous structures including a garage now on the premises other than the residential building shall be removed; that there shall be an exterior fire *escape* erected so as to permit escape from at least one chamber on the second floor to grade; that the building shall not be increased in height or area and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the building is occupied substantially as herein proposed and shown on plans marked “Received October 8, 1957”, 3 sheets, and for no other use; and that the stair from the basement to first floor shall be protected with a one-hour fire protection.

* Correction—The words “fire stair” changed to “fire escape” as indicated in the resolution in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 18, 1958, as they appeared in Bulletin No. 12, Vol. 43, hereby corrected to read as follows:

581-42-BZ—Vol. II

APPLICANT—Sidney H. Kitzler, for Homecrest Service Station, Inc., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c, 7i, 7A of the Zoning Resolution, to permit in a business use district, the erection of an extension to the existing service building and extend the uses of the present gasoline service station to include wheel alignment.

MINUTES

REMISES AFFECTED—2315-2325 Coney Island Avenue and 1102-1110 Avenue T, southeast corner, Block 7315, Lots 1 and 3, Borough of Brooklyn.

PEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

HE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

HE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 24, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 4, 1958 after due notice by publication in the Bulletin; laid over to March 18, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Coney Island Avenue and Avenue S are in a business use, D area, class 1 height district; East 12th Street and Avenue T are in business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated July 8, 1957 acting on Alt. Applic. 957-57, reads:

"1. Proposed extension of plot and accessory building, to be used for gasoline service station, accessories, greasing, auto laundry and parking and storage for more than 5 motor vehicles and wheel aligning in a Business Zone is contrary to Art. II, PP. 4a, subsection 29 & 46 of the Zoning Resolution.

2. Business entrance and curb cut within 75 feet of a Residence Zone in a transition from non-residential to residential use zone is contrary to Art. II, PP. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 110 feet 4¾ inches frontage by 80 feet and 89 feet ¾ inches in depth, and now legally occupied as a gasoline filling station, greasing, auto wash and accessories on the front portion, under Certificate of Occupancy No. 99273, issued in 1940, and for parking and storage of more than five motor vehicles on the rear portion under Certificate of Occupancy No. 121541 issued in 1949; that the gasoline filling station was legally established under Permit No. 249-34, although in existence for many years prior to 1934; that it is proposed to build an extension at the rear of the existing building on the gasoline station; that the proposed extension shall be 35 feet wide by 15 feet in depth extending into the portion of the plot now used for parking and storage of motor vehicles; that this proposed extension will be used for wheel aligning work and will have one entrance at the northerly end of same, facing Avenue T; that it is also proposed to remove the 4 foot high concrete fence posts now existing in a line from the northeast corner of the existing building to the Avenue T building line; that the purpose in asking permission to remove these fence posts is to permit easier access for cars to go to and from the gasoline station and the proposed wheel aligning building, without going across the Avenue T sidewalk; that the posts were originally installed at the request of the Building Department in order to separate the gas station area from the rear portion of the plot; that since the rear portion of the plot has since been legally improved as a parking lot, there seems to be no more necessity for the fence posts; and

WHEREAS, the applicant further states that the entrance to and exit from the proposed extension shall be via the existing legal curb cut now used as an entrance to and exit from the parking area; that no new curb cut shall be required; and

WHEREAS, the applicant contends that the need for this

proposed building for wheel aligning is of the utmost importance to the owners of the gas station; that the New York State Motor Vehicle Bureau will not certify this station as a State Motor Vehicle Inspection Station unless the required facility for wheel alignment testing and service is provided; that at the completion of the erection of the proposed extension, a new Certificate of Occupancy shall be obtained replacing the two Certificates now in force; and

WHEREAS, the applicant states that the present owner has held title to the property since July, 1934; that the assessed valuation of land is \$22,400 and of the building \$9,000 making a total of \$31,400; that the building was erected in 1934 and 1940; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 4, 1942, as thereafter amended by resolutions adopted through October 29, 1945, by adding thereto:

"that in the event the owner desires to extend the plot and erect an additional building as now proposed and indicated on plans filed with this application, marked 'Received July 31, 1957,' 8 sheets, such construction of building may be permitted as thereon indicated, under Section 7, subdivision c of the Zoning Resolution, on condition that the building shall have no cellar and meet the requirements of the Building Code; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairing with hand tools only, including wheel alignment, maintained solely within the accessory building; that under Section 7A, any curb cut or entrance deemed contrary thereto is herein permitted, provided the requirements of this resolution are complied with; that any portions of the plot not covered by proposed buildings shall be paved with concrete or asphalt; that curb cuts shall be restricted to existing curb cuts to Coney Island Avenue and Avenue T, as shown; that the sidewalk and curbing abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof and temporary signs and advertising devices; that the parking permitted by the Board on former lot 3 now included in the gasoline station plot as lots 1 and 3 and as continued as to parking by the Department of Buildings under certificate of occupancy 121541 issued October 5, 1949 may be continued on the balance of lot 3 under the requirements of the resolutions of the Board as adopted under Volume 1 on November 4, 1942 through October 29, 1946; that the requirements of such resolutions and any additional requirements of the Department of Buildings shall be complied with; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

* Correction—Action of the Board considered under Section 7c of the Zoning Resolution and reference to the term of the variance for 15 years *deleted* in the resolutions.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on February 11, 1958, as they appeared in Bulletin No. 7, Vol. 43, hereby corrected to read as follows:

180-57-SM

APPLICANT—Gilford Leather Co., Inc., Agent for Columbus Coated Fabrics Corp., owner.

SUBJECT—Application February 28, 1957—Colovin Osna-

3

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MINUTES

burg, to be marketed also by Gilford Leather Co., as Dublin Lightweight and Heavyweight and Mikado Lightweight and Heavyweight Decorative Wall Covering, approval of.

APPEARANCES—

For Applicant: Joseph Schron.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 180-57-SM

Subject: Colovin Osnaburg Decorative Wall Covering also to be marketed by Gilford Leather Company under the trade names of Dublin Lightweight and Heavyweight and Mikado Lightweight and Heavyweight.

Gilford Leather Company, Inc., for Columbus Coated Fabrics Corp., Columbus, Ohio filed February 28, 1947 an application with the Board of Standards and Appeals for approval of the material known as Colovin Osnaburg Decorative Wall Covering and also permission to be marketed by the Gilford Leather Company under the trade names of Dublin Lightweight and Heavyweight and Mikado Lightweight and Heavyweight, under the provisions of C26-667.0.7.b Administrative Building Code.

Purpose

The material is to be used as a wall covering.

Description

The material, a wall covering, consists of a vinyl plastic film bonded to a woven cotton backing. The material weighs 25 ozs. per lineal foot per 54 inches width. The thickness of the material 0.028 inches.

Inspection and Test

Samples of the material were inspected by Asst. Engr. J. A. Darts Committee on Test and it was noted that the material burns in itself when free standing and the thickness was less than one-twentieth of an inch.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Colovin Osnaburg Decorative Wall Covering for use in New York City under the provisions of C26-667.0.7.b Administrative Building Code and further that the material may be marketed by the Gilford Leather Company under the trade names of Dublin Lightweight and Heavyweight and Mikado Lightweight and Heavyweight, on condition that the material shall be backed up solidly by an incombustible backing.

The Committee further recommends that all cartons or containers in which the material is marketed shall be tagged, stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 180-57-SM."

The Committee further recommends that this material shall not be used in Multiple Dwelling where such use is prohibited.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Asst. Engr.

GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

* Correction—The trade names of the material corrected to read "Dublin Lightweight and Heavyweight and Mikado Lightweight and Heavyweight."

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287

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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New York City

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No. 18

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
SEAN P. KEATING, Vice Chairman
EDWIN W. KLEINERT
MAX H. FOLEY
HAROLD R. SLEEPER

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

PETITIONS AND ORDERS OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS

On April 24, 1958, Copy of Petition, Affidavit and Certiorari was served on the Board by Schmidt & McCormick, attorneys for New York Association for the Blind, et al., objecting property owners, seeking a review of the Board's determination on March 18, 1958, granting a variance under Section 7, subdivision f, of the Zoning Resolution, permitting in a retail use district the erection of a Class 1 structure, to be occupied as a non-storage garage for more than 150 cars and stores; Cal. No. 621-56-BZ; Premises 117-127 East 59th Street, north side, 120 ft. west of Lexington Avenue, Borough of Manhattan.

* * * * *

On April 24, 1958, Copy of Petition and Order of Certiorari was served on the Board by M. S. & I. S. Isaacs, attorneys for petitioner, Cherry Clark, an objecting property owner, seeking a review of the Board's determination on March 18, 1958, granting a variance under Section 21 of the Zoning Resolution to permit in a B area district a two-story extension of an existing building, occupied as a doctor's office and apartments, into the required yard; Cal. No. 861-57-BZ; Premises 128 East 62nd Street, south side, 134 ft. 6 in. west of Lexington Avenue, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CONTENTS

Petitions and Orders of Certiorari Served on the Board of Standards and Appeals.

Docket.

Notice of Hearing Calendar.

Resolutions, affecting Calendar Numbers 1027-40-A—Vol. III, 785-56-A, 816-56-A, 765-57-A and 144-58-A which were granted on April 15, 1958.

Minutes of Regular Meeting, Tuesday Morning, April 29, 1958, Affecting Calendar Numbers 122-39-BZ—Vol. II, 1132-39-BZ—Vol. II, 453-46-BZ—Vol. II, 165-55-BZ—Vol. II, 584-56-BZ, 152-57-BZ, 153-57-A, 322-57-BZ, 603-57-BZ, 604-57-A, 800-57-BZ, 917-57-BZ, 920-57-BZ, 939-57-BZ, 961-57-BZ, 962-57-A, 112-57-BZ, 113-57-A, 821-48-BZ—Vol. II, 864-56-BZ, 16-57-BZ, 831-57-BZ and 988-57-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, April 29, 1958, Affecting Calendar Numbers 829-48-SA, 359-50-SA, 360-50-SA, 580-54-SA, 697-54-SM, 881-55-SA, 248-56-SA, 249-56-SA, 331-56-SM, 305-57-SA, 364-57-SA, 304-57-SA, 366-57-SM, 769-57-SA, 771-57-SA, 789-57-SM, 30-45-SM—Vol. II, 229-46-SA, 493-46-SA,

660-46-SM—Vol. II, 1012-46-SA, 515-45-A—Vol. II, 519-56-A—Vol. II, 295-32-BZ—Vol. II, 491-57-A, 72-41-BZ, 786-42-BZ, 407-46-BZ—Vol. II, 1064-47-BZ, 84-48-BZ, 256-49-BZ—Vol. II, 753-49-BZ—Vol. II, 539-52-BZ, 679-55-BZ, 807-55-BZ, 380-56-BZ, 586-56-BZ, 295-57-BZ, 120-33-BZ—Vol. IV, 82-40-BZ—Vol. III, 402-42-BZ—Vol. II, 514-45-BZ—Vol. II, 635-49-BZ Vol. II, 96-53-BZ—Vol. III, 787-55-BZ—Vol. II, 889-55-BZ—Vol. II and 963-57-BZ.

CALENDAR

DOCKET

New Cases filed up to April 29, 1958

Cal. No. Dept. Premises Affected

236-58-BZ—B.B.—802-812 4th Avenue and 161-171 28th Street, northwest corner, Block 660, Lot 39, Borough of Brooklyn, Alt. 223-58—re automatic auto laundry, parking and storage of motor vehicles on vacant portion—business and unrestricted use district.

237-58-SM—Asco Aluminum Double-Hung Windows of the DHA-3 or Monumental Classification, manufactured by Metwell Manufacturing Corp., Material.

238-58-BZ—B.Bx.—3345 Webster Avenue, west side, 301.9 feet south of East Gunhill Road, Block 3355, Lot 132, Borough of The Bronx, Alt. 1211-57—re repair shop—business use district.

239-58-A—B.Bx.—3345 Webster Avenue, west side, 301.9 feet south of East Gunhill Road, Block 3355, Lot 132, Borough of The Bronx, Alt. 1211-57—re egress, etc.

240-58-A—B.M.—350 5th Avenue and 2-20 West 34th Street, southwest corner and 1-29 West 33rd Street, Block 835, Lot 41, Borough of Manhattan, Amendment to Alt. 399-56—re marquee.

241-58-SA—Janitrol Conditioner Series FVS and Series CVC, manufactured by Janitrol Division of Surface Combustion Corp., Appliance.

242-58-SM—Fusible Link Damper, Register Body, manufactured by Barber-Colman Co., Material.

243-58-BZ—B.R.—870 Bay Street and 2-10 Townsend Avenue, southwest corner, Block 2840, Lot 85, St. George, Borough of Richmond, N.B. 99-58—re gasoline service station, car washing, minor repairs, parking and storage, etc.; signs, show windows, etc.—retail use district.

244-58-BZ—B.Q.—175-02 to 175-14 Jamaica Avenue and 92-05 to 92-17 175th Street, southeast corner, Block 10215, Lot 1, Jamaica, Borough of Queens, Amendment to Alt. 209-58—re sign; marquee which projects beyond the building line—business use district.

245-58-A—B.Q.—175-02 to 175-14 Jamaica Avenue and 92-05 to 92-17 175th Street, southeast corner, Block 10215, Lot 1, Jamaica, Borough of Queens, Amendment to Alt. 209-58—re marquee.

246-58-BZ—B.Q.—44-21 227th Street, southeast corner of Northern Boulevard, Block 7480, Lot 50, Douglaston, Borough of Queens, N.B. 4304-57—re cabaret, bar and restaurant; parking of patrons cars—no fee charged, etc.—local retail and residence use district.

247-58-BZ—B.B.—9323 5th Avenue, northeast corner of 94th Street, Block 6109, Lot 1, Borough of Brooklyn, Alt. 3969-57—re parking of cars—residence use district.

248-58-BZ—B.Bx.—1885 Bruckner Boulevard, northeast corner of Underhill Avenue, Block 3732, Lots 9 and 15, Bor-

ough of The Bronx, Alt. 252-58—re used car and sales lot and accessory office—residence use district.

249-58-BZ—B.Bx.—1260 Gun Hill Road, south side, 26.85 feet west of Bouck Avenue and northwest corner of Bouck and Burke Avenues, Block 4619, Lots 1, 3, 21 and 28, Borough of The Bronx, N.B. 122-58—re stores—retail market; parking for more than 5 motor vehicles—residence use district.

250-58-SA—Ray Conversion Oil Burner, Model PD, manufactured by Ray Burner Co., Appliance.

251-58-BZ—B.Bx.—2446-2450 Beaumont Avenue, east side, 238.57 feet south of East 189th Street and 2445-2449 Crotona Avenue, Block 3105, Lot 17, Borough of The Bronx, Alt. 236-58, Parking and storage of motor vehicles—residence and retail use district.

252-58-SM—Lin-Seal for drapery, curtains in Places of Public Assembly, manufactured by Frankel Associates, Material.

253-58-BZ—B.Bx.—1783-1785 Jerome Avenue, west side, 175 feet north of West 176th Street, Block 2861, Lot 157, Borough of The Bronx, N.B. 233-58—re proposed private garage for more than 5 cars—business use district.

254-58-BZ—B.B.—301-305 Vernon Avenue, north side, 325 feet east of Sumner Avenue, Block 1585, Lots 55 and 57, Borough of Brooklyn, Alt. 4051-57—re factory—residence use district.

255-58-SM—Deeptex Plastic Corporation, Vinyl Wall Covering, manufactured by Deeptex Plastic Corp., Material.

256-58-A—B.Q.—73-01 to 73-15 Parsons Boulevard and 158-01 to 158-11 75th Avenue, northeast corner and 158-02 73rd Avenue, Block 6822, Lots 20, 21 and 26, Flushing, Borough of Queens; under section 35, General City Law re premises in bed of mapped streets—proposed widening of 73rd and 75th Avenues, N.B. 1367-56.

257-58-BZ—B.B.—4101-4123 Avenue V and 2246-2284 Hendrickson Street, northwest corner and 2231-2245 and 2251-2283 Coleman Street, Block 8558, Lots 1, 18, 22, 24 and 57, Borough of Brooklyn, Alt. 1042-58—re gasoline service station, lubritorium, repairs, office, car washing, parking of cars—local retail use district.

258-58-BZ—B.Bx.—1-9 Knolls Crescent and 560-568 Kap-pock Street, southwest corner, Block 3407, Lots 66, 72 and 74, Borough of The Bronx, N.B. 186-58—re gasoline service station, lubritorium, repairs, office, car washing, parking of cars—local retail use district.

259-58-BZ—B.Q.—83-45 Dongan Avenue, north side, 40 feet west of Broadway, Block 1544, Lot 39, Elmhurst, Borough of Queens, Alt. 734-58—re wholesale and retail sales and storage of paints, painters' supplies, show windows, entrances, etc., within 75 feet of residence use district.

260-58-BZ—B.B.—85 (75-99 official) Watkins Street and 62-90 Glenmore Avenue, southeast corner and 336-346 Stone

CALENDAR

Avenue, Block 3507, Lot 7, P. S. 298, Borough of Brooklyn, N.B. 258-58—re area excessive.

Restored to Docket

515-45-A—Vol. II—B.B.—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn, Alt. 337-58—re exits and vertical opening.

82-40-BZ—Vol. III—B.B.—58 East 18th Street, west side, 161 feet, 9½ inches north of Church Avenue, Block 5078, Lot 30, Borough of Brooklyn, Alt. 383-58—re parking and storage of motor vehicles—retail and residence use district.

963-57-BZ—B.B.—2407-2417 Linden Boulevard and 498-510 Montauk Avenue, northwest corner, Block 4478, Lots 24 and 29, Borough of Brooklyn, N.B. 2197-57—re gasoline service station, lubratorium, car wash, minor auto repairs, parking and storage of motor vehicles, etc.—residence use district.

787-55-BZ—Vol. II—B.M.—160-168 Ridge Street and 339 East Houston Street, southeast corner, Block 345, Lots 44, 48 and 49, Borough of Manhattan, Amendment to N.B. 132-55—re increase in size of gasoline service station, etc.

96-53-BZ—Vol. III—B.B.—392-414 Stanley Avenue, southwest corner of Malta Street, Block 4364, Lots 1, 3, 6, 28 and 36, Borough of Brooklyn, N.B. 2180-57—re incinerator in connection with a milk processing plant—business and residence use district.

102-42-BZ—Vol. II—B.B.—2542-2544 (2540 displayed) Atlantic Avenue and 47 Williams Avenue, southeast corner, Block 3683, Lot 23, Borough of Brooklyn, Alt. 279-58—re office, sales area, storage and paint mixing—business use district.

89-55-BZ—Vol. II—B.Q.—69-13 to 69-25 (69-15 official) 64th Street, east side, 110 feet and 120.02 feet south of 9th Avenue, Block 6931, Lots 38 and 41, Flushing, Borough of Queens, Amendment to N.B. 3908-55—re gasoline service station, lubratorium, minor auto repairs, car washing, parking and storage of motor vehicles, etc.—residence use district.

14-45-BZ—Vol. II—B.B.—2339-2351 Bedford Avenue and 302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn, Alt. 337-58—re factory, manufacturing of metal products, assembly of machine and machine parts, etc.—manufacturing and retail use district.

35-49-BZ—Vol. II—B.B.—78 Butler Street, south side, 50 feet east of Smith Street, Block 409, Lot 14, Borough of Brooklyn, Alt. 4130-57—re ornamental iron works, welding, parking of two trucks in the open yard, etc.—residence use district.

20-33-BZ—Vol. IV—B.R.—2100 Hylan Boulevard, southeast corner of Hamden Avenue, Block 3688, Lot 5 (tentative), Grant City, Borough of Richmond, Alt. 113-58—re increase in area of existing gasoline service station, motor vehicle repair shop and garage for more than five motor vehicles—retail use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Jan. 8, 1957.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	Apr. 13, 1937—Vol. 22, No. 15
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Nov. 20, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for..	April 15, 1958.
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1958.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MAY 6, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 6, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

216-57-BZ

APPLICANT—Henry Kohler, for F.G.A. Construction Corp., owner.

SUBJECT—Application March 21, 1957—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area

CALENDAR

district, the erection of a masonry building covering the entire 80 foot x 100 foot plot and to be used for storage of buildings materials and office.

PREMISES AFFECTED—242-248 East 89th Street, west side, 200 feet north of Ditmas Avenue, Block 7913, Lots 52, 53, 54 and 55, Borough of Brooklyn.

Laid over from April 15, 1958 to May 6, 1958, at request of the applicant, who stated that the owner is negotiating the sale of the property for a conforming use.

867-57-BZ

APPLICANT—H. M. Karson, for Hong Yick Realty Corp., owner; Min Sang Laundry, lessee.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the construction of a mezzanine floor, elevate the roof and extend the laundry use.

PREMISES AFFECTED—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

Laid over from April 15, 1958, to May 6, 1958, for hearing at request of objector; applicant to send new notices by registered mail to property owners in the area of notification.

920-57-BZ

APPLICANT—Reuben Rappaport, for David Meredith Hare, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of a one story extension occupying more than the permitted area and to be used as a sculptors studio by the tenant owner.

PREMISES AFFECTED—34 Leroy Street, south side, 60 feet east of Bedford Street, Block 586, Lot 6, Borough of Manhattan.

Laid over from April 29, 1958 to May 6, 1958, for hearing.

889-57-BZ

APPLICANT—Charles M. Spindler, for John Scotti, owner.

SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the change in occupancy from a building material supply yard and the manufacture of cement blocks to automobile wrecking yard, sale of new and used car parts, sale and display of new cars on a portion of the lot and the sale of new and used plumbing supplies and the storage of lumber on a portion of the lot.

PREMISES AFFECTED—114-15 New York Boulevard (114-11 to 114-35), east side, 87.14 feet south of Linden Boulevard, Block 12327, Lot 8, Jamaica, Borough of Queens.

916-46-BZ—Vol. II

APPLICANT—Henry George Greene, for Joseph Carrollo, owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7e and 7A of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor car repairs, office, sales area, storage and utility room.

PREMISES AFFECTED—35-12 to 35-22 (35-12 official) Francis Lewis Boulevard and 36-07 to 36-11 194th Street, southeast corner, Block 5318, Lot 25, Flushing, Borough of Queens.

574-21-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Emil Mosbacher, owner; Red and White Markets, Inc., lessee.

SUBJECT—Application reopened February 11, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the small area which is in the resi-

dence use district and which is now part of the present theatre, to be used as part of the proposed food market.

PREMISES AFFECTED—1-15 East Kingsbridge Road and 2658-2690 Jerome Avenue, northeast corner, Block 3317, Lot 6, Borough of The Bronx.

215-50-BZ—Vol. II

APPLICANT—Elliot Saltzman, for Hannah Schwartz, owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7h, 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, minor auto repair shop with hand tools only, office and auto accessory salesroom, and parking and storage of more than five (5) motor vehicles for a term of twenty-five (25) years.

PREMISES AFFECTED—2228-2250 Linden Boulevard, south side, from Ashford Street to Cleveland Street; 797-805 Ashford Street and 886-896 Cleveland Street, Block 4359, Lots 1 and 6, Borough of Brooklyn.

463-57-BZ

APPLICANT—Larry Meltzer, for M.J.F. Realty Corp., owner.

SUBJECT—Application June 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles for patrons and employees of the factory.

PREMISES AFFECTED—94-21 83rd Street, east side, 100.16 feet north of 95th Avenue, and 94-16 84th Street, Block 9014, Lot 13, Ozone Park, Borough of Queens.

958-57-BZ

APPLICANT—Burke, Green and Groh, for L. and S. Packing Co., Inc., owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing one-story building from a garage to a food processing factory.

PREMISES AFFECTED—30-55 80th Street, east side, 100 feet north of 31st Avenue, Block 1129, Lot 45, Jackson Heights, Borough of Queens.

539-57-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Casper P. Colla, for Anthony DiGiovanni, owner; Shell Oil Company, lessee.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection of a one story extension to an existing building and maintain a gasoline service station, auto repair shop, auto safety inspection, auto laundry—non automatic, lubritorium, sale of auto accessories and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—141-145 Throop Avenue and 199-203 Hopkins Street, northeast corner, Block 1723, Lot 1, Borough of Brooklyn.

947-57-BZ

APPLICANT—Andrew Di Camillo, for Vincenza Mon-drone, owner; James Scaffa, lessee.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in occupancy of two two-car garages to motor vehicle repair shop.

PREMISES AFFECTED—2237-2247 (2229 displayed) Bath Avenue and 166-172 (160 displayed) Bay 32nd Street, northwest corner, Block 6416, Lot 1, Borough of Brooklyn.

CALENDAR

710-57-BZ

APPLICANT—Albert Melniker, for Rosecroft Manor Development Corp., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4379 Hylan Boulevard, 4300 Richmond Avenue, southwest corner and 411 Lyndale Avenue, Block 5348, Lot 51, Eltingville, Borough of Richmond.

711-57-BZ

APPLICANT—Albert Melniker for Rosecroft Development Corp., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4401 Hylan Boulevard, 412 Lyndale Avenue, southwest corner and 411 Retford Avenue, Block 5348, Lot 400, Eltingville, Borough of Richmond.

712-57-BZ

APPLICANT—Albert Melniker, for Grosvenor Park, Inc., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4423 Hylan Boulevard, 416 Retford Avenue, southwest corner and 425 Preston Avenue, Block 5349, Lot 1, Eltingville, Borough of Richmond.

713-57-BZ

APPLICANT—Albert Melniker, for Grosvenor Park, Inc., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4449 Hylan Boulevard, 426 Preston Avenue, southwest corner and 221 Hales Avenue, Block 5350, Lot 1, Eltingville, Borough of Richmond.

928-57-BZ

APPLICANT—Charles M. Spindler, for Macjab Realty Corp., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business signs, show windows, and business entrance within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2456-2470 McDonald Avenue and 248-258 Avenue W. southwest corner, Block 7170, Lots 10 and 11, Borough of Brooklyn.

267-57-BZ

APPLICANT—Henry Kohler, for Anna Losquadro, owner.

SUBJECT—Application March 25, 1957—decision of the Borough Superintendent, under sections 21 and 7e of the Zoning Resolution, to permit in a D area, business use district, the continuance of an existing building occupying more than the permitted area, due to a sub-division of the plot and extend the present use of storage of building materials to include the parking of not more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

378-57-A

APPLICANT—Henry Kohler, for Anna Losquadro, owner.

SUBJECT—Application May 7, 1957—Appeal from a decision of the Borough Superintendent, re means of exit.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

524-56-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Joseph R. Aievoli, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7A and 21 of the Zoning Resolution, to permit in a local retail use district, the erection of one-story and cellar structure to be used as an undertaking establishment which differs from the original application and with business entrances and exits within 75 feet of a residence use district.

PREMISES AFFECTED—1275-1277 65th Street and 6422-6424 13th Avenue, northwest corner, Block 5746, Lot 46, Borough of Brooklyn.

1011-57-A

APPLICANT—Ferdinand Savignano, for Joseph R. Aievoli, owner.

SUBJECT—Application December 2, 1957—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—1273-1283 65th Street and 6422-6424 13th Avenue, northwest corner, Block 5746, Lot 46, Borough of Brooklyn.

374-57-BZ

APPLICANT—Roe and Kramer, for Olga B. Nielsen, owner.

SUBJECT—Application May 6, 1957—decision of the Borough Superintendent, under section 7c and 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from office, storage of canned goods and three (3) car garage by the substitution of light manufacturing in the place of the storage of canned goods.

PREMISES AFFECTED—44-01 52nd Avenue, northeast corner of 44th Street, Block 2533, Lots 40 and 44, Maspeth, Borough of Queens.

224-57-BZ

APPLICANT—Haus and Bresin, for Adele Wilson and Elsie Katz, owners.

SUBJECT—Application March 26, 1957—(decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, offices, sale of auto accessories and minor repairs with hand tools only for the stated term of fifteen (15) years.

PREMISES AFFECTED—72-01 to 72-11 (72-05 official) Northern boulevard, and 32-59 to 32-69 72nd street, northeast corner, Block 1168, Lots 42 and 46 (42-new), Jackson Heights, Borough of Queens.

Laid over from October 1, 1957, to October 8, 1957, at the request of an objector; then to November 19, 1957, for inspection and decision; hearing closed; then to December 10, 1957, for further inspection and decision; then to January 7, 1958, for further consideration and decision; then laid over from January 7, 1958, for decision; date to be set; then set for May 6, 1958.

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs

CALENDAR

with hand tools only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed; then to April 8, 1958, for inspection and decision; hearing closed; then to May 6, 1958, for applicant to file plan showing proposed fencing of existing lot and adjoining lot 65.

987-57-BZ

APPLICANT—Paul Friedman, for Carrie Lessner, Meyer Lessner and Anna Lessner, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7h, 7i and 7A of the Zoning Resolution, to permit on a plot located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles with entrances within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1888-1898 Jerome Avenue, southeast corner of East 177th Street, Block 2852, Lot 9, Borough of The Bronx.

Laid over from March 25, 1958 to April 15, 1958, at request of the applicant; no further requests for adjournment to be considered; then to May 6, 1958, for inspection and decision; hearing closed.

77-57-BZ

APPLICANT—George J. Regan, for Curtis Baar, owner.

SUBJECT—Application February 1, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, to use and maintain the premises as a day care agency, day camp and accessory dwelling.

PREMISES AFFECTED—150-12 Powells Cove Boulevard, southwest corner of 4th Avenue, Block 4508, Lot 7, Whitestone, Borough of Queens.

Laid over from April 15, 1958 to May 6, 1958, for inspection and decision; hearing closed.

78-57-A

APPLICANT—George J. Regan, for Curtis Baar, owner.

SUBJECT—Application February 1, 1957—Appeal from a decision of the Borough Superintendent, re use of frame structure-day camp.

PREMISES AFFECTED—150-12 Powells Cove Boulevard, southwest corner of 4th Avenue, Block 4508, Lot 7, Whitestone, Borough of Queens.

693-50-BZ—Vol. II

APPLICANT—Frederick L. Flynn, for Frank Mosca, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a gasoline service station, auto washing, lubrication, minor repairs using hand tools only, office and sale of auto accessories for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1131-1141 East 233rd Street and 3985-3995 Grace Avenue, northwest corner and 1906-1920 Strang Avenue, Block 4954, Lot 1, Borough of The Bronx.

Laid over from April 15, 1958, to May 6, 1958, for inspection and decision; hearing closed.

205-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Co., owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under

sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of the accessory building of the present gasoline service station and extend the uses to include office, lubricatorium, car washing, minor repairs, parking and storage of motor vehicles and increase to twelve the number of gasoline tanks.

PREMISES AFFECTED—157-28 to 157-30 (157-30 Official) Willets Point Boulevard and 21-08 to 21-12 Clintonville Street, southeast corner, Block 4860, Lots 15 and 18, Whitestone, Borough of Queens.

Laid over from April 15, 1958, to May 6, 1958, for inspection and decision; hearing closed.

752-57-BZ

APPLICANT—Leonard F. Rothkrug, for Dominick Lentini, owner doing business as Lentini's Funeral Chapel.

SUBJECT—Application October 17, 1957—decision of the Borough Superintendent under sections 7e, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use, D area district, the erection and maintenance of a funeral chapel and dwelling for one family, with off street loading area within 75 feet of the residence district and covering more than the permitted area.

PREMISES AFFECTED—2853 Middleton Road, northeast corner of Mayflower Avenue, Block 4157, Lot 7, Borough of The Bronx.

Laid over from April 15, 1958, to May 6, 1958, for inspection and decision; hearing closed.

740-57-BZ

APPLICANT—T. Nilsen and Associates, for South Bronx Parking Service Inc., R.K.O. Theaters, Inc., and Rosmor Realty Corp., owners.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a business and residence use district, the parking and storage of more than five (5) motor vehicles on a plot that is comprised of the rear yard of a theatre and the partial rear yard of an existing multiple dwelling.

PREMISES AFFECTED—904 Union Avenue, east side, 198.7 feet south of East 163rd Street, Block 2677, Lots 67, 76 and 84, Borough of The Bronx.

Laid over from April 15, 1958, to May 6, 1958, for inspection and decision; hearing closed.

788-57-BZ

APPLICANT—Burke, Green and Groh, for Fitchett Crescent Corp., and Catherine DuMelle, owners.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of five (5) gasoline storage tanks and two pumps and the parking of employees cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42, Flushing, Borough of Queens.

Laid over from February 18, 1958, to March 18, 1958, for inspection and decision; hearing closed; then to April 15, 1958, for applicant to file a companion Administrative Appeal as to use of space mapped for street widening; then to May 6, 1958, for further consideration and for applicant to file proof of ownership of certain gore of property along Laburnam Avenue.

154-58-A

APPLICANT—Burke, Green and Groh, for Fitchett Crescent Corp. and Catherine Du Melle, owners.

SUBJECT—Application March 21, 1958—filed pursuant to section 35, General City Law re premises partially in bed of proposed widening of Kissena Boulevard.

CALENDAR

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42 (32), Flushing, Borough of Queens.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 6, 1958, at request of applicant who is trying to acquire adjoining property to enlarge the plot.

866-57-BZ

APPLICANT—Herbst and Rusciano and Leonard F. Rothkrug, for Homestead Associates, Inc., owner.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a parking lot (non-transient-pleasure type vehicles only) for a term of five (5) years.

PREMISES AFFECTED—112-118 Clarke Place, south side, 155.12 feet east of Walton Avenue, Block 2839, Lot 49, Borough of The Bronx.

Laid over from April 22, 1958, to May 6, 1958, for inspection and decision; hearing closed.

446-24-BZ—Vol. II

APPLICANT—James J. Lyons, Jr., for Rose Orzo, owner.

SUBJECT—Application reopened April 9, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, facilities for car washing and minor repairs, an office and salesroom and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—772-798 East 185th Street and 2337-2349 Southern Boulevard, southwest corner, Block 3114, Lots 17, 19, 21, 23, 25 and 26, Borough of The Bronx.

Laid over from April 22, 1958, to May 6, 1958, for inspection and decision; hearing closed.

93-57-BZ

APPLICANT—Ludwig P. Bono, for Jennie Minieri, owner.

SUBJECT—Application February 4, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2316 Beaumont Avenue, east side, 315 feet north of East 183rd Street, Block 3103, Lot 14, Borough of The Bronx.

Laid over from April 22, 1958, to May 6, 1958, for inspection and decision; hearing closed.

424-27-BZ—Vol. II

APPLICANT—Robert J. Crinnion, for Antmar Realty Corp., owner; Gerhard Motors, Inc., lessee.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use of an existing two-story building from store and public garage to an automobile showroom, motor vehicle repair shop to service cars sold by the

agency and storage of new cars for a stated term of ten (10) years.

PREMISES AFFECTED—2431 Boston Post Road, northwest corner of Waring Avenue and 2410 White Plains Road, Block 4430, Lot 4, Borough of The Bronx.

Laid over from April 22, 1958, to May 6, 1958, for inspection and decision; hearing closed.

38-50-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Thomas Loughran, owner.

SUBJECT—Application reopened December 3, 1957 as Vol. III—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

PREMISES AFFECTED—2200-2208 Chatterton Avenue and 1014-1028 Castlehill Avenue, southeast corner, Block 3815, Lot 6, Borough of The Bronx.

Laid over from April 22, 1958, to May 6, 1958, for inspection and decision; hearing closed; applicant to file revised plans showing entrance only on Castle Hill Avenue.

HARRIS H. MURDOCK, *Chairman*

MAY 6, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, May 6, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

115-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyce Green, owners.

SUBJECT—Application December 22, 1955—Appeal from a decision of the Borough Superintendent—re review of Borough Superintendent's decision re zoning matter.

PREMISES AFFECTED—100-104 Central Park South and 1431-1439 Avenue of the Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.

644-54-A

APPLICANT—Joseph A. Lau, for Kricor A. Chakmakian, owner.

SUBJECT—Application August 11, 1954—Appeal from a decision of the Borough Superintendent—re exits.

PREMISES AFFECTED—145-147 West 28th Street, north side, 176 feet 1 inch east of 7th Avenue, Block 804, Lot 11, Borough of Manhattan.

11-58-A

APPLICANT—Robert Teichman, for National Democratic Club, owner.

SUBJECT—Application January 2, 1958—Appeal from a decision of the Borough Superintendent, re 2nd means of egress—factory.

PREMISES AFFECTED—158 West 23rd Street, south side, 175 feet, 1 inch east of 7th Avenue, Block 798, Lot 74, Borough of Manhattan.

55-58-A

APPLICANT—Samuel S. Arlen, for 24 Holding Corp., owner.

SUBJECT—Application February 13, 1958—Appeal from a decision of the Borough Superintendent, re stairways, live load, etc.

PREMISES AFFECTED—24 West 45th Street, south side, 329 feet west of 5th Avenue, Block 1260, Lot 51, Borough of Manhattan.

95-58-A

APPLICANT—H. M. Cole, for The New Lincoln School, owner.

SUBJECT—Application March 4, 1958—Appeal from a de-

CALENDAR

cision of the Borough Superintendent, re Class 3 construction, offices and School use, 3rd and 4th floors.
PREMISES AFFECTED—6-8 East 82nd Street, south side, 147 feet east of 5th Avenue, 3rd and 4th floors; Block 1493, Lots 66 and 166, Borough of Manhattan.

120-58-A

APPLICANT—Gilbert Lazerus, for Ocean Builders, Inc., owner.

SUBJECT—Application March 11, 1958—Appeal from a decision of the Borough Superintendent re height of chimney.

PREMISES AFFECTED—1199 Ocean Avenue, northeast corner of Glenwood Road, Block 5241, Lot 6, Borough of Brooklyn.

123-58-A

APPLICANT—Abraham Grossman, for Benjamin Gordon, owner.

SUBJECT—Application March 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, stair enclosure, factory, etc.

PREMISES AFFECTED—821-823 Broadway and 51 East 12th Street, northwest corner, Block 564, Lot 22, Borough of Manhattan.

167-58-A

APPLICANT—H. E. Horwood, for Edward Migliaccio, owner.

SUBJECT—Application March 12, 1958—Appeal from a decision of the Borough Superintendent, re egress, factory building.

PREMISES AFFECTED—97 Crosby Street, east side, 113.2 feet south of Prince Street, Block 496, Lot 10, Borough of Manhattan.

773-57-A

APPLICANT—H. E. Horwood for Dwight C. Harris, Rex Perpall and Lita Harris, owners.

SUBJECT—Application October 30, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, factory, egress, etc.

PREMISES AFFECTED—196-198 Chambers Street, south side, 96 feet, 6 inches east of West Street, Block 138, Lot 34, Borough of Manhattan.

147-49-A—Vol. III

APPLICANT—Leonard F. Rothkrug, for Diller-Quaile Music School, Inc., owner.

SUBJECT—Application reopened November 7, 1956 as Vol. III—re Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—24 East 95th Street, south side, 81 feet 9½ in. west of Madison Avenue, Block 1506, Lot 60, Borough of Manhattan.

860-57-A

APPLICANT—David Crystal, Inc., lessee (113 West 18th Street, Inc., owner).

SUBJECT—Application November 8, 1957—Appeal from an order and a decision of the Fire Commissioner, re Exit Locks, factory.

PREMISES AFFECTED—113-123 West 18th Street, north side, 149 feet west of Avenue of The Americas and 110-120 West 19th Street; 5th floor, Block 794, part of Lot 17, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 13, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 13, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

116-54-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Eswin Construction Corp., owner.

SUBJECT—Application reopened October 8, 1957 as Vol. II—re decision of the borough superintendent under Sections 7e and 7h of the Zoning Resolution, to permit in the local retail portion of the plot, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, office and sale of accessories, storage and parking of cars waiting to be serviced.

PREMISES AFFECTED—231-13 to 231-21 Linden Boulevard and 116-64 to 116-72 232nd Street, northwest corner, Block 11332, Lot 1, Springfield, Borough of Queens.

929-57-BZ

APPLICANT—Charles M. Spindler, for Anna Pfriemer, owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, on the retail portion of the plot, the erection and maintenance of a gasoline service station, lubrication, auto wash—non automatic, office, sale of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles with a ground sign for a term of fifteen years.

PREMISES AFFECTED—210-01 to 210-21 (210-11 official) Jamaica Avenue and 94-35 to 94-43 210th Street, northeast corner, Block 10543, Lot 3, Hollis, Borough of Queens.

231-52-BZ—Vol. II

APPLICANT—Fred C. Dahlem and Victor E. Block, for J. Starr Parking Service, owner.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the extension of the parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—1124-1140 Nelson Avenue, east side, 150 feet north of West 166th Street and 1131-1139 Woodycrest Avenue, Block 2513, Lots 44, 46, 48, 66 and 83, Borough of The Bronx.

843-57-BZ

APPLICANT—John F. Fitzsimons, for William and Carmela Leonardo, owners.

SUBJECT—Application November 19, 1957—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to two family use.

PREMISES AFFECTED—110-01 225th Street, east side, 134.16 feet south of 109th Avenue, Block 11208, Lot 53, Queens Village, Borough of Queens.

926-57-BZ

APPLICANT—Haus and Bresin, for M. L. M. Realty Co., and Robin Associates, Inc., owners.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing—non-automatic, office, sale of accessories, minor repairs with hand tools only, and the parking and storage of cars awaiting service for a temporary term of fifteen (15) years.

PREMISES AFFECTED—245-10 South Conduit Avenue, south side, 35.29 feet east of 245th Street, Block 13614, Lots 12 and 14 (new lot No. 12); Rosedale, Borough of Queens.

410-31-BZ—Vol. III

APPLICANT—Michael Levine, for Louise E. De Vito, owner (Morania Oil Company, Inc., lessee).

SUBJECT—Application reopened March 26, 1957 as Vol. II—re (decision of the borough superintendent) under

CALENDAR

Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the extension of the present gasoline service station, auto laundry, lubritorium and office to include minor repairs with hand tools only, the maintenance of another gasoline pump and the erection of a post standard sign.

PREMISES AFFECTED—175-14 Horace Harding Boulevard, south side, 117.71 feet west of Utopia Parkway, Block 6891, Lot 26, Flushing, Borough of Queens.

558-23-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Tanwood Building Corporation, owner; 1500 McDonald Avenue Corp., lessee.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use district, the change of the use of building D from garage for the storage of more than five (5) motor vehicles and motor vehicle repair shop to yarn manufacturing and to maintain the present uses in buildings A, B and C.

PREMISES AFFECTED—44-100 Empire Boulevard, south side, 394 feet 6 $\frac{1}{8}$ inches east of Franklin Avenue, Block 1313, Lot 26, Borough of Brooklyn.

768-57-BZ

APPLICANT—Arthur Jovis, for Ly-Bar Realty Corp., owner.

SUBJECT—Application October 28, 1957—(decision of the Borough Superintendent) under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, it being intended to provide such storage on a monthly not transient basis.

PREMISES AFFECTED—2145 Barnes Avenue, west side, 100 feet north of Lydig Avenue, Block 4221, Lot 70, Borough of The Bronx.

978-57-BZ

APPLICANT—Charles M. Spindler, for Angelo Conde, owner; Sun Oil Co., lessee.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district on a lot presently occupied as a used car lot, the erection and maintenance of a gasoline service station, lubritorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, auto safe inspection station, parking and storage of motor vehicles with show windows and signs within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—1546-1556 Bushwick Avenue and 45-53 De Sales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn.

187-58-A

APPLICANT—Charles M. Spindler, for Angelo Conde, owner; Sun Oil Co., lessee.

SUBJECT—Application March 27, 1958—Appeal from a decision of the Borough Superintendent, re gas pumps at building line: gasoline storage near subway tunnel, etc.

PREMISES AFFECTED—1546-1556 Bushwick Avenue and 45-53 De Sales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn.

712-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L and G Realty Corp., owner.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the maintenance of the present gasoline service station as it now exists with the pumps set 3 feet 10 inches and 8 feet 3 inches from the street building line and to

omit the concrete bumpers for a distance of 5 feet from the intersection.

PREMISES AFFECTED—1602-1610 39th Street and 3901-3921 16th Avenue, southeast corner, Block 5383, Lot 1, Borough of Brooklyn.

23-58-BZ

APPLICANT—343 East 76th Realty Corp., owner.

SUBJECT—Application January 23, 1958—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a retail use district, the change in occupancy of an existing one story building from a non-storage garage to a motor vehicle repair shop.

PREMISES AFFECTED—343 East 76th Street, north side, 247 feet east of 2nd Avenue, Block 1451, Lot 11, Borough of Manhattan.

549-30-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Robert N. and Catherine R. Rose, owners.

SUBJECT—Application reopened November 13, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the parking of employees and patrons cars from the present parking in the local use district which is accessory to a dining car on the local retail portion of the plot.

PREMISES AFFECTED—218-59 Hempstead Avenue and 101-12 Springfield Boulevard, northwest corner, Block 10766, Lot 38, Queens Village, Borough of Queens.

970-57-BZ

APPLICANT—Haus and Bresin, for David Berlin, owner.

SUBJECT—Application December 26, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto wash—non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and the parking and storage of motor vehicles awaiting service with a show window and business sign within 75 feet of the residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-12 to 195-20 Linden Boulevard and 117-02 to 117-10 196th Street, southwest corner, Block 12613, Lot 6, St. Albans, Borough of Queens.

370-42-BZ—Vol. III

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs and storage and parking of more than five (5) motor vehicles on the unbuilt upon portion of the site.

PREMISES AFFECTED—9243-9251 4th Avenue, east side, 129 feet 11 $\frac{3}{8}$ inches north of 94th Street and 9240-9248 5th Avenue, Block 6108, Lots 7, 9 and 11, Borough of Brooklyn.

977-57-BZ

APPLICANT—Burke, Green and Groh, for Albert Artsis, owner.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, auto laundry—non-automatic, minor repairs with hand tools only, office and accessory sales and the parking and storage of motor vehicles awaiting service.

PREMISES AFFECTED—223-06 Linden Boulevard, southeast corner of 223rd Street, Block 12740, Lot 55 (55 and 60), Springfield Gardens, Borough of Queens.

CALENDAR

529-53-BZ

APPLICANT—Edwin J. Dauber, for St. Michael's Protestant Episcopal Church, owner.

SUBJECT—Application reopened April 15, 1958 to consider new plans—decision of the Borough Superintendent, previously granted on condition under section 7e of the Zoning Resolution, permitting in a residence use district the erection and maintenance of a structure to be used as chapel and crematory.

PREMISES AFFECTED—73-02 Astoria Boulevard, south side, from 49th Street to Brooklyn-Queens Connecting Highway, Block 1016, Lot 450, Jackson Heights, Borough of Queens.

193-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L.B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto laundry, minor auto repairs with hand tools only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1016-1030 Broadway and 874-876 Willoughby Avenue, southwest corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for applicant to file revised plans and to permit inspection.

36-57-BZ

APPLICANT—Julius S. Rapson, for Ben D. Pivo, owner.

SUBJECT—Application January 22, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a business use district, the erection of a one-story extension to the existing automobile paint shop, with paint spray booth and infra-red bake unit to be used as an auto body and fender repair shop and the parking of more than five (5) cars for patrons only.

PREMISES AFFECTED—105-06 Sutphin Boulevard, southwest corner of 105th Avenue, Block 10056, Lot 12, Jamaica, Borough of Queens.

Laid over from April 15, 1958, to May 13, 1958, for inspection and decision; hearing closed.

921-57-BZ

APPLICANT—Charles M. Spindler, for Murray Eisenberg, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with show windows, business entrances and signs within 75 feet of the residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—6602-6610 New Utrecht Avenue, and 1460-1466 (1472-1478 displayed) 66th Street, southwest corner, Block 5762, Lot 36, Borough of Brooklyn.

Laid over from April 15, 1958, to May 13, 1958, for inspection and decision; hearing closed.

632-57-BZ

APPLICANT—Burke, Green and Groh, for Armagh Realty Co., Inc., owner.

SUBJECT—Application September 13, 1957—decision of the Borough Superintendent under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service sta-

tion, auto washing, lubrication, office, sale of accessories and minor repairs with hand tools only.

PREMISES AFFECTED—68-05 Queens Boulevard (68-01 to 68-07 official), northeast corner of 68th Street, Block 1348, Lot 53, Woodside, Borough of Queens.

Laid over from April 15, 1958 to May 13, 1958, for inspection and decision; hearing closed.

636-57-BZ

APPLICANT—Moritz Simon, for Alice Tunis, owner; Power Flite Products, Inc., purchaser under contract.

SUBJECT—Application September 18, 1957—decision of Borough Superintendent under section 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a one story motor vehicle repair shop to serve the growing automobile industry with a special feature namely, the sale and installation of hydromatic transmissions only.

PREMISES AFFECTED—153-67 Rockaway Boulevard, east side, 100.90 feet north of 137th Avenue (90.82 feet, proposed); Block 12292, Lot 48, Jamaica, Borough of Queens.

Laid over from April 15, 1958 to May 13, 1958, for inspection and decision; hearing closed.

1089-48-BZ—Vol. II

APPLICANT—Charles M. Spindler, for William Benson, owner.

SUBJECT—Application reopened January 7, 1958, as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the change of occupancy from non-storage garage, brakes, ignition, carbureter, radio and electric service to a motor vehicle repair shop.

PREMISES AFFECTED—139-23 Queens Boulevard, east side, 198-09 feet south of 87th Avenue, Block 9626, Lot 75, Jamaica, Borough of Queens.

Laid over from April 15, 1958, to May 13, 1958, for inspection and decision; hearing closed.

778-57-BZ

APPLICANT—Burke, Green and Groh, for Morris Koral, owner.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent under sections 7e and 7A of the Zoning Resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles with a curb cut within 75 feet of the residence use district.

PREMISES AFFECTED—91-10 Astoria Boulevard, southeast corner of 91st Street, Block 1365, Lot 22, Astoria, Borough of Queens.

Laid over from April 15, 1958, to May 13, 1958, for inspection and decision; hearing closed.

864-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for further inspection and decision.

CALENDAR

616-57-BZ

APPLICANT—Gustave Goldman, for Barney Scurti, owner.
SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one-story and cellar building to be used as a restaurant and apartment and the unbuilt upon portion to be used for the parking of patrons cars.

PREMISES AFFECTED—2878-2888 Linden Boulevard, south side, 40 feet west of Sapphire Street, and 314 Sapphire Street, Block 4497, Lots 4, 5, 8 and 11, Borough of Brooklyn.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

641-57-BZ

APPLICANT—Aaron Halpern, for N. F. Walker, Inc., owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the construction of a one story and cellar extension with less than the required setback and extend the use of the funeral home and for parking of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—87-34 80th Street, west side, 25.02 feet south of 87th Road, Block 8912, Lots 12, 13 and 16, Woodhaven, Borough of Queens.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

58-41-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Isadore Gootzeit, owner.

SUBJECT—Application reopened April 24, 1957 as Vol. III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry extension to be used as a non-storage garage for more than five (5) motor vehicles or truck trailers, reduce the seven one car garages to a five (5) car garage and convert the two car garage to an auto laundry—non automatic.

PREMISES AFFECTED—67-12 to 67-18 73rd Place, west side, 107 feet 4¾ inches south of Metropolitan Avenue, Block 3667, Lot 362, Middle Village, Borough of Queens.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

871-49-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Melmar Development Corp., owner, Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business and residence use district, a fifteen (15) foot rear extension to an existing auto seat cover establishment to provide a one bay minor motor vehicle repair shop for the replacement of muffler and tailpipes.

PREMISES AFFECTED—591 East Fordham Road, north side, 128 feet east of Hoffman Street and 584-588 East 191st Street, Block 3273, Lots 261 and 263, Borough of The Bronx.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

45-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Gabriel H. Luff, owner; Luff's Hardware, Inc., lessee.

SUBJECT—Application reopened January 14, 1958 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and retail use district, the parking and storage of more than five (5) motor vehicles for patron and employees of the

adjoining hardware store, the parking to be on the residence portion of the plot.

PREMISES AFFECTED—254-01 Northern Boulevard, northeast corner of Westmoreland Street, Block 8138, Lot 42, Little Neck, Borough of Queens.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

589-57-BZ

APPLICANT—Guerino Salerni, for Mary Manzollilo, owner.

SUBJECT—Application August 5, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail and residence use district, the use of vacant land for parking motor vehicles.

PREMISES AFFECTED—31-48 48th Street, west side, 316.21 feet north of Newtown Road, Block 727, Lot 57, Astoria, Borough of Queens.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

235-31-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Mae Weissberg, owner.

SUBJECT—Application reopened February 4, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7f and 21 of the Zoning Resolution, to permit in a business use district, the extension of the present use of auto repair shop, welding, body and fender work, incidental paint and spray work, office and sale of accessories, parking and storage, sale and display of more than five (5) motor vehicles, two lubrication pits and one lift by adding thereto the use of gasoline service station and spraying of undercoating for a stated term of fifteen (15) years.

PREMISES AFFECTED—701-705 Utica Avenue, east side, 50 feet south of Clarkson Avenue, Block 4637, Lot 41, Borough of Brooklyn.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

753-57-BZ

APPLICANT—Leonard F. Rothkrug, for Prisco Luongo, owner; Dolphas Kelly, doing business as Kelly's Auto Repairs, lessee.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use from storage to motor vehicle repair shop in the existing one story extension for a term of ten (10) years.

PREMISES AFFECTED—1263 Bedford Avenue and 9 Herkimer Street, northeast corner, Block 1860, Lot 1, Borough of Brooklyn.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

917-57-BZ

APPLICANT—A. H. Salkowitz, for Famtan, Inc., owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence and retail use district, the erection of a supermarket and accessory free parking area with curb cuts and retail exits on the residence portion of the plot.

PREMISES AFFECTED—43-20 Bell Boulevard, west side, 90 feet south of 43rd Avenue, Block 6287, Lot 1, Bayside, Borough of Queens

Laid over from April 8, 1958, to April 29, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for revised plans.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

MAY 13, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, May 13, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

306-57-SA

APPLICANT—C. M. Spindler, for Erie City Iron Works, owner.

SUBJECT—Application March 29, 1957—Erie City Iron Works Preheater, approval of.

570-57-SA

APPLICANT—Sam Kern, for Wandel Machine Company, Inc., owner.

SUBJECT—Application July 26, 1957—Somat with Hydra-extractor, Model 18HE, approval of.

44-58-SA

APPLICANT—Acme Fire Alarm Company, Inc., owner.

SUBJECT—Application January 24, 1958—Acme Smoke Detector, Type 418A, approval of.

78-56-SA

APPLICANT—Ex-Cell-O-Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional model of Milk Packaging Machine, Model "S"—re Pure-Pak Milk Packaging Machinery, Models C, D, F, R and Q; previously approved.

241-50-SA

APPLICANT—Burns Heating Supply Co., Inc., for Jackson & Church Co., Inc., owner.

SUBJECT—Application reopened for amendment of resolution as to additional manner of installation—re Jackson and Church Oil-fired Suspension Units (various models); previously approved.

687-56-SA

APPLICANT—A. Grossman, for Pellerin Milnor Corp., owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to anti-syphon device—re Milnor Open End Laundry Washer with Miltrol Automatic Washer, Control Model E, 25-Model, W-25, 50-Model W-50, 75-Model W-75, 100-Model W-100; previously approved.

369-57-SM

APPLICANT—Gateway Engineering Co., owner. Gateway Erectors, Inc., Agent.

SUBJECT—Application reopened February 8, 1958 for amendment of resolution as to extension of use—re Beehive Anchoring System and Accessories, Bee Claws, Bee Clips, Bee-Nut with Spring, Bee-Nut (plain) and Bee-Nut with Loop; previously approved.

1041-55-SA

APPLICANT—Haus & Bresin, for Washex Machinery Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional model P-45, dry cleaning machine—re Washex Syntomat, Models P-65 and P-100, for dry cleaning units using perchlorethylene (non-combustible) solvent; previously approved.

1040-55-SA

APPLICANT—Haus & Bresin, for Washex Machinery Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional model P-45 Combination Washer-Extractor—re Washex Combination Washer-Extractor, Models P-65 and P-100 (for dry cleaning units using solvent with flashpoint above 100°); previously approved.

297-50-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products Corp., owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re Indestructo Flush Hollow Metal Door; previously approved.

125-47-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products Corp., owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re World $\frac{3}{4}$ Hr., 1 Hr. and One and One-Half Hr., Panel Type, Kalmain and Hollow Metal Doors; previously approved.

830-39-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products Corp., owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re NYK-A and NYK-B 1 Hr. Metal Covered Fire Doors; previously approved.

500-47-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products Corp., owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re $1\frac{1}{2}$ Hr. Flush Type Door; previously approved.

854-39-SM

APPLICANT—County Fire Door Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to change of ownership, old owner Pioneer Fireproof Door Corporation—re Acme Kalamein $1\frac{1}{2}$ Hr. to 2 Hr. Fireproof Door; previously approved.

814-57-A

APPLICANT—Wheeler Yacht Co., Inc., owner.

SUBJECT—Application October 28, 1957—Appeal from an order of the Fire Commissioner and a decision of the Borough Superintendent re Sprinkler System in lieu of Yard Hydrant System.

PREMISES AFFECTED—520 Compton Avenue, foot of Patterson Avenue, Block 3502, Lots 2-7, Pugsley Creek, Borough of The Bronx.

940-28-A—Vol. II

APPLICANT—D.N.T. Realty Company, owner; Eastern Cabinet Company, Inc., lessee.

SUBJECT—Application reopened May 15, 1956 as Vol. II—re Appeal from an order of the Fire Commissioner—re standpipe system.

PREMISES AFFECTED—78-16 Cooper Avenue, south side, 37.50 feet west of 79th Place, Block 3803, Lots 14 and 34, Glendale, Borough of Queens.

422-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Mario Bencivenza, owner.

SUBJECT—Application reopened February 5, 1957 as Vol. II—re Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—638 Lorimer Street, east side, 25 feet south of Jackson Street, Block 2747, Lot 7, Borough of Brooklyn.

104-58-A

APPLICANT—Charles Abrahams for Ruth Levy, owner; National Backing Corp., lessee.

SUBJECT—Application March 6, 1958—Appeal from de-

CALENDAR

cisions of the Borough Superintendent, re manufacture inflammable mixture—tanks, ventilating flue, etc.

PREMISES AFFECTED—38-25 9th Street, east side, 210.29 feet south of 38th Avenue, Block 475, Lot 24, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, Chairman.

MAY 20, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 20, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

850-57-BZ

APPLICANT—Michael Alfano, for Prospect Parking, Inc., owner.

SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, on the residential portion of the plot the parking and storage of more than five (5) motor vehicles of the pleasure type for a term of five (5) years.

PREMISES AFFECTED—2360-2368 Prospect Avenue, east side, 70 feet south of East 187th Street, Block 3114, Lots 52 and 54, Borough of The Bronx.

497-20-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Degraw-Hamilton Corp., owner, Jacob Morgenthaler's Sons, lessee.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7b and 7c of the Zoning Resolution, to permit in an unrestricted use district extending into a business use district the change of occupancy from a public garage for more than five (5) motor vehicles to a woodworking shop using power driven tools.

PREMISES AFFECTED—638-644 Degraw Street, south side, 90 feet west of 4th Avenue and 637-641 Sackett Street, Block 427, Lot 31, Borough of Brooklyn.

388-57-BZ

APPLICANT—Morris Hannes, for Elizabeth Russo, owner; Michael Ezzo, lessee.

SUBJECT—Application May 14, 1957—decision of the Borough Superintendent under sections 7e, 7g and 7h of the Zoning Resolution, to permit in a residence use district, a garage for more than five (5) motor vehicles, motor vehicle repairs with hand tools only and the parking and storage of more than five (5) cars on the unbuilt upon portion of the lot.

PREMISES AFFECTED—2822 West 22nd Street, west side, 155 feet south of Neptune Avenue, Block 7016, Lot 17, Borough of Brooklyn.

607-57-BZ

APPLICANT—John F. Fitzsimons, for Santa and Dominick LoPrete, owners.

SUBJECT—Application September 3, 1957—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F area district, or an irregular plot presently occupied by a one family dwelling, the construction of a two-car garage as accessory to the additional use of premises for the sale of nursery stock including flowers, shrubs, trees, etc. and without the required 15 foot setback from the street line.

PREMISES AFFECTED—242-08 Hillside Avenue, south side, 9.91 feet west of 84th Road, Block 7961, Lot 43, Bellerose, Borough of Queens.

939-53-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Iandor Realty Corp., owner; Roadside Tavern, Inc., lessee.

SUBJECT—Application reopened February 4, 1958 as Vol. III—decision of the Borough Superintendent, under section

7c of the Zoning Resolution, to permit in a residence and business use district, the erection of a two story extension and second floor addition to an existing one and two story building for use as waiters dressing room and storage on the first floor and storage, kitchen, dressing and reception, office and banquet room on the second floor, the proposed extension to encroach on the required setbacks and provide a 60 foot extension to the existing parking lot.

PREMISES AFFECTED—2544 Flatbush Avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson Street, Block 8559, Lot 1, Borough of Brooklyn.

976-57-BZ

APPLICANT—Burke, Green and Groh, for Joseph S. and Joseph Paul Amirati, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use, E area district, the erection and maintenance of a gasoline service station, auto washing—non automatic, lubrication, office, sale of accessories, minor repairs with hand tools only, parking and storage of cars awaiting service with a ground sign and the proposed building encroaching on the required setback from the street line.

PREMISES AFFECTED—167-10 South Conduit Boulevard, southeast corner of 167th Street, Block 12369, Lot 210, Rosedale, Borough of Queens.

93-38-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Coastal Sales Corp., owner.

SUBJECT—Application reopened December 3, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story building for use as a motor vehicle repair shop for front wheel alignment and brake adjustments, this work will require the use of portable electric machines in addition to hand tools.

PREMISES AFFECTED—27-11 30th Avenue, north side, 50.39 feet west of 29th Street, Block 575, Lot 23, Long Island City, Borough of Queens.

127-57-BZ

APPLICANT—Friedland and Masone, for Cecelia Tarulli, owner; Safeway Sheet Metal and Roofing Co., lessee.

SUBJECT—Application February 19, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the change of occupancy of the present one story building from garage for two cars to tinsmith shop, office and storage of roofing and tinsmith supplies.

PREMISES AFFECTED—51-31 to 51-33 69th Street, east side, 195.33 feet south of Calamus Avenue, Block 2456, Lot 15, Maspeth, Borough of Queens.

848-57-BZ

APPLICANT—Guerino Salerni, for U-Park-It System, Inc., owner.

SUBJECT—Application November 25, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of vacant land for parking motor vehicles.

PREMISES AFFECTED—32-78 and 32-80 34th Street, west side, 100 feet north of 34th Avenue, Block 621, Lots 68 and 69, Long Island City, Borough of Queens.

847-57-BZ

APPLICANT—Charles M. Spindler, for Charles A. Koligian, owner.

SUBJECT—Application November 21, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office,

CALENDAR

sale of accessories, minor repairs with hand tools only with a show window and business sign within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1215-1225 Rogers Avenue and 2701-2709 Newkirk Avenue, northeast corner, Block 5214, lot 25, Borough of Brooklyn.

916-57-BZ

APPLICANT—John F. Fitzsimons, for Barney and Edith Levinson, owners.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the relocation of a one-car accessory garage to within one foot of the rear and side lot lines.

PREMISES AFFECTED—437 Beach 144th Street, west side, 300 feet south of Cronston Avenue, Block 703, Lot 22, Neponsit, Borough of Queens.

914-57-BZ

APPLICANT—Patrick D. Concagh, for Mona Donner, owner; Atlas Bazaar Equipment and Supply Co., Inc., lessee.

SUBJECT—Application December 16, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and retail use district, the erection and maintenance of a gasoline station, lubritorium, car wash, minor auto repairs, storage and sale of auto accessories and accessory parking.

PREMISES AFFECTED—3770-3788 Boston Road and 3481-3489 Baychester Avenue, southwest corner, Block 4887, Lot 7, Borough of The Bronx.

934-57-BZ

APPLICANT—Maxfield Blaubeux, for Joseph Angelone, owner, Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the accessory parking of more than five (5) motor vehicles, used in conjunction with self-service supermarket, into the residence portion of the plot.

PREMISES AFFECTED—6607-6611 15th Avenue, 6615-6645 New Utrecht Avenue, northeast corner and 1515-1521 67th Street, Block 5558, Lot 1, Borough of Brooklyn.

20-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Neil Thomas and Edward Thomas, owner.

SUBJECT—Application January 21, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, sales, storage room, car washing, parking and storage of motor vehicles with curb cuts, show windows and sign within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—3230 Richmond Avenue and 2-40 Drumgoole Boulevard, southwest corner, Block 5613, Lot 400, Arden Heights, Borough of Richmond.

612-57-BZ

APPLICANT—Morris Hannes, for Kroy Realty Corp., owner; York Auto Trading Corp., lessee.

SUBJECT—Application August 20, 1957—decision of the Borough Superintendent, under sections 7c, 7b and 21 of the zoning resolution, to permit in a business and residence use district, the use of the sale of used cars to extend from the business use district into the balance of the lot which is located in the residence use district.

PREMISES AFFECTED—878-888 Coney Island Avenue, west side, 158 ft. 10½ in. north of 18th Avenue, Block 5403, Lot 21, Borough of Brooklyn.

842-57-BZ

APPLICANT—Michael Alfano, for Filippo Aprea, owner.

SUBJECT—Application November 18, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a retail store and use of the unbuilt upon portion for the parking of more than five (5) motor vehicles for patrons only for a term of fifteen (15) years.

PREMISES AFFECTED—901-905 East 213th Street and 3600-3604 Bronxwood Avenue, northeast corner, Block 4684, Lot 32, Borough of The Bronx.

1019-57-BZ

APPLICANT—William I. Hohausser, for Arthur Enterprises Inc., owner; New York State Unemployment Insurance, lessee.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7e and 7c of the Zoning Resolution, to permit in a business and residence use district the use of the lower level of the subject premises, heretofore occupied as a motion picture theatre, for a supermarket for the sale of food, vegetables and similar merchandise, and the extension of the mezzanine (second floor) to cover the entire area to be used for offices.

PREMISES AFFECTED—560 West 181st Street, south side and 549-559 West 180th Street, north side, 100 feet east of St. Nicholas Avenue, Block 2153, Lot 81, Borough of Manhattan.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of a residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter.

948-57-BZ

APPLICANT—F. C. Dahlem and V. E. Block, for Sid-jack Realty Corp., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1691-1711 Bryant Avenue, west side, 100 feet south of East 174th Street, Block 2997, Lot 30, Borough of The Bronx.

Laid over from April 8, 1958, to April 22, 1958, at the request of an objector, applicant concurring; then to May 20, 1958, for inspection and decision; hearing closed.

671-57-BZ

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner (Temple Garage, lessee).

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, roof

CALENDAR

parking for passenger type motor vehicles on an existing garage building.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

Laid over from April 8, 1958, to April 22, 1958, applicant to file a brief with respect to application of Section 21A; then to May 20, 1958, for inspection and decision; hearing closed.

672-57-A

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner.

SUBJECT—Application September 17, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, increase in tabular height.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

674-57-BZ

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 14, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business-1 use district, roof parking for passenger-type motor vehicles on an existing garage building.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

Laid over from April 8, 1958, to April 22, 1958, for further hearing after applicant has filed a brief as to application of Section 21A; then to May 20, 1958, for inspection and decision; hearing closed.

675-57-A

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction exceeding tabular limits.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

717-57-BZ

APPLICANT—Albert Melniker, for Beatrice and Clara Migliori, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution to permit in an unrestricted and business use district, a variance to erect and maintain a gasoline service station, lubritorium, car washing (non automatic), minor motor vehicle repairs with hand tools only, sale of accessories and parking for more than five (5) motor vehicles.

PREMISES AFFECTED—373-385 Tompkins Avenue and 174-182 Lynhurst Avenue, northeast corner, Block 2843, Lot 1, Rosebank, Borough of Richmond.

Laid over from March 25, 1958, to April 22, 1958, for applicant to file a survey of the block front and for both streets, one additional photograph of the site, and file an Administrative Appeal as to street widening.

Laid over from April 22, 1958, to May 20, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MAY 20, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 20, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

907-54-SA

APPLICANT—Eljer Company, owner.

SUBJECT—Application November 29, 1954—Eljer Company Anti-Syphon Ballcock, Model E-9861, approval of.

579-55-SA

APPLICANT—The Wayne Pump Company, owner.

SUBJECT—Application July 6, 1955—Wayne Remote Gasoline Pumps, Models 509-30 and 509-50, approval of.

648-57-SA

APPLICANT—The Wayne Pump Company, owner.

SUBJECT—Application August 2, 1957—Wayne Dispensing Pump, Model 511-1D, approval of.

338-57-SA

APPLICANT—Carrier Corporation, owner. Thermodyne Corporation, Agent.

SUBJECT—Application April 10, 1957—Carrier Flake Master—Flake Ice Producing Machine, Model 26L10, Air Cooled, Model 26L20 Water Cooled and Carrier Chip Master, Chip Ice Producing Machine, Model 26R5 Air Cooled and Model 26R5 Water Cooled, approval of.

856-57-SM

APPLICANT—Kuhns Brothers Company, owner.

SUBJECT—Application November 12, 1957—"K" Pipe Lock Coupling, Model 800-D, approval of.

1037-57-SA

APPLICANT—Hook Manufacturing Company, Inc., owner.

SUBJECT—Application November 25, 1957—Hook Gas Boiler, Series 20,000 and Series 30,000 for heating and volume hot water supply, approval of.

683-38-SA—Vols. I, II, III and IV.

APPLICANT—Surface Combustion Corporation, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional trade names National US Radiator Corp. under name of Nat-US, Models 30, 50, 65, 85, 100, 125, 155, 175, 200 and 225—re Janitrol Gas-fired Unit Heaters, Models UCS 30-55, 50-55, 65-55, 85-55, 100-55, 125-55, 155-55, 175-55, 200-55 and 225-55, Series UBS-94 and DUCT-94, Models UBS-50-94, UBS-65-94, UBS-85-94, UBS-100-94, UBS-125-94, UBS-175-94, UBS-200-94 and UBS-225-94, UG-37, CG-37, UAS-14, UAC-14 and BAC-14; previously approved.

374-39-SM—Vol. II

APPLICANT—The J. G. Wilson Corporation, owner.

SUBJECT—Application reopened February 18, 1958 for amendment of resolution as to change of construction of rolling fire shutter—re Wilson Steel Rolling Fire Shutter, Type #23; previously approved.

270-50-SA

APPLICANT—Spacarb, Inc., owner-manufacturer.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to include additional models of beverage dispensers, Models 4D-52, D-53 and D-56 Spacarb Mix-A-Drink—re Spacarb Mix-A-Drink, Models 4D51, 4D53 and 3D53; previously approved.

350-51-SA

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional trade name Mt. Hawley Div. of Bryant Manufacturing Co.—Mt. Hawley Division, Model 40 Oil Burner—re ABC Oil Burner, Model 40, Thatcher Furnace Co. under name of Thatcher Oil Burner, Models 751-1, 751-2 and 751-3; previously approved.

CALENDAR

890-51-SA

APPLICANT—L. J. Mueller Furnace Company, old owner. Mueller Climatrol Division of Worthington Corporation, new owner.

SUBJECT—Application reopened November 16, 1954 for amendment of resolution as to additional models of gas-fired forced warm air furnace, Series 117, 118, 119, 120, 124, 130, 131, 132, 133, 135, 137, 162, 166 and 167—re Mueller Climatrol Gas-fired Air Conditioners, Models 101, 103, 105, 108, 109, 110, 111, 112, 114, 115 and 155; previously approved.

893-51-SA

APPLICANT—L. J. Mueller Furnace Company, owner.

SUBJECT—Application reopened November 16, 1954 for amendment of resolution as to additional model of gas-fired unit heater, Series 160—re Mueller Climatrol Gas-fired Unit Heaters, Models UH, 150 and 151; previously approved.

211-53-SA

APPLICANT—Speed Queen Corporation, owner.

SUBJECT—Application reopened May 18, 1954 for amendment of resolution as to additional model washing machines, namely A-12, A-18, A-19, A-20, A-21, A-22, A-21W A-22W and A-20F—re Speed Queen Automatic Washer (domestic type), Models A10 and A11; previously approved.

105-55-SA—Vol. II

APPLICANT—Thatcher Furnace Company, owner.

SUBJECT—Application reopened October 23, 1956 for amendment of resolution as to additional model, namely Thatcher Oil-fired Furnace, Model 532-187—re Thatcher Oil Burner, Models 532-70, 532-100 and 532-140, for heating homes, garages, filling stations or similar spaces; previously approved.

HARRIS H. MURDOCK, *Chairman.*

MAY 27, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 27, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

171-53-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Pacwest Realty Corp., owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, facilities for gasoline service or oil selling for occupants only in connection with the garage, presently approved, located in the sub-cellar, cellar, first floor and mezzanine of a 22 story building now under construction. PREMISES AFFECTED—660-666 Madison Avenue, 8-28 East 61st Street, southwest corner and 13-19 East 60th Street, Block 1375, Lot 56, Borough of Manhattan.

70-37-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Felix De Vito, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the alteration of an existing garage and warehouse, for use as a gasoline service station, auto-wash (non-automatic), lubrication, parking of automobiles, office, sale of auto accessories, minor repairs with hand tools only and safety inspection station for a stated term of fifteen years.

PREMISES AFFECTED—70-07 to 70-21 (70-15 Official) Astoria Boulevard and 22-16 to 22-24 71st Street, north-

west corner, Block 1002, Lot 13, Long Island City, Borough of Queens.

29-58-BZ

APPLICANT—Lama, Proskauer and Prober, for August Droll and Neary Realty Co., Inc., owners.

SUBJECT—Application January 28, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2092 Nostrand Avenue, west side, 130 feet north of Glenwood Road, and 671-675 East 29th Street, Block 5252, Lots 6 and 68, Borough of Brooklyn.

16-58-BZ

APPLICANT—Ervin Palmer, for Thomas J. McCahill, owner; National Parking System, Inc., lessee.

SUBJECT—Application January 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, the extension of the present parking lot from the retail portion into the residence portion of the plot.

PREMISES AFFECTED—443-447 3rd Avenue, east side, 19 feet, 9 inches south of East 31st Street and 206 East 31st Street, Block 911, Lot 64, Borough of Manhattan.

203-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Inter County Associates, Inc., owner.

SUBJECT—Application March 20, 1957—decision of the Borough Superintendent, under sections 7e and 21, of the Zoning Resolution, to permit in a residence use "E-1" area district, the erection of a four (4) story and cellar, class A multiple dwelling of class III construction.

PREMISES AFFECTED—433-443 West 263rd Street, north side, 204 feet east of Riverdale Avenue, Block 3423, Lots 1612 and 1614, Borough of The Bronx.

766-57-BZ

APPLICANT—Leonard F. Rothkrug, for Harry Heiman, Inc., owner; Soconv Mobil Oil Co., owner under contract.

SUBJECT—Application October 25, 1957—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop (hand tools only), lubrication, car washing (non-automatic), office and sales and parking of vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—715 Soundview Avenue, south west corner of St. Lawrence Avenue, Block 3596, Lot 35, Borough of The Bronx.

38-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons, for Metropolitan Life Insurance Co., owner.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a 1¼ and 2 times height district, to maintain the present 23 story building with 14 story tower above, making a total of 37 story and penthouse building, used as an office building, separate and apart from the building on Block 1278, Lot 67, designated as 2-4 East 44th Street not in conformity with Board of Standards and Appeals resolution Cal. No. 741-27-BZ.

PREMISES AFFECTED—519-521 5th Avenue, northeast corner of East 43rd Street, Block 1278, Lot 1, Borough of Manhattan.

39-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons for Bankers Trust Co., and Metropolitan Life Insurance Co., owners.

SUBJECT—Application January 14, 1958—decision of the

CALENDAR

Borough Superintendent, under section 19A and 21 of the Zoning Resolution, to permit the separation of Lot 67 from the Certificate of Occupancy of Lot 1 and extend the 12 story building on Lot 69 to 19 stories and erect thereto a 19 story extension of Lot 67, eliminating the required loading and unloading berth.

PREMISES AFFECTED—2-4 East 44th Street and 523-529 5th Avenue, southeast corner, Block 1278, Lots 67 and 69, Borough of Manhattan.

629-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Anton Kladde, owner.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with the accessory uses of car wash, lubritorium, sale of accessories, office, parking and storage of more than five motor vehicles and auto repairs with hand tools.

PREMISES AFFECTED—1805 Washington Avenue, southeast corner of East 175th Street, Block 2907, Lot 33, Borough of The Bronx.

749-57-BZ

APPLICANT—Frederick A. Ketcher, for Louis Calder Foundation, owner; Kesbec Inc., lessee.

SUBJECT—Application October 21, 1957—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the permanent extension of the existing legal gasoline service station, and to permit the reconstruction and maintenance of the accessory building with the additional uses of lubrication, storage, car wash, office and sales and sale of used cars, minor motor vehicle repairs and a temporary variance to permit the storage of more than five motor vehicles.

PREMISES AFFECTED—688 Gunhill Road, south side, 1365-1375 White Plains Avenue, block bounded by Gunhill Road, White Plains Avenue, and Olinville Avenue, Block 4628, Lot 35, Borough of The Bronx.

797-57-BZ

APPLICANT—S. T. Kieley, for The New York and Harlem Railroad Co., owner; New York Central Railroad, lessee.

SUBJECT—Application October 28, 1957—decision of the Borough Superintendent, under sections 7g and 21 of the Zoning Resolution, to permit in a restricted retail use district, use of a portion of the premises for a parking space for more than five (5) motor vehicles.

PREMISES AFFECTED—70 East 45th Street, south side, 344 feet 4 inches east of Vanderbilt Avenue, Block 1280, Lot 1, Borough of Manhattan.

218-55-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Louis Jablowsky, owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station, the additional use of parking and storage of more than five motor vehicles.

PREMISES AFFECTED—152-174 Hegeman Avenue, south side, from Osborn Street to Thatford Avenue; 622-626 Osborn Street and 541-555 Thatford Avenue, Block 3637, Lot 32, Borough of Brooklyn.

923-57-BZ

APPLICANT—Goldwater and Flynn, for Westchester Square Associated, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking for more than five motor vehicles, the use for such

purpose to be restricted to doctors and attendants at the hospital and for visitors and patients of the hospital, the lot will be used solely as an appurtenance to the hospital which is across the street.

PREMISES AFFECTED—2449-2451 St. Raymond Avenue, 1601-1649 Seddon Street, northwest corner and 2446-2448 Dorsey Avenue, Block 3992, Lots 32, 37 and 40, Borough of The Bronx.

879-57-BZ

APPLICANT—Ludwig P. Bono, for E. John Dolan, M.D., owner.

SUBJECT—Application December 9, 1957—decision of the Borough Superintendent, under section 7d and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a two story and cellar building to be used as medical offices for a group of doctors with parking of more than five (5) motor vehicles, for doctors, patients and visitors on the unbuilt upon portion of the site.

PREMISES AFFECTED—1625 St. Peters Avenue, west side, 105.53 feet south of Maclay Avenue, Block 3994, Lots 36 and 39, Borough of The Bronx.

839-57-BZ

APPLICANT—Leonard F. Rothkrug, for 3rd and Avenue X Realty Corp., owner; Packers Supermarket, lessee.

SUBJECT—Application November 15, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in the residence use district portion of a lot located partly in a business and partly in a residence use district, the extension of an existing accessory patron parking lot to be used solely in conjunction with the supermarket for a term of 14 years.

PREMISES AFFECTED—258-272 Avenue X, southwest corner of West 3rd Street, Block 7192, Lots 6 and 14, Borough of Brooklyn.

721-39-BZ—Vol. III

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened March 25, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7d, 9A and 21 of the Zoning Resolution, to permit in a residence use, "E-1" area and class ½ height district, the extension of the existing telephone exchange building by erecting a third floor to the existing two-story and cellar building, the proposed third story encroaches on the required setbacks, exceed the permitted area coverage, exceed the permitted height and is located within two (2) miles of an airport.

PREMISES AFFECTED—182-08 to 182-26 140th Avenue, south side, from 182nd to 183rd Streets; 140-01 to 140-09 182nd Street and 140-02 to 140-10 183rd Street, Block 13040, Lot 1, Springfield Gardens, Borough of Queens.

74-33-BZ—Vol. III

APPLICANT—Joseph Schafran, for Bermont Operating Corp., owner.

SUBJECT—Application reopened April 15, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, at the existing two-story and cellar building, presently occupied as an auto showroom and garage for more than 150 cars, the change in use of a portion of the first and second floors to bowling alleys with accessory restaurant, kitchen, bar and lunch counter and the remainder to retain the garage for more than 150 cars.

PREMISES AFFECTED—4650-4656 Broadway and 2-16 Sherman Avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan.

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent, under sections 7c and 7A of

CALENDAR

the zoning resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubritorium, car washing, parking and storage of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

Laid over from March 11, 1958, to April 8, 1958, for further hearing after applicant has corrected his plans; then to April 29, 1958, for applicant to file new list of owners; for inspection and for continued hearing, then to May 27, 1958, for continued hearing.

256-58-A

APPLICANT—Herman Kron, for Gramercy Park Terminal Inc., owner.

SUBJECT—Application April 23, 1958—filed pursuant to Section 35, General City Law re premises within bed of mapped streets—proposed widening of 73rd and 75th Avenues.

PREMISES AFFECTED—73-01 to 73-15 Parsons Boulevard and 158-01 to 158-11 75th Avenue, northeast corner and 158-02 73rd Avenue, Block 6822, Lots 20, 21 and 26, Flushing, Borough of Queens.

420-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owner.

SUBJECT—Application June 4, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicles belonging to patrons, customers and employees of such market.

PREMISES AFFECTED—256-262 Clinton Street and 172-196 Congress Street, southwest corner, Block 301, Lots 61, 63, 66 and 71, Borough of Brooklyn.

Laid over from March 25, 1958 to April 22, 1958, at request of attorney for objectors, applicant concurring; then to May 27, 1958, for inspection and decision; hearing closed.

939-57-BZ

APPLICANT—Harry A. Yarish, for Charles Krebs, owner; Solomon Schneider, lessee.

SUBJECT—Application December 19, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit an E-1 area district, the continuance of an existing one-story building for use as a diner, that encroaches on the required rear yard.

PREMISES AFFECTED—248-18 Sunrise Highway, south side, 89.22 feet and 111.57 feet east of Hook Creek Boulevard, Block 13623, Lot 19, Rosedale, Borough of Queens.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed.

166-55-BZ—Vol. II

APPLICANT—Paul Friedman, for Warren J. Heeg and Thomas Adams, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, automatic car wash, lubritory, minor repairs with hand tools only, office, storage and sale of automobile accessories, parking and storage of more than five (5) motor vehicles with ground signs in a retail use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—105-19 to 105-37 Horace Harding Expressway and 59-02 to 59-28 Granger Street, northwest corner; 105-20 to 105-38 Westside Avenue, and

60-01 to 60-11 Xenia Street, Block 1963, Lot 5, Corona, Borough of Queens.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed.

453-46-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Herman Birnbaum, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline service station for the following uses, office, lubritorium, auto repairs with hand tools only, auto laundry and the parking of cars awaiting service with a curb cut and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—3437-3445 Fort Hamilton Parkway and 2-12 Chester Avenue, southwest corner, Block 5302, Lot 48, Borough of Brooklyn.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed.

122-39-BZ—Vol. II

APPLICANT—William S. Worrall, Jr., for The Cord Meyer Company, owner; Maxwell Strauss, lessee.

SUBJECT—Application reopened December 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the erection of a one-story building to be maintained for use as a high speed auto laundry and car polishing establishment with parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—88-14 to 88-26 (88-20 official) Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed.

800-57-BZ

APPLICANT—Leonard F. Rothkrug, for Mildred Cohen, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory auto laundry—non automatic, auto repair shop with hand tools only, lubritorium, office and sales, all for a term of fifteen (15) years.

PREMISES AFFECTED—1290-1304 Remsen Avenue, southwest corner of Avenue J, Block 8040, Lot 61, Borough of Brooklyn.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechhurst, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for consultation with engineer as to revision of plans and for inspection and decision; hearing closed; then to April 29, 1958, for applicant to confer with examiner and submit a revised plan; then to May 27, 1958 to restudy plans.

961-57-BZ

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—decision of the

CALENDAR

Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a one story building from minor motor vehicle repair shop to receiving, storage and shipping of United States serviceman's belongings.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet 11¼ inches east of 18th Avenue, Block 5480, Lot 14, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, at the request of an objector; then to April 29, 1958, for inspection and decision; hearing closed; then to May 27, 1958, for inspection and decision; hearing closed.

962-57-A

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—Appeal from a decision of the Borough Superintendent; re area of Class III construction excessive.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet, 11¼ inches east of 18th Avenue, 1st floor; Block 5480, Lot 14, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 27, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 27, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

300-57-SA

APPLICANT—Heavy Oil Burner Distributors, for Cleaver-Brooks Company, owner.

SUBJECT—Application March 26, 1957—Hev-E-Oil Burner Models AMG, GL and G, Sizes 2, 3, 4, 5, 6 and 7, approval of.

569-57-SM

APPLICANT—R. H. Mitchell for Dura-Vent Corporation, owner.

SUBJECT—Application July 24, 1957—Dura-Vent Gas Vent Pipe (round and oval pipe and fittings) Models DVR and DVO, approval of.

640-57-SM

APPLICANT—C. M. Montgomery for Van Packer Company, owner.

SUBJECT—Application August 27, 1957—Van Packer Gas Vent, Model G, approval of.

647-57-SA

APPLICANT—Sun-Ray Burner Manufacturing Corp., owner.

SUBJECT—Application August 1, 1957—Sun-Ray Conversion Oil Burner, Models J-3, J-5 and J-7, approval of.

659-57-SA

APPLICANT—R. E. McIntyre for John Wood Company, owner.

SUBJECT—Application August 15, 1957—John Wood Fluid Heat Oil-fired Furnaces, Models OE-84, OE-95, OE-123, OE-84, OH-112, OC-84, OC-95, OG-78, OS-84, OS-112, OE-134, OE-168, OE-250 and OE-335, approval of.

708-57-SM

APPLICANT—F. C. McGready for General Products Company, Inc., owner.

SUBJECT—Application September 11, 1957—Air-Jet Gas Vent, approval of.

808-57-SA

APPLICANT—The H. B. Smith Company, Inc., owner.

SUBJECT—Application October 25, 1957—Smith-Mills Boiler Burner Unit, Model 25J4, 5 to 10 Sections, approval of.

1027-57-SM

APPLICANT—Concrete Plank Company, Inc., owner.

SUBJECT—Application December 30, 1957—One leg Precast Concrete Channel Roof and Floor Slabs, approval of.

36-58-SA

APPLICANT—Melchior, Armstrong, Dessau Company, owner.

SUBJECT—Application January 27, 1958—Melco Roof Type Air Conditioning Units, MCR-81HA Combination Heating and Cooling and Model MCR-81A for Cooling Only, approval of.

258-40-SM—Vol. II

APPLICANT—W. L. Gates for Celotex Corp., owner.

SUBJECT—Application reopened May 21, 1957 for amendment of resolution as to additional tile, named RWB Tile—re Celotex Acoustical Products; previously approved.

232-46-SM

APPLICANT—Williamsburg Steel Products Company, owner.

SUBJECT—Application reopened February 4, 1958 for amendment of resolution as to additional type stiffener—re Williamsburg 3 Hr. Test Hollow Steel Door; previously approved.

204-49-SM

APPLICANT—Porete Manufacturing Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional use of Poretherm—re Porette and Poretherm Lightweight Concrete; previously approved.

892-51-SA

APPLICANT—Mueller Climatrol Division of Worthington Corp., owner.

SUBJECT—Application reopened November 16, 1954 for amendment of resolution as to additional model of gas-fired conversion burner, namely Series 501—re Mueller Climatrol Gas-fired Conversion Burner, Models 500, 503, and 509; previously approved.

313-54-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional type of shingles, namely Gold Bond Asbestos Cement Shingles—re Gold Bond Asbestos Sidings Shingles and Accessories (for exterior finish on Class 4 Buildings); previously approved.

335-56-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to paper backing—re Gold Bond Twinsulation Blankets; previously approved.

358-55-SM

APPLICANT—Keystone Portland Cement Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to additional type of Air-Entraining Cement, Type IIA—re Keystone Air Entraining Portland Cement; previously approved.

547-56-SA

APPLICANT—A to Z Equipment Corp., owner.

SUBJECT—Application reopened February 11, 1958 for amendment of resolution as to additional use—re AZCO Propane Burning Drying Heater, Model 150-A (to supply temporary heating for construction work); previously approved.

CALENDAR

841-56-SA

APPLICANT—American Radiator & Standard Sanitary Corp., owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution for additional oil burners, namely Model "DH"—re Areoflame Conversion Oil Burner, Model PH; previously approved.

HARRIS H. MURDOCK, *Chairman*.

JUNE 3, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 3, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

648-20-BZ—Vol. II

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Company, lessee.

SUBJECT—Application reopened September 24, 1957, as Vol. II—re decision of the Borough Superintendent, under sections 7a, 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, an extension of the present uses of a gasoline service station to include a one-bay lubritorium, accessory parking in the retail district and the installation of the necessary curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—3940-3952 Amboy Road and 2-20 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

Laid over from April 15, 1958, to June 3, 1958, for inspection, revised plans and decision; hearing closed.

1017-57-A

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Co., lessee.

SUBJECT—Application December 27, 1957—filed pursuant to section 35, General City Law re building partially in bed of a mapped street—proposed widening of Amboy Road.

PREMISES AFFECTED—3952 Amboy Road and 2 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

1132-39-BZ—Vol. II

APPLICANT—De Rose and Cavalieri, for J. Clarence Davies, Inc., owner.

SUBJECT—Application reopened January 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story extension to an existing one story commercial building occupied by two retail stores into the residence use district.

PREMISES AFFECTED—31, 32, 33, 34 Westchester Square, west side, 185.515 feet south of Frisby Avenue and 2584-2588 Frisby Avenue and 1420-1434 Benson Street, Block 3984, Lots 4, 5, 6, 7, 8, 9 and 30, Borough of The Bronx.

Laid over from April 29, 1958, to June 3, 1958, for inspection and decision; and for applicant to give consideration to removing sidewall further from lot line and to file revised plan, hearing closed.

603-57-BZ

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the subject premises for business purposes (offices).

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

Laid over from April 29, 1958, to June 3, 1958, for inspection and decision; hearing closed.

604-57-A

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction—commercial use.

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

MINUTES

The following appeal cases, namely Calendar Numbers 1027-40-A—Vol. III, 785-56-A, 816-56-A, 765-57-A and 144-58-A, were granted by the Board on April 15, 1958, 2 P.M. with the notation that the resolutions would be printed in the Bulletin of a later date. These resolutions follow:

1027-40-A—Vol. III

APPLICANT—Burke, Green and Groh, for James T. Warner, owner.

SUBJECT—Application reopened October 15, 1957 as Vol. III—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—87-71 Kingston Place, northeast side, 94 feet west of Wexford Terrace, Block 9845, Lot 22, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Patricia Kerin.

For Administration: Joe Higginbotham, Dept. of Hospitals.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative Chairman Murdock, Vice Chairman, Keating, Commissioner Foley and Commissioner Sleeper.. 4

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, by resolution adopted January 7, 1941 under 1027-40-A, Vol. I the Board granted a variance for a term of two years to permit the occupancy of the building as a convalescent home on the first and second floor on condition that no portion of the building above the second floor be used for a convalescent home; that the number of patients shall at no time exceed ten and the balance of the building be occupied only by those operating or in charge of the premises; and

WHEREAS, under date of June 24, 1952, under Vol. II, the Board extended the term of the variance for an additional term of five years; and

WHEREAS, under date of June 5, 1957, the applicant applied for an extension of the term of the variance; and

WHEREAS, the applicant has filed copy of Certificate of Occupancy No. Q84127, issued September 23, 1952, against Alt. App. 124-52 permitting the following use and occupancy: cellar—boiler room and storage; 1st and 2nd floors—convalescent home, total ten persons; attic—dwelling, one family; and

WHEREAS, the Board was advised by the Department of Hospitals October 1, 1957 that Room 3 and part of Room 4 as shown on plans filed with this application were used in violation of the Hospital Code Section 29 requiring that all

MINUTES

patients' rooms shall have outside exposure and shall communicate directly with a corridor without passage to another patient area; and that an application for appeal for a variance from this provision had been filed with the Board of Hospitals for action at its meeting to be held October 16, 1957; and

WHEREAS, this appeal was reopened October 15, 1957; and

WHEREAS, the applicant submitted revised plans marked "Received September 9, 1957", 5 sheets, to the Board and on September 30, 1957 these plans were referred to the Department of Hospitals for report and;

WHEREAS, the Board is in receipt of a report dated March 31, 1958 from the Department of Hospitals stating that the plans are satisfactory to that department and that the Board of Hospitals made a determination on the appeal for variance as to Section 29 of the Hospital Department regulations at its meeting of October 16, 1957 as to Rooms 3 and 4 on the first floor and Room 9 on the second floor and granted a variance at its meeting of March 24, 1958 as to use of Room One except that a passage to this room shall be through the community room and not through a patient's room; and

WHEREAS, the applicant has submitted revised plans of first and second floors indicating compliance with the variances granted by the Board of Hospitals such plans being marked "Received March 21, 1958."

Resolved, that the Board amend the resolution adopted January 7, 1941 as amended by resolution adopted June 24, 1952 so as to permit the use and occupancy of the building as now proposed and as indicated on plans marked "Received September 9, 1957", 3 sheets, and "March 21, 1958", 2 sheets, with the number of beds not to exceed six on the first floor and five on the second floor as shown on such plans; this variance to be limited to a term of five years from the date of this amended resolution; that a new certificate of occupancy shall be obtained; that all requirements of the Department of Hospitals shall be complied with.

785-56-A

APPLICANT—Ralph and Anna DiBari, owners.

SUBJECT—Application November 5, 1956—Appeal from a decision of the Borough Superintendent, re use of 3rd floor by more than 1 tenant.

PREMISES AFFECTED—306-308 East 149th Street, south side, 450 feet west of Courtlandt Avenue, Block 2330, Lot 22, Borough of The Bronx.

APPEARANCES—

For Applicant: Michilas A. Parlanti and Ralph J. Marx.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1956, on amendment to Alt. Applic. 928/56, reads:

"1. The use of the third floor by more than one tenant is contrary for the decision of the Board of Standards and Appeals Cal. #594-31-S as amended on June 6, 1944."

and

WHEREAS, the applicant states that the building is three stories, 37.67 feet in height, 50 feet front by 86 feet in depth at street level, 50 feet by 77.7 feet deep at typical floor level, of Class 3 construction, erected in 1926 in a business use, B area, Class 1½ height district and used and occupied since 1944 as follows: Cellar—boiler room and storage in connection with first floor stores, no persons; 1st floor—stores; 2nd floor—skirt manufacturing, display room, office and storage, 32 persons; 3rd floor front—dental laboratory, display office and storage; rear—manufacturing costume

jewelry, display, office and storage, 36 persons; that the manufacturing in the building not to exceed the area of the lot; that the building is now proposed to be occupied: Cellar and 1st floor—same; 2nd floor—skirt manufacturing, display room, office and storage, 36 persons; 3d floor front—dental laboratory, display, office and storage; rear—manufacturing costume jewelry, display, office and storage, total 44 persons; that the manufacturing in building is not to exceed area of lot; that the building is provided with an interior fire alarm system and regular monthly fire drills are maintained; that there are two interior 3 feet, 8 inch steel stairs, enclosed in stud partitions fire-retarded both sides, and extending from roof bulkhead direct to street; that in addition, one fire escape on the rear west side leading to roof by gooseneck ladder and to yard by ladder with egress to street through fire passage; that window and doors on course of fire escape are fireproof, not self-closing; and

WHEREAS, Certificate of Occupancy #4736 issued October 8, 1948, against Alt. App. 127/44 permits the following use and occupancy: Cellar—boiler room and storage; 1st floor—stores, 12 persons; 2nd floor—light manufacturing, display, office and storage, 32 persons; 3rd floor—light manufacturing, display, office and storage, 36 persons, and stipulates that not more than one tenant shall be on each of 2nd and 3rd floors and that the manufacturing shall not exceed the area of the lot and shall be limited to uses conforming to the Zoning Resolution; and

WHEREAS, the applicant states the third floor is now being used by two tenants, each having access to two means of egress; and

WHEREAS, the applicant requests that the Board permit the continued use of the third floor by two tenants, not exceeding the number of occupants permitted by the Labor Law; and

WHEREAS, the applicant contends that due to the change in the type of manufacturing available in the neighborhood, which is predominantly for manufacturers, there is less space and it has become necessary to lease to small tenants; that prior to leasing to present tenants the floor in question had been vacant for about two years, which created an undue hardship on the owner of the building; and

WHEREAS, under Cal. No. 594-31-S, Vol. I, the Board denied an appeal on March 8, 1932, from an order of the Fire Commissioner requiring the discontinuance of the use of premises for factory purposes as in violation of Section 270 of the Labor Law; and on June 6, 1944, under Cal. No. 594-31-S, Vol. II, the Board modified a decision of the Borough Superintendent, dated May 1, 1944, on Alt. App. 127/44, as to exits, on condition, among others, that the 2nd and 3d floors be occupied by one tenant each.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 6, 1944, under Cal. No. 594-31-S by adding thereto:

"that in the event the owner desires to have the third floor occupied by two tenants instead of one, such arrangement shall be permitted, *on condition* that the resolution above cited shall be complied with in all other respects; and that the exits shall be arranged, in accordance with plans filed marked 'Received April 3, 1958, 12 sheets.'"

816-56-A

APPLICANT—Sylvan Bien, for John Platt Realty Corp., owner; Chubb and Son, lessee.

SUBJECT—Application November 13, 1956—Appeal from a decision of the Borough Superintendent—re use of wood stud partitions.

PREMISES AFFECTED—90-100 John Street, 24 Gold Street, southeast corner and 15-23 Platt Street, Block 69, Lot 39, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Brady.

ACTION OF BOARD—Appeal granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 29, 1956, on Amdt. to B.N. App. 848-56, reads:

"1. Wood stud partitions not permitted in a building over 150 feet high of Class I construction. C26-666.0 & 667.0 A. Building Code."

and

WHEREAS, the applicant states the building is 29 stories, 326 ft. in height, 131 ft. 4 in. by 124 ft., irregular, in area, of Class One construction, erected 1931, located in an unrestricted use, B area, Class 2½ height district and used and occupied since 1931 as follows: Cellar—offices and storage, 100 persons; basement—stores and offices, 100 persons; mezzanine—offices, 40 persons; 2nd to 5th floors—offices, 175 persons, each; 6th to 15th floors—offices, 100 persons, each; 16th to 22nd floor—offices, 75 persons, each; 23rd to 28th floors, offices, 50 persons, each; 29th floor—office and engineer's department, 50 persons, no change in use or occupancy is now proposed. The building is equipped with an approved standpipe system, an approved interior fire alarm system; there is one interior 3 ft. 8 in. wide fire-proof stairs from roof bulkhead to street and one fire tower; and

WHEREAS, Certificate of Occupancy No. 17613 issued June 9, 1931 against N.B. App. 192-1930 permits the present use and occupancy except that it does not provide for a basement story; and

WHEREAS, the applicant states that this appeal applies to the fourth floor, located about fifty feet above the street, occupied as executive office (insurance) with fifteen years of unexpired term still on its lease; that in a minor alteration in connection with air conditioning the entire building the partition in question was erected in 1955 to act as a shield to deter unauthorized individuals from wandering in among the executives; that the partition is constructed of wood studs with glass wool fillings covered both sides with sheetrock and finished with wall paper, flexwood and hardwood trim around all openings and wainscoting; that the partition contains an area approximately 500 sq. ft. which is roughly less than the area of a room with untreated wood trim permitted by the Building Code; and

WHEREAS, the applicant therefore requests the Board permit the partition in question to remain for the duration of the existing lease.

Resolved, that the decision of the Borough Superintendent, dated October 29, 1956, acting on B.N. 848/56; Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the waiting room construction on the fourth floor to be as proposed and as indicated on plans filed with this appeal, marked "Received November 13, 1956", 2 sheets, *on condition* that such partition shall be permitted to remain only during the term of the lease of the present tenant, stated to be an additional fifteen years; that such partition shall be constructed of sheet rock filled with glass wool as proposed and shown on such plan; and that the doors to the main elevator hall shall be changed so as to open in the direction of exit and made double-swing or such doors may be removed if the entire floor is a single tenancy.

765-57-A

APPLICANT—John F. Fitzsimons, for Honeywell Farms, Inc., owner.

SUBJECT—Application October 25, 1957—Appeal from a decision of the Borough Superintendent, re conversion of frame construction from residence to business offices.

PREMISES AFFECTED—105-14 156th Street, west side, 122.5 feet south of Guinzburg Road, Block 10113, Lot 97, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 16, 1957, on Alt. App. 1853-57 reads:

"1. The proposed conversion of an existing frame bldg. from residence use to business use is contrary to 4.1.3 and 4.2.1 of the Bldg. Code."

and

WHEREAS, the applicant states the building is two stories, 23 feet in height, 16 feet 1 inch front by 30 feet 4 inches in depth, of Class 4 construction, erected prior to 1925, located on a lot 70 ft. front by 97.83 ft. in depth, in an unrestricted use, D area, Class One height district and used and occupied since October, 1957 for offices and proposed to be used and occupied for offices and accessory parking; and

WHEREAS, the applicant states that the upper floor has been closed off and will not be used; that the cellar will not be used; that it is proposed to convert the main floor into two offices enterable from a foyer located on the easterly side of the building; that the cellar ceiling and the first floor ceiling will be covered with metal lath and ¾ inch plaster; that the floor load of the main floor will be increased by the addition of three 3-inch lally columns in the cellar; and

WHEREAS, the applicant requests that a variance be granted and the decision of the Borough Superintendent modified so as to permit the use of the building as herein proposed.

Resolved, that the decision of the Borough Superintendent, dated October 16, 1957, acting on Alt. App. 1853/57, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the building to be occupied as proposed, *on condition* that the building shall not be increased in height or area and shall be used for no other purpose than as proposed and indicated on plans filed with this appeal, marked "Received March 28, 1958", 11 sheets; and that the second floor shall remain unoccupied.

144-58-A

APPLICANT—Max Schoener, owner.

SUBJECT—Application March 19, 1958—Appeal from an order of the Fire Commissioner re bars on windows, etc.
PREMISES AFFECTED—104-28 Alstyne Avenue, south side, 51 feet west of 51st Avenue, Block 1934, Lot 5, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Seth L. Friedman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, Order #1640-8 issued by the Fire Commissioner February 18, 1958, reads:

"1. Arrange bars on windows on 1st story so as to be readily movable or removable from inside in such a manner as to afford the free and unobstructed use of such windows for the purpose of egress as per Sec. 272 of the Labor Law."

and

WHEREAS, the applicant states the building is one story in height, 36 feet by 60 feet in area, of Class 4 construction, erected approximately in 1907, on a lot 160 feet front

MINUTES

by 115 feet in depth in a residence use, C area, Class 1 height district; occupied since 1938 as a factory (manufacturing lingerie) with an occupancy of 25 persons, for which Certificate of Occupancy #45819 was issued February 26, 1948, pursuant to Alt. App. 1429/47; and

WHEREAS, the applicant contends the factory has been operating under the present conditions for many years; that most of the windows are six feet above the floor and a few are 4 feet above floor; there are three exit doors, two of which are five feet in width and one three feet in width; that the removal of the bars from the windows would serve no useful purpose and most of them are so high off the floor as to be inaccessible for emergency exit; that if the order were complied with the property would be exposed to vandalism and burglary which are frequent occurrence in the neighborhood; that in view of the three existing exits, it is submitted there would be no purpose served in removing the window bars and it is therefore requested that the Fire Commissioner's order be modified.

Resolved, that the decision of the Fire Commissioner dated February 18, 1958, acting on Order No. 1640-8 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the arrangement of bars on windows provided there is a door at the rear of the premises both to the east and to the west which as shown on plans marked "Received March 19, 1958", 3 sheets, shall be maintained so that full access will be provided at all times to Alstyne Ave.; that in all other respects the building and occupancy shall comply with all laws applicable.

REGULAR MEETING

TUESDAY MORNING, APRIL 29, 1958, 10 A.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, April 15, 1958, were approved as printed in the Bulletin of April 22, 1958, Vol. 43, No. 16.

122-39-BZ—Vol. II

APPLICANT—William S. Worrall, Jr., for The Cord Mayer Company, owner; Maxwell Strauss, lessee.

SUBJECT—Application reopened December 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the erection of a one-story building to be maintained for use as a high speed auto laundry and car polishing establishment with parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—88-14 to 88-26 (88-20 official) Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: William S. Worrall, Jr.

For Opposition: Martin Zuckerbrod and Reuben Leeb.

ACTION OF BOARD—Laid over to May 27, 1958, at 10 A.M. for inspection and decision; hearing closed.

1132-39-BZ—Vol. II

APPLICANT—De Rose and Cavalieri, for J. Clarence Davies, Inc., owner.

SUBJECT—Application reopened January 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story extension to an existing one story commercial building occupied by two retail stores into the residence use district.

PREMISES AFFECTED—31, 32, 33, 34 Westchester Square, west side, 185.515 feet south of Frisby Avenue

and 2584-2588 Frisby Avenue and 1420-1434 Benson Street, Block 3984, Lots, 4, 5, 6, 7, 8, 9 and 30, Borough of The Bronx.

APPEARANCES—

For Applicant: J. Z. Stein and George J. Cavalieri.

For Opposition: Irma Pope McIntyre.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A.M. for inspection and decision; and for applicant to give consideration to removing sidewalk further from lot line and to file revised plans; hearing closed.

453-46-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Herman Birnbaum, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station for the following uses, office, lubritorium, auto repairs with hand tools only, auto laundry and the parking of cars awaiting service with a curb cut and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—3437-3445 Fort Hamilton Parkway and 2-12 Chester Avenue, southwest corner, Block 5302, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: Louis J. Maresea, Domenie P. Judice, Nicolo De Limone, John Pittan, Antonio Bellarino, Angelo Pasqua, Giuseppe Galasso and S. Verone.

ACTION OF BOARD—Laid over to May 27, 1958, at 10 A.M. for inspection and decision; hearing closed.

166-55-BZ—Vol. II

APPLICANT—Paul Friedman, for Warren J. Heeg and Thomas Adams, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, automatic car wash, lubritory, minor repairs with hand tools only, office, storage and sale of automobile accessories, parking and storage of more than five (5) motor vehicles with ground signs in a retail use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—105-19 to 105-37 Horace Harding Expressway and 59-02 to 59-28 Granger Street, northwest corner; 105-20 to 105-38 Westside Avenue, and 60-01 to 60-11 Xenia Street, Block 1963, Lot 5, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman, Arthur Levine and Warren Heeg.

For Opposition: V. Ambrosio, A. Morello and Mary Hamilton.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to May 27, 1958, at 10 A.M. for inspection and decision; hearing closed.

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubritorium, car washing, parking and storage

MINUTES

of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: Viola Scott, Sylvia Jones and Alfred Bristol.

ACTION OF BOARD—Laid over to May 27, 1958, at 10 A.M. for continued hearing.

152-57-BZ

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.

SUBJECT—Application February 8, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a parking lot.

PREMISES AFFECTED—214 Beach 59th Street, east side, 48.96 feet south of Arverne Boulevard, Block 380, Lot 40, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Philip Freshman.

For Opposition: None.

ACTION OF BOARD—Laid over and referred to Engineer for new date of hearing. Notices to owners in the area insufficient as to time of notice.

153-57-A

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.

SUBJECT—Application February 8, 1957—filed pursuant to section 35, General City Law re premises located in bed of mapped street—Beach 59th Street.

PREMISES AFFECTED—214 Beach 59th Street, east side, 48.96 feet south of Arverne Boulevard, Block 380, Lot 40, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Philip Freshman.

ACTION OF BOARD—Laid over and referred to Engineer for new date of hearing with Cal. No. 152-57-BZ.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: Donato Socci.

For Opposition: Jesse Luxenberg, Carl and Anna Meyer and Vincent Tesoriero.

ACTION OF BOARD—Laid over to May 27, 1958, at 10 A.M. to restudy and file revised plans of less building area.

603-57-BZ

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the subject premises for business purposes (offices).

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

APPEARANCES—

For Applicant: Patrick D. Concagh.

For Opposition: Mrs. F. Stillman and Mrs. John E. Spence.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A.M. for inspection and decision; hearing closed.

604-57-A

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner; Theodore R. Sills and Co., lessee.

SUBJECT—Application August 28, 1957—Appeal from a decision of the Borough Superintendent—re Class 3 construction—commercial use.

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

APPEARANCES—

For Applicant: Patrick D. Concagh.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A.M. for inspection and decision; hearing closed.

800-57-BZ

APPLICANT—Leonard F. Rothkrug, for Mildred Cohen, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory auto laundry—non automatic, auto repair shop with hand tools only, lubritorium, office and sales, all for a term of fifteen (15) years.

PREMISES AFFECTED—1290-1304 Remsen Avenue, southwest corner of Avenue J, Block 8040, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Anna Gashowitz, Angelina Tuiglio, Esther Weisfeld, Bernard Weisfeld, Sadie Eberman, Sidney Dunn, Minnie Schuler, Anita Cohen, Sylvia Ross, Louise Marotto, Sam Curtis and others.

ACTION OF BOARD—Laid over to May 27, 1958, at 10 A.M. for inspection and decision; hearing closed.

917-57-BZ

APPLICANT—A. H. Salkowitz, for Famtan, Inc., owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence and retail use district, the erection of a supermarket and accessory free parking area with curb cuts and retail exits on the residence portion of the plot.

PREMISES AFFECTED—43-20 Bell Boulevard, west side, 90 feet south of 43rd Avenue, Block 6287, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Opposition: None.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A.M. applicant to file revised plans; hearing closed.

920-57-BZ

APPLICANT—Reuben Rappaport, for David Meredith Hare, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of a one story extension occupying more than the permitted area and to be used as a sculptors studio by the tenant owner.

PREMISES AFFECTED—34 Leroy Street, south side, 60 feet east of Bedford Street, Block 586, Lot 6, Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Reuben Rappaport and David M. Hare.
For Opposition: None.

ACTION OF BOARD—Laid over to May 6, 1958, at 10 A.M. applicant to properly notify property owners within the affected area.

939-57-BZ

APPLICANT—Harry A. Yarish, for Charles Krebs, owner; Solomon Schneider, lessee.

SUBJECT—Application December 19, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit an E-1 area district, the continuance of an existing one-story building for use as a diner, that encroaches on the required rear yard.

PREMISES AFFECTED—No. 248-18 Sunrise Highway, south side, 89.22 feet and 111.57 feet east of Hook Creek Boulevard, Block 13623, Lot 19, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Harry A. Yarish and Solomon Schneider.
For Opposition: Charles Struckler, Earl Larren, Anne Esturo, Charlotte Meyer and John Esturo.

ACTION OF BOARD—Laid over to May 27, 1958, at 10 A. M. for inspection and decision; hearing closed.

961-57-BZ

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a one story building from minor motor vehicle repair shop to receiving, storage and shipping of United States servicemen's belongings.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet 11¼ inches east of 18th Avenue, Block 5480, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: Abraham Sussman.

ACTION OF BOARD—Laid over to May 27, 1958, at 10 A. M. for inspection and decision; hearing closed.

962-57-A

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—Appeal from a decision of the Borough Superintendent; re area of Class III construction excessive.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet 11¼ inches east of 18th Avenue, 1st floor; Block 5480, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant:

ACTION OF BOARD—Laid over to May 27, 1958, at 10 A. M. for inspection and decision; hearing closed.

112-57-BZ

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.

SUBJECT—Application February 8, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of parking lots for the parking and storage of more than five (5) motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—59-10 Rockaway Beach Boulevard, northwest corner of Beach 59th Street; 215 Beach 59th Street, west side, 55.29 feet south of Arverne Boulevard, Block 384, Lots 2 and 8; 60-10 Rockaway Beach Boulevard, northwest corner of Beach 60th Street and 217 Beach 60th Street, west side, 85.35 feet south of Arverne Boulevard, Block 385, Lots 62 and 68, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Philip Freshman.

For Opposition: Joseph A. Lagattuta, Amelia J. Dorkstader and Sebastian Fedora.

ACTION OF BOARD—Application withdrawn; new date to be set for hearing with Cal. No. 113-57A.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

113-57-A

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.

SUBJECT—Application February 8, 1957—pursuant to section 35, General City Law re premises partly in bed of mapped streets—Beach 59th and Beach 60th Streets.

PREMISES AFFECTED—59-10 Rockaway Beach Boulevard, northwest corner of Beach 59th Street; 215 Beach 59th Street, west side, 55.29 feet south of Arverne Boulevard, Block 384, Lots 2 and 8; 60-10 Rockaway Beach Boulevard, northwest corner of Beach 60th Street and 217 Beach 60th Street, west side, 85.35 feet south of Arverne Boulevard, Block 385, Lots 62 and 68, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Philip Freshman.

ACTION OF BOARD—Appeal withdrawn; new date to be set for hearing with Cal. No. 112-57 BZ.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

821-48-BZ—Vol. II

APPLICANT—William A. Giesen, for Silver Crest Farms, Inc., owner.

SUBJECT—Application reopened November 27, 1957 as Vol. II—re decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, for a term of ten years, the operation of a private parking lot for more than five motor vehicles.

PREMISES AFFECTED—81-17 Caldwell Avenue and 60-30 82nd Street, northwest corner, Block 2919, Lots 38, 42 and 47, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 27, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 8, 1958 after due notice by publication in the Bulletin; to April 29, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Caldwell Avenue, 82nd Street and 81st Street are in local retail and residence use, D area, class 1 height districts; 58th Avenue is in a residence use, D area, class 1 height district; that as of July 25, 1916 the portion of the property south of a line 100 feet north of Eliot Avenue easterly of 82nd Street was zoned as a business district and the remainder as a residence district; that the business portion was changed to its present local retail designation on March 25, 1954; that the height and area designations have not been changed since July 25,

MINUTES

1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated October 15, 1956 acting on Alt. Applic. No. 1494-56, reads:

"1. Parking of more than 5 motor vehicles within a Local Retail zone and a Residential zone is contrary to Art. 2 Sec. 3 and Sec. 4c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 109-17 feet frontage by 100.77 feet and 149.17 feet, irregular in depth, presently unimproved; that it is proposed to permit the operation of a private parking lot for more than five motor vehicles, for a term of ten years; that the proposed parking would be limited to the parking of small milk trucks of the type used for home delivery and the parking of employees' autos; that the proposed lot would be used in conjunction with the existing dairy and milk bottling plant under the same ownership, which is located at 80-22 Caldwell Avenue; and

WHEREAS, the applicant states that the family of the present operators of the dairy and milk bottling plant for which this parking lot is being sought, started operating a dairy at the present location in 1900; that in August 1924 the firm was incorporated under the name of Schwartz Milk Co. Inc., and in 1936 the name was changed to Silver Crest Farms, Inc., with no change of officers; that while the firm has been in existence there has never been a change of address; that the original bottling plant was built at 80-22 Caldwell Avenue and in 1933 the existing plant was erected; that in the past half century the plant has greatly expanded its operations and at present is faced with a very severe parking problem brought about by the increase in business; that the owners have purchased the property now under appeal for the sole purpose of creating a parking lot and reference to the block diagram will show that it is one of the few vacant parcels remaining in the entire neighborhood; that the parking problems of Silver Crest Farms, Inc. are further complicated by the many autos attracted by the large supermarket located on the northeast corner of Caldwell Avenue and 60th Street, which has an entrance to the store parking area directly across the street from the bottling plant; that conversely, the milk trucks lined up outside the plant interfere to some degree with the supermarket traffic; and

WHEREAS, the applicant contends that the parking lot as proposed would be used solely for the parking of small milk trucks and the parking of a limited number of employees' autos, and the lot would be constructed and maintained in accordance with the rules of the Building Department relating to the parking and storage of motor vehicles on vacant land; and

WHEREAS, the applicant states that the present owner has held title to the property since April 19, 1956; that the assessed valuation of land is \$11,900 and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on alt. Applic. No. 1494-56, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

864-56-BZ

APPLICANT—Robert S. Hansen, for The Cord-Meyer Co., owner (owner under contract: Irving Sussman).

SUBJECT—Application December 18, 1956—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, for a term of fifteen (15) years, the erection and maintenance of a gasoline service station, lubritorium, auto

laundry (non-automatic), minor auto repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—59-65 Fresh Pond Road, southeast corner of 59th Drive, (Mount Olivet Avenue); Block 2756, Lots 12 and 18, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Murray Stockman, Jack Isaacs and Joseph Lynch.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating
Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application March 11, 1958, after due notice by publication in the Bulletin; laid over to April 8, 1958, for hearing after applicant has sent out required notice to property owners and filed proof of service with the Board; then to April 29, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that site, Fresh Pond Road, Mt. Olivet Crescent and 60th Avenue are in a residence use, D area and class 1 height district; it was rezoned from business use to residence use under CP 11505 effective May 12, 1955; that on July 25, 1916 the plot was zoned for business use, D area and class 1 height district with the business use extending along both Fresh Pond Road and 59th Drive to a depth of 100 feet parallel with each street on both sides; and

WHEREAS, the decision of the Borough Superintendent, dated December 3, 1956, acting on N. B. Applic. 4461/56, reads:

"1. Proposed gasoline service station, lubritorium, auto laundry (non automatic); minor auto repairs with hand tools only, parking of motor vehicles awaiting service, for a term of fifteen years is contrary to Article II Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 123.56 feet frontage, by 52.58 feet irregular in depth, presently unimproved; that it is proposed to level the plot generally to the grade of both Fresh Pond Road and 59th Drive; that the erection of a one story, no cellar, accessory building finished with face brick, for use as an office, sales room, rest rooms, combination heater and storage room and two service bays; that the installation of twelve 550 gallon gasoline tanks with four dispensing pumps; that pumps to be of the low approved type set back a minimum of distance of 10 feet from the lot line; that to erect along the interior lot line where not occupied by buildings a woven wire fence on a concrete base to a total height of 5 feet 6 inches; that to install one brand sign advertising the gasoline sold and overhanging the lot line 4 feet; that to repair and replace existing sidewalks and curbs to the satisfaction of the Borough Superintendent; that to provide 2 entrance ramps on Fresh Pond Road with two 30 feet curb cuts; that no curb cut to be within 5 feet of any lot line as prolonged; that to pave yard area where not occupied by building with asphaltic concrete; and

WHEREAS, the applicant contends that the Cord Meyer Company purchased this property during July 1951 when same was zoned for business use; that efforts were made to erect suitable stores prior to May 1955 to no avail and since the rezoning to residence use there has been no demand for the building of homes on this irregular triangular plot; and

WHEREAS, the applicant states that the present owner has held title to the property since July 17, 1951; that the assessed valuation of the land is \$1000.00; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee

MINUTES

recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e and h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N. B. Applic. No. 4461-56, Objection No. 1. and 2. be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

16-57-BZ

APPLICANT—D. Salvati and Son, for Pasquale Palagano, owner.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a residence use district, the use of the vacant portion of the site for the parking and storage of motor vehicles both day and night.

PREMISES AFFECTED—1836-1838 Bergen Street, south side, 300 feet east of Ralph Avenue, Block 1451, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony M. Salvati.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 29, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, C area, class 1 height district; Bergen Street and St. Marks Avenue are in residence, local retail and business use, C area, class 1 height districts; Howard Avenue is in a business use, C area, class 1 height district; Ralph Avenue is in a local retail use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated January 11, 1956 acting on Alt. Applic. No. 1078-56, reads:

"1. Proposed parking lot in a residence use district is contrary to Art. II Sec. 3 of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 127 feet 9½ inches in depth, presently improved with a one story frame dwelling, and vacant lot; that it is proposed to use the vacant portion for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that there are multi-family buildings located in the immediate vicinity of the area proposed to be used for the storage of motor vehicles, therefore causing a great need for overnight and daytime parking; that there is an existing four foot high woven wire fence in good condition and the lot will be maintained according to all rules and regulations of the Department of Buildings; and

WHEREAS, the applicant states that the present owner has held title to the property since August, 1955; that the assessed valuation of land is \$4,400 and of the building \$100 making a total of \$4,500; that the building was erected in 1900; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for the parking and storage of motor vehicles substantially

as proposed and as indicated on plans filed with this application, marked "Received January 15, 1957, two sheets, March 12, 1958, one sheet and March 21, 1958, one sheet," on condition no further buildings or uses shall be on the premises other than the one-story frame dwelling; that the balance of the premises shall be leveled substantially to the grade of Bergen Street and surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be along the lot lines a woven wire fence of the chain link type as proposed, five feet six inches in height erected on masonry base; that during the term of this variance the premises shall be occupied as proposed for parking and shall be occupied for no other use; that no further buildings shall be erected thereon; that suitable bumpers shall be maintained against such fences for protection thereto; that the opening at Bergen Street shall be fitted with gates which shall normally be kept closed when premises are not in operation; that the curb cut opposite shall not exceed 12 feet in width; that the sidewalks and curbing in front of the building shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to one sign attached to the fence near the entrance advertising the parking and storage use and such other information as may be required by the Commissioner of Licenses; that such signs shall not exceed ten square feet and shall not be illuminated and shall not extend beyond the building line; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained six months from the date of this resolution.

831-57-BZ

APPLICANT—Herbert Gretschi, for New York City Housing Authority, owner; Frostone Corporation, lessee.

SUBJECT—Application November 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five pleasure type motor vehicles on a plot located within a public housing development for the personnel of an electronic research company located on the lot abutting the site for a term of two years.

PREMISES AFFECTED—212 Tillary Street, south side 170 feet and 1⅞ inches east of Prince Street, Block 2050, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herbert Gretschi and Sam Spiro.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 25, 1958 after due notice by publication in the Bulletin; and taken off calendar; referred to examiner for new hearing date; no notices to affected owners were sent out; then set for a new hearing on April 29, 1958; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Prince Street, Tillary Street and Navy Street are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 30, 1957 acting on Alt. Applic. No. 1507-57, reads:

"1. Proposed parking space is contrary to Article 4 Section 19 in that cars parked on premises of the Multiple Dwelling are for the use of Polytechnic Research and Development Co. on adjoining premises and not for use of the tenants of Multiple Dwelling as per Zoning Resolution and Section 60 M. Dw. Law.

2. Proposed parking space is contrary to Article 2

MINUTES

Section B of the Zoning Resolution. Note parking space in a residential use district."

and

WHEREAS, the applicant states that the premises consist of a plot, 28 feet frontage by 150 feet in depth, vacant; that it is proposed to use this plot for the parking of pleasure cars of the personnel of Polytechnic Research and Development Co. Inc., who are engaged in electronic research work for the Federal Government; and

WHEREAS, the applicant states that the parcel in question is not being used for any purpose whatsoever and is enclosed with a post and chain link fence; that the owner of this vacant parcel is the Housing Authority of the City of New York and they have entered into a lease with the Frostone Corporation for a period of two years; that Polytechnic Research & Development Co. Inc. are tenants in the building, which abuts this vacant parcel; and

WHEREAS, the applicant contends that the granting of a temporary parking lot will not in any way depress or affect adjoining buildings, but will in effect tend to relieve traffic conditions on this block to some degree, which at the present time has no parking area; that the proposed parking lot will bring additional revenue to the Housing Authority in the form of rental by the agreed terms of the lease; that the properties adjacent to this proposed parking area are mainly industrial and business properties; that the proposed use, if granted, will afford much-needed relief to the Polytechnic Company in their efforts to fulfill their contracts with the Federal Government; and

WHEREAS, the applicant states that the present owner has held title to the property since October 14, 1942; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for the parking of motor vehicles of the pleasure type only for use only by the Polytechnic Research and Development Company as proposed and as indicated by plans filed with this application marked "Received November 12, 1957", two sheets, *on condition* that all uses now on the premises shall be removed and the premises shall be graded to the grade of Tillary Street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on all exterior lines, where walls of adjoining buildings do not occur on the lot line, a woven wire fence of the chain link type not less than five feet six inches in height including a concrete base, with no openings except to Tillary Street where there may be an opening which shall be fitted with gates of similar construction as the fence, with curb cuts opposite not over ten feet in width; that during the term of this variance the premises shall be occupied by no other use; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to one sign attached to the fence advertising the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed ten square feet, shall not be illuminated and shall not extend beyond the building line; that suitable bumpers shall be maintained at walls and fences for protection thereof; and that all permits shall be obtained and all work completed within six months from the date of this resolution and a certificate of occupancy shall be obtained.

988-57-BZ

APPLICANT—Wechsler and Schimenti, for Vincent Alessi and D. Schimmenti, owners; Michael Sforza, lessee.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7i of the Zon-

ing Resolution, to permit in a retail use district, the change in use of an existing building from a garage to a motor vehicle repair shop.

PREMISES AFFECTED—145-10 Liberty Avenue, south side, 75.04 feet east of Inwood Street, Block 10046, Lot 4, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Emanuel Fogel.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 8, 1958 after due notice by publication in the Bulletin; and laid over to April 29, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Liberty Avenue are in a retail use, D area, class 1 height district; Inwood Street and Princeton Street are in retail and residence use, D and E area, class 1 and class ½ height districts; 105th Avenue is in a residence use, E area, class ½ height district; that when the building was constructed in 1948, the zoning was business use, D area, class 1 height; and

WHEREAS, the decision of the Borough Superintendent, dated December 10, 1957 acting on Alt. Applic. No. 2354-57, reads:

"1. Proposed auto repair and body shop in existing 1 story masonry garage, located in a Retail use district is contrary to Section 4A Article II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50.04 feet frontage by 89.53 feet in depth, upon which is located a building of class 3 construction, 1150 square feet in area and ten feet in height, and previously occupied as a five car garage; that it is proposed to install proper toilet facilities and to operate the premises as an auto body repair shop, with parking and sale of used cars; that proper grading, fencing and curb cut will be provided, the cost of which will be vested in the owners; and

WHEREAS, the applicant states that the present owners have held title to the property since April 1, 1948; that the assessed valuation of land is \$4,100 and of the building \$4,900 making a total of \$9,000; that the building was erected in 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted with conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7i to permit the premises with the existing buildings as indicated on plans filed with this application, marked "Received December 30, 1957, five sheets," to be occupied as proposed as a motor repair shop excluding all heavy work and collision work; that the repair work shall be maintained solely within one of the buildings as proposed and cited above; that the premises where unbuilt upon may also be used for the sale of used cars and the parking of cars under Section 7, Subdivision h for a term of 5 years provided the open area is paved with asphaltic pavement and that a fence of woven wire chain link type not less than 5 ft. 6 in. in height shall be erected on all lot lines where walls of buildings do not occur, *on condition* that in all other respects and occupancy the building shall comply with all laws, rules and regulations applicable thereto; that such portable fire fighting appli-

MINUTES

ances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 12:40 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 29, 1958, 2 P.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

829-48-SA

APPLICANT—The Nu-Way Corporation, owners.

SUBJECT—Application reopened July 2, 1957 for amendment of resolution as to additional models and trade names, namely Models J, K, L, H, CO, IXL and trade names Afco, Bard Leeson, Meyer, Power Oil, Rudy, Thatcher, Waterbury, Fitzgibbons, Mueller Climatrol, Bryan Steam Round Oak, Perfectaive, General Electric, Shepherd, Frontier, Ingersoll, Janitrol, Milwaukee Supreme, Oil Electric, Queen City, Permaglas, Spencer Heater, Weil-McLain, Sooner, Sun, Patten, Syncromatic, Meridian, Repco, Thermo Oil-O-Matic, Chrysler Airtemp, Certified Oil, Hall-Neal Victor, J & C, Fire Power-O-Matic, McDonald and Silver Seal Oil Burners; previously approved.

APPEARANTCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 829-48-SA.

Subject: Amendment of resolution as to additional models and trade names.

The Nu-Way Corporation, Rock Island, Illinois, requested by letter dated May 31, 1957 that the resolution adopted November 23, 1948 and amended June 26, 1956 under Cal. No. 829-48-SA be amended so as to permit the Nu-Way Oil Burner, Model F to be marketed by the Eureka-Williams Corporation under the trade name Oil-O-Matic Oil Burner, Model HP-115. The application was reopened by a vote of the Board July 2, 1957.

Subsequently in a letter dated February 26, 1958 the Nu-Way Corporation requested that the amendment include new models J, K, L, H, CO, IXL and that all their burners be permitted to be marked under additional as well as previously approved trade names.

Purpose

Conversion type oil burners.

Description

The Nu-Way Burners are gun type high pressure burners designed to burn No. 2 fuel oil. They may be pedestal mounted or flange connected to the furnace. All burners are available with suitable controls to shut down in case of flame or ignition failure.

The firing capacities of the new models are as follows:

Model F	— .65 to 3.00 gallons per hour
Model J	— 2.50 to 7.00 gallons per hour
Model K—NF, DF	— 5.00 to 18.00 gallons per hour
Model L	— 10.00 to 33.00 gallons per hour
Model IXL	— .65 to 3.00 gallons per hour
Model H—NF	— 3.00 to 6.00 gallons per hour
Model CO	— 6.00 to 10.00 gallons per hour

The new models are similar in design and operation to the burners previously approved under Calendar Number 829-48-SA.

Recommendation

The Committee on Test recommends that the resolution adopted November 23, 1948 under Cal. No. 829-48-SA and amended June 26, 1956 be amended so that the models recommended for approval including those previously approved are as follows: A-2, A-4, XL-2, XL-6, XL-12, XL-20, XS-2, XS-4, XLD, XL-1500, XL-2000, XL-2000NF, XLP, XLOP, C, E, F, J, K, K-NF, K-DF, L, IXL, H, H-NF and CO for use in New York City in domestic and commercial installations with fuel oil not heavier than No. 2 when installed in accordance with this report and the Oil Burners Rules of the Board. The Committee further recommends that the NU-WAY Burners be permitted to be marketed under the following trade names: Afco, Bard Leeson, Meyer, Power Oil, Rudy, Thatcher, Waterbury, Fitzgibbons, Mueller Climatrol, Bryan Steam Round Oak, Perfectaive, General Electric, Shepherd, Frontier, Ingersoll, Janitrol, Milwaukee Supreme, Oil Electric, Queen City, Permaglas, Spencer, Heater, Weil-McLain, Sonner, Sun, Patten, Syncromatic, Meridian, Repco, Thermo Oil-O-Matic, Chrysler Airtemp, Certified Oil, Hall-Neal Victor, J & C, Fire Power-O-Matic, McDonald and Silver Seal Oil Burners, provided each burner shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 829-48-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of November 23, 1948 in accordance with the above report.

359-50-SA

APPLICANT—Altorfer Brothers Company, owner.

SUBJECT—Application reopened October 23, 1956 for amendment of resolution as to additional models of Automatic Washers, Models 92, 82, 72, 52, 62, and 42 and to market under additional trade name of Kelvinator, Models WAG-9, WAG-6, WAG-5, WAG-2, WAG-1, WAH-10, WAH-9, WAH-6, WAH-5, WAH-2 and WAH-1—re Home Laundry Automatic Washer, Models 50 and 53; previously approved.

APPEARANCES—

For Applicant: John O. Allieck.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 359-50-SA.

Subject: Amendment of resolution as to include additional models of Automatic Washers and permission to market under additional trade name.

MINUTES

Altorfer Brothers Company, requested by letter dated September 17, 1956 that the resolution adopted July 18, 1950 and amended at various times through September 25, 1956 under Calendar Number 359-50-SA be amended so as to include additional models of automatic washers and permission to market same under an additional trade name. The application was reopened by a vote of the Board October 23, 1956. In a subsequent letter dated November 1, 1957 the Altorfer Brothers Company requested that other additional models be included in the amendment.

Purpose

The appliances are automatic clothes washing machines (9 lb. capacity).

Description

The Models 92 and 82 replace the previously approved Model 81 and model 72 replaces the previously approved model 71, the models 62 and 52 replace the previously approved model 61 and the model 42 replaces the previously approved model 91. The difference in the models is mainly in the external styling of the machines. In the 1958 Series, the models are designated as A-92, A-82, A-72, A-62, A-52 and A-42.

Recommendation

The Committee on Test recommends that the resolution adopted July 18, 1950 and amended at various times through September 25, 1956 be amended as to include additional models of ABC-O-Matic Home Laundry Automatic Washers and permission to market under an additional trade name so that the models recommended for approval under this recommendation are in addition to those previously approved: Models 92, 82, 72, 62, 52, 42, A-92, A-82, A-72, A-62, A-52 and A-42 and permission to market under the following trade name: Kelvinator Models WAG-9, WAG-6, WAG-5, WAG-2, WAG-1, WAH-10, WAH-9, WAH-6, WAH-5, WAH-2 and WAH-1 on condition that the requirements of the resolution adopted July 18, 1950 under Cal. No. 359-50-SA are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of July 18, 1950 through September 25, 1956 in accordance with the above report.

360-50-SA

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application reopened May 28, 1957 for amendment of resolution as to additional model oil burner ABC Models 40, 58 and 55K and additional trade names Day & Night Mfg. Co., Monrovia, California, under the trademark name Day & Night Model 55-J; Bryant Mfg. Co., Indianapolis, Indiana, under the trade name Bryant Model 55-J; Perfection Industries, Inc., Cleveland, Ohio under trade name of Perfection Model 55-J; Prat-Daniel Corp., Norwalk, Conn., Thermo Flo Model 55-J; Carrier Corp., Syracuse, N. Y., Carrier Oil Burner Models 38-M 105K-301, 38-M 105K-401, 38-N 140K-301, 38-N 140K-401, 38-N 175K-301, 38-N 175K-401-one Solar Flame Oil Burner, Model 55A, Crane Line, Model 5114 and Airline Oil Burner, Model FOB155A, Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner, Model 55, Norge-Heat Oil Burner, Model FOB 55, Radiation Oil Burner, Model 55, Richmond Oil Burner, Model FOB155A, Burnham Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heat Oil Burner, Model 80, Fitzgibbons Oil Burner, Model 50 and Kewanee Oil Burner, Model 55, The Hess Company, Hess Oil Bur-

ner, Model 55, Ingersoll Steel Division, Borg Warner Corporation, Ingersoll Oil Burner, Model 55, Ko-Z-Aire Company, Ko-A-Aire Oil Burner, Model 55, Kiske Products Incorporated, Kensico Oil Burner, Model 55, Utica Radiator Corporation, Utica Oil Burner, Model 55, Dunkirk Radiator Corporation, Dunkirk Oil Burner, Model 55, International Heater Company of Utica, New York, under the trade name of International Economy and Economy 55AZ, The Coleman Company, Wichita, under the trade name Coleman Model 194-700, 194-705, 595-700, 592-700, 595-705 and 592-705 and by the Timkin Silent Automatic Divisions of Timkin Detroit Axle Company, under the trade name Silent Automatic Models 80-HOA, 996-HOA, 135-HOA, 148-HOA, 132-HOA and 90-HOA. The Crane Company, Chicago, Illinois, under the trade name of Crane Line Oil Burner, Model 4606, 4608, 4869, 4870, 4871 and 4868. Jackson and Church under the trade name Jackson and Church Poweroil Model JC-55A and Power Oil Model 55-A. Rybolt Heater Company under trade name of Rybolt Model 55A, Firewel Company under trade name of Firewel Burner Model 55A, Lycoming-Spencer under trade name of Spencer-Heater Model 55A, National U. S. Oil Burner, Model 55A. Richmond Oil Burner, Models P10AA, P10AAE and P10AA3 and Carrier Oil Burner, Models 39M-175K-101, 38M-175K-201, 38M-105K-101, 38M-105K-201, 38M-140K-101, 38M-140K-201 and by Westinghouse Electric Corp. Air-Conditioning Division under the trade name Westinghouse Model 55A and by the H. B. Smith Company under the trade name Smith ABC Burner; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 360-50-SA.

Subject: Amendment to resolution as to additional model Oil Burner and additional trade names.

Automatic Burner Corp., Chicago, Illinois, requested by letter dated April 3, 1957 that the resolution adopted October 17, 1950 and amended at various times through April 9, 1957 be amended so as to include an additional model oil burner and permission to market under additional trade names. The application was reopened by a vote of the Board May 28, 1957.

Description

The requested models 40, 58 and 55K are similar to the models approved by the Board at various times under Calendar Number 360-50-SA, the only difference being in styling.

Recommendation

The Committee on Test recommends that the resolution adopted October 17, 1950 and amended at various times through April 9, 1957 under Calendar Number 360-50-SA be amended so as to include the ABC Oil Burner Models 40, 58 and 55K.

The Committee further recommends that the approved Model 55J may be marketed by the following companies under the following trade names: Day and Night Manufacturing Company, Monrovia, California, under the trademark name Day and Night Model 55 J; Bryant Manufacturing Company, Indianapolis, Indiana, under the trade name Bryant Model 55 J; Perfection Industries, Incorporated, Cleveland, Ohio, under the trade name of Perfection Model 55 J; Prat-Daniel Corporation, Norwalk, Connecticut, Thermo Flo Model Model 55 J; Carrier Corporation, Syracuse, New York, Carrier Oil Burner Models 38 M 105K-301,

MINUTES

38 M 105K-401, 38 M 140K-301, 38 M 140K-401, 38 N 175K-301, 38 N 175K-401 on condition that the requirements of the resolution adopted October 17, 1950 under Calendar Number 360-50-SA are complied with.

The Committee further recommends that the 55J Model also be marketed by the General Electric Company under the trade name of General Electric Model 55J and by the American-Standard Air Condition Division under the trade name of American Standard, Model ACD-551.

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of October 17, 1950 through April 9, 1957 in accordance with the above report.

580-54-SA

APPLICANT—Jackson and Church Co., owner.

SUBJECT—Application July 2, 1954—Jackson and Church Gas-fired Suspended Units, Models GA-350 and GA-450, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3

Negative: Commissioner Kleinert 1

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 580-54-SA.

Subject: Jackson & Church Gas-fired Suspended Units, Models, GA-350, GA-450, the GS Series and the GU Series.

Irving T. Hecht for Jackson & Church Company, Saginaw, Michigan filed July 2, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as the Jackson & Church Gas-fired Suspended Units, Models GA-350 and GA-450 under provisions of Article 12, Chapter 26, Administrative Building Code.

Purpose

The appliance is a gas-fired warm air suspended heater.

Description

The appliance consists of a cabinet, liner, combustion chamber, heat exchanger, heating element and controls.

The exchanger is of 12 gauge steel, the cabinet is of 20 gauge and the liner 24 gauge. The combustion chamber is of stainless steel.

The burner may be either a single port burner, multiple port burner or a power burner.

The controls consists of pressure regulator, automatic gas valve, fan and limit control, thermostat and safety pilot.

Inspection and Test

The equipment was inspected by Asst. Engr. J. A. Darts Committee on Test at 28-31 Thomson Avenue, Long Island City, Queens. The equipment operated as designed and the controls functioned as required. The appliance has been approved by the American Gas Association under 4-1022.011 and 4-1022.101.

Recommendation

The Committee on Test recommends the approval of the Jackson & Church Gas-fired Suspended Units, Models GA-350, GA-450, GS Series and GU Series for use in New

York City when installed in accordance with the requirements of Article 12, Chapter 26 Administrative Building Code on condition that the appliance bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 580-54-SA."

The Committee further recommends that when the heater is installed in garages or places of explosive atmosphere, the heater shall be installed so that the base of the heater is at least 8'-0" above the floor and the air for combustion shall be ducted in from the outside or in lieu thereof the combustion air intake shall be screened by means of a 40-40 mesh screen.

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

697-54-SM

APPLICANT—Safway Steel Scaffolds Supply Corp., subsidiary of Safway Steel Products Inc., owner.

SUBJECT—Application September 10, 1954—Safway Medium Duty Material Hoist Tower (Max. cap. 3,100 lbs.), approval of.

APPEARANCES—

For Applicant: Peter J. Reidy, Wallace H. Heidtmann, W. Winston Warner and John P. Jones.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper.. 4

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 697-54-SM.

Subject: Safway Material Hoist Tower.

Safway Steel Products, Inc., filed September 10, 1954 an application with the Board of Standards and Appeals for approval of the Safway Material Hoist Tower under the provisions of the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Building.

Purpose

The tower is used for hoisting materials during the course of building construction.

Description

The hoist tower consists of the bottom section, intermediate section and the top cathead supporting channels.

The bottom section consists of 8"-40# I beams fastened together at each corner.

The intermediate sections consist of 3" Double Extra Pipe, 3" Extra Strong Pipe and 3" Standard Pipe Clamps, braces and all other component parts that are required to build up the tower.

The top section consists of the top cathead supporting channels, which are attached to the top section of the tower by means of heavy duty column clamps.

Platforms are provided as landings at required levels.

Inspection and Test

The applicant has submitted structural computations so as to determine the allowable loads on the various pipe sizes for certain specified heights of tower under a specific load condition. The design and allowable loads were computed

MINUTES

by the firm of Purdy & Henderson, Inc., Architects and Engineers, New York City. A copy of the computations are on file with and are part of the record.

The design and heights were based on the using of a 35 cubic foot concrete bucket and 855 feet of hoisting cable. Impact was figured at the acceleration of 1 gravit or 100% of the dead load of bucket, weight of the concrete and the weight of the cable.

The computations were based on the height limitation of 851'-6", using three different pipe sizes for various heights namely, on a basis of 851'-06", the lower 299'-0" would be 3" Double Extra Strong Pipe, the next 201'-6" would be 3" Extra Strong and the upper section of 351'-0" would be 3" Standard Pipe.

The applicant has also submitted revised drawings marked: "Received March 17, 1958 showing 1/2" doubling plate to increase the net area to compensate for the removal of metal from the channels carrying the sheaves."

Recommendation

On the basis of the inspection and test and the computations, details and revised drawings, the Committee on Test recommends the approval of the Tower for use in New York City under the provisions of the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings, adopted under Calendar 784-58-SR, on the following conditions:

1. If platforms for loading and unloading are built around the hoist tower; wire mesh protection shall be installed on all open sides from toe board on the platform to guard rail height.

2. The tower shall be posted for maximum load of 35 cubic feet concrete bucket.

3. All gates, enclosures and other safeguards to comply with the requirements of the State Labor Law and the Erection Rules of the Board above cited.

4. The hoist machinery and bottom sheave shall be adequately braced against movement in any direction.

5. Subsurface conditions shall be thoroughly investigated so that the imposed weight of live and dead loads of the tower may be adequately distributed to the supporting soil.

6. That the tower shall be adequately braced in accordance with the requirements of the Demolition Rules.

The Committee further recommends that the height limitation for the Safway Material Hoist Tower shall be 851'-6" with a schedule of pipe sizes for sections of this height as herein described and in the event that towers of lesser heights are required, pipe sizes and sectional heights of such pipe sizes shall be computed using accepted engineering formulae with stress limitations as allowed in the Administrative Building Code, and further, that when bridge platforms between the tower and the floor of the building are required; such bridging shall not impose, on any leg of the tower a live and dead load on the tower legs beyond the extra allowable strength in the column that may not have been utilized by the loads, of and on, the tower itself.

The Committee further recommends that the design, erection and maintenance shall be under the responsible supervision of the Safway Steel Products Inc., and that all plans filed with the Department of Housing and Buildings showing the use of such hoist tower shall be marked: "Approved by the Board of Standards and Appeals for use in New York City under Calendar 697-54-SM."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

881-55-SA

APPLICANT—Hoyt Manufacturing Corp., owner.
SUBJECT—Application reopened February 13, 1957 for amendment of resolution as to include additional model of gas-fired clothes dryer, "Twinette"—re Dryerette, Jr., gas-fired laundry dryer; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 881-55-SA.

Subject: Amendment to resolution to include additional model of gas-fired clothes dryer.

Hoyt Manufacturing Corp., Westport, Massachusetts, requested by letter dated January 31, 1957 that the resolution adopted July 10, 1956 under Calendar Number 881-55-SA be amended so as to include the additional model "Twin-Ette" gas-fired clothes dryer. The application was reopened by a vote of the Board February 13, 1957.

Purpose

The appliance is used for drying laundry, using gas heat as the heating medium.

Description

The requested model Twinette is basically the same as the model Dryerette, Jr., using the same controls, gas burner, etc. The only difference being the Twinette is a smaller and more compact model.

Recommendation

The Committee on Test recommends that the resolution adopted July 10, 1956 under Calendar Number 881-55-SA be amended so as to include the Model Twin-Ette Clothes Dryer on condition that the requirements of the resolution adopted July 10, 1956 under Calendar Number 881-55-SA are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engineer,
GEORGE F. SKLENARIK,
Asst. Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 10, 1956 in accordance with the above report.

248-56-SA

APPLICANT—The Wayne Pump Co., owner.
SUBJECT—Application March 15, 1956—Wayne Power-Operated Discharge Device (for dispensing gasoline), Models 90 and 90X, approval of.

APPEARANCES—

For Applicant: A. E. Zabrowski.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 248-56-SA.

Subject: Wayne Power-Operated Discharge Device (for dispensing gasoline) Models 90, 90X and 90-1-198.

T. E. McLaron for Wayne Pump Co., Salisbury, Maryland, filed March 15, 1956 an application with the Board of Standards and Appeals for approval of the appliance known as the Wayne Power-Operated Discharge Device (for dispensing gasoline) Models 90 and 90X under the provisions of C19-69.0 Administrative Code.

Purpose

The appliance is used to dispense gasoline.

Description

The models are basically a modification of the basic Model 80 approved by the Board under Calendar 779-38-SA Vol. II, the difference being that the components are in one casing.

The appliance consists of the Wayne Solo Pump containing the pumping unit, check and pressure relief valve, by-pass valve, strainer and air separator and motor; the computer which is so designed that on the completion of a sale, the switch lever is returned to its initial position, therefore the switch lever must be returned to its final position, shutting off the pump before the nozzle can be returned to the nozzle boot. The final component is the meter.

The Model 90-X differs from the 90 only in that rollers are attached to the housing to protect it from rubbing of the hose and a decorative scuff panel around the hose nozzle boot.

The Model 90-1-198 differs from the 90 as it is a dummy dispenser. The pump, air separator and motor have been removed to a distant point and the cam operated valve, in conjunction with an electrical switch have been added to permit control of the pump from the remote dispenser.

Inspection and Test

The appliance was inspected by Asst. Engr. J. A. Darts, Committee on Test, and was found to operate as designed. The appliance has been approved by the Underwriters' Laboratory under MH 1821.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Wayne Power-Operated Discharge Device (for dispensing gasoline) Models 90, 90X and 90-1-180 for use in New York City when constructed as herein described and installed in accordance with the provisions of C19-69.0 Administrative Code on condition that the appliance bear a label permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar 248-56-SA."

(Sgd.) SAMUEL L. BECKER,

Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

249-56-SA

APPLICANT—The Wayne Pump Co., owner.

SUBJECT—Application March 15, 1956—Wayne Power-Operated Discharge Device (for dispensing fuel, including gasoline), Models 600, 605 and 605X, approval of.

APPEARANCES—

For Applicant: A. E. Zabrowski.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 5
0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

Re: Calendar Number 349-56-SA.

Subject: Wayne Power Operated Discharge Device (for dispensing gasoline) Models 600, 605 and 605X.

T. E. McLaron for Wayne Pump Co. filed March 15, 1956 an application with the Board of Standards and Appeals for approval of the Wayne Power Operated Discharge Device (for dispensing gasoline) Models 600, 605 and 605X under the provisions of C19-69.0 Administrative Code.

Purpose

The appliance is used for dispensing gasoline.

Description

The requested models are basically the same as the Model 500/505 approved by the Board under Calendar 649-53-SA.

The Model 600, hose retracting type, makes use of a single flow indicator located in the site of the top canopy, also has a hose track. The Model 605, a hose cable retracting type has a single flow indicator located 1/3 down the panel, a wrap around scuff panel and trim strips on the corners of the doors.

The Model 605X differs from the 600 insofar as it has a double flow indicator, and does not have the wrap around scuff panel.

Both units contain the computer, meter and a solo pump which consists of pumping unit, check and pressure relief valve, by-pass valve, strainer and air separator and motor.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test. The pumps have been approved by the Underwriters' Laboratory.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval for voluntary use in New York City of The Wayne Power Operated Discharge Device (for dispensing gasoline) Models 600 and 605X under the provisions of C19-69.0 Administrative Code on condition that the pumps bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar 249-56-SA."

(Sgd.) SAMUEL L. BECKER,

Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

331-56-SM

APPLICANT—The Flour City Ornamental Iron Co., owner.

SUBJECT—Application April 13, 1956—Flour City Passenger Elevator Doors and Frames, Models FC-W1, FC-W2, FC-W3, approval of.

APPEARANCES—

For Applicant: George Bronstein.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 331-56-SM.

Subject: Flour City Passenger Elevator Door and Frames.

Flour City Ornamental Iron Company, Minneapolis, Minnesota filed April 13, 1956 an application with the Board of Standards and Appeals for approval of the material known as Flour City Passenger Elevator Door and Frame under the provisions of C26-610.0 and C26-663.0.b. Administrative Building Code and the Rules of the Board for the Inspection of Opening Protective Assemblies.

Purpose

The material is to be used as a 1½-hour fire resistive opening protective assembly.

Description

The door, hollow metal construction, is 7'-0½" high by 3'-7½" wide by 0'-1⅜" thick, constructed of 18 gauge steel sheets, butt welded at the sides and spot welded 2 inches on centers top and bottom to a steel frame 14 gauge cold rolled steel channels.

Intermediate vertical "Z" shaped stiffeners of 18 gauge steel are spaced 8¾ inches on centers and spot welded 4 inches on centers on both faces. The top rail and reinforcing bar are pierced with 8 vent holes, ⅜ inch in diameter. The insulation consisted of a mineral wool and fiberglass mat 1¼ inches thick and are of 10 lb./cu. ft. density manufactured by 48 Insulation Company of Illinois. The insulation was compressed into the spaces between the stiffening ribs with lapped joints in alternate spaces.

The door opening was provided with a cold rolled 14 gauge steel frame at sides and top and a cast iron saddle grooved to receive two engaging lugs on the door, 4 inches long and ½ inch thick, projecting ½ inch into the slot.

Inspection and Test

The door was tested at Protexol in the presence of Asst. Engrs. J. A. Darts and G. F. Sklenarik Committee on Test and G. E. Peterson representing the applicant and the door successfully met the fire and hose stream requirements of a 1½-hour fire resistive open protective assembly as set forth under C26-610.0 Administrative Building Code. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Flour City Passenger Elevator Door and Frame as having met the requirements of C26-610.0 for use in New York City under the provisions of C26-663.0 Administrative Building Code on condition that the requirements of the Rules for the Inspection of Opening Protective Assemblies are complied with.

(Sgd.) SAMUE L. BECKER,
Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKELENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

305-57-SA

APPLICANT—Charles M. Spindler, for the Erie City Iron Works, owner.

SUBJECT—Application March 29, 1957—Erie City Iron

Works Combination Gas and Light Oil Rotary Burner (for general heating and power), Model RGO, approval of.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re. Cal. No. 305-57-SA.

Subject: Erie City Iron Works, Model RGO Combination Gas and Light Oil Rotary Burner.

Charles M. Spindler, for Erie City Iron Works filed March 29, 1957 an application with the Board of Standards and Appeals for approval of the appliance known as Erie City Iron Works, Model RGO Combination Gas and Light Oil Rotary Burner under the provisions of the Oil Burner Rules of the Board and Article 12, Chapter 26 Administrative Building Code.

Purpose

The appliance is a combination gas and oil burner for domestic and commercial heating.

Description

The principle of the rotary cup oil burner is atomization of oil by discharging a thin film of oil into a high velocity air stream. Rotational movement is given to the cup by a belt drive between a small motor and the hollow shaft which is supported by the main housing. The stationary fuel pipe extends through the hollow shaft and is supported from the rear of the housing. The end of the fuel pipe is provided with a tip which discharges the oil in the back portion of the cup. High speed rotation forms the oil into a thin film on the walls of the cup. In order that the oil film will be of uniform thickness it is necessary that the inside of the cup be perfectly smooth. A slight taper moves the oil forward to the knife edge where it is discharged into the high velocity air stream and is instantly atomized and mixed with secondary air.

The oil burner trim consists of a variable-orifice flow control valve, a solenoid-operated shut-off valve, a manually operated needle-type adjustment valve, an indicating pressure gage, thermometer, pressure regulating valve and flexible lengths of supply and return lines. The transfer pump, oil strainer, check valves and steam are shop assembled on Keystone Unit.

The path of the secondary air is drawn through the setting by the induced draft fan. The path of the primary air is forced through the burner by a centrifugal blower. The primary air enters the furnace through an angular vaned air nozzle surrounding the oil atomizing cup and serves to create the initial turbulence required for intimate air-fuel mixture. The additional air required to support complete combustion enters through the damper openings in the wind-box and is drawn into the furnace through the annular area surrounding the refractory burner cone. Oil or gas, primary air and secondary air all enter the furnace concentrically, insuring a uniform mixture of fuel and air for complete combustion.

The gas is piped to the burner through a solenoid-operated valve (diaphragm type-slow opening, quick closing) a manual plug-cock valve and a butterfly type flow regulating valve, all of which are shop-assembled with the necessary piping and fittings. The "On-Off" solenoid valve is controlled by the programming and safety devices. A small stop-cock tapped into the supply side of the main valve supplies ample pilot gas for ignition. For safety there

MINUTES

is a plug valve to be used when disconnecting or not using gas for firing.

The actual nerve center of the control system is the modulating pressure control which is piped directly to the Steam gage line from the upper drum. Any variation in drum pressure causes the bellows in the pressure control to expand or contract and this movement through linkage changes the setting on a potentiometer coil which is electrically connected to a similar coil on the modutrol motor. In this manner any change in pressure detected by the modulating pressure control causes the modulating control motor on the burner to rotate. This movement of the modulating control motor through linkage increases or decreases the firing rate of the burner depending upon the direction of rotation.

During normal operation as the drum pressure drops, the controls cause the burner to approach maximum firing rate; as the drum pressure rises, the modulating pressure control causes the burner to approach minimum firing rate. After the minimum firing rate has been reached and if the pressure continues to rise, the circuit through the high pressure limit control will be interrupted, at a predetermined maximum pressure causing the burner to shut down. After the pressure drops to the cut-in point of the high limit pressure control, the ignition assembly and main burner controls are energized in sequence; and after the main flame has been established the burner is again under the control of the modulating pressure control. In this manner the Keystone Unit will supply a flow of steam to meet varying demands at a constant pressure at all times without the close attention of an operator.

If the load demand on the unit ever exceeds the input of the feed-water, the burner will shut down and an alarm bell will ring as soon as the water drops below the safe operating level as determined by the water column level control. When the water level is restored to normal the unit will re-cycle automatically.

Should a flame failure occur for any reason other than the action of the high pressure control, or if the flame scanner fails to detect the presence of a flame in the furnace, the main fuel valves will be de-energized immediately and the alarm horn will be energized. After the cause of flame failure has been rectified the programmer must be manually reset by pressing the red button on the front of the programmer cabinet.

CONTROL DEVICES:

- Programmer
- Damper Controls
- Modulating Control Motor
- Modulating Pressure Control
- Starters
- Overload Heater Coils
- Power Block
- Door Safety Switch
- Fuse Blocks
- Alarm Bell
- Transformer
- Flame Scanner
- "On-Off" Selector Switch
- Alarm Horn
- High Horn
- High Pressure Control
- "Off" Delay Relay
- Thin Wall Conduit
- Flexible Cable
- Therminal Blocks
- Junction Boxes
- Oil Pump Motor
- Forced Draft Fan Motor
- Burner Motor
- Induced Draft Fan Motor
- Water Column—Pump Control Switch
- Water Column—Alarm Bell & Cutoff Switch
- Air Flow Switch
- Ignition Transformer
- High Tension Cable
- Pilot Gas Solenoid Valve

- Oil Valve Solenoid
- Air Pressure Control
- Main Gas Valve Solenoid
- "Gas—Oil" Selector Switch
- Transformer
- Auxiliary Switch

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts Committee on Test at the Good Humor Plant, Long Island, New York. The equipment operated as designed and controls operated as required.

Recommendation

On the basis of the inspection and the data filed by the applicant the Committee on Test recommends the approval of the Erie City Iron Works, Models RGO Combination Gas and Light Oil Rotary Burner for use in New York City when constructed as herein described and installed in accordance with the requirements of the Oil Burner Rules of the Board and Article 12, Chapter 26, Administrative Building Code on condition that the appliance bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 305-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

364-57-SA

APPLICANT—Charles M. Spindler, for Erie City Iron Works, Owner.

SUBJECT—Application April 8, 1957—Erie City Iron Works Steam Atomizing Oil Burner, approval of.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 364-57-SA.

Subject: Erie City Iron Works Steam Atomizing Oil Burner.

C. M. Spindler for Erie City Iron Works, Erie, Pa., filed April 8 1957 an application with the Board of Standards and Appeals for approval of the appliance known as Erie City Iron Works Steam Atomizing Oil Burner under the provisions of the Oil Burner Rules of the Board and Article 12, Chapter 26 Administrative Building Code.

Purpose

The appliance is an oil-fired heating appliance for domestic and commercial installation.

Description

The burner consists of the air register with its simultaneous adjustable burner louvers controlled by the louver control mechanism on the left side of the burner front plate,

MINUTES

the atomizer assembly inserted through the hub of the air register, burner arch tile. A flame scanner mount is located on the burner cover along with an ignition assembly.

The oil and steam enter the atomizer gun assembly through flexible metal hoses and pass through their respective passages into the atomizing head, from which a conical pattern of finely atomized oil is sprayed into the combustion chamber of the boiler.

The oil system of the burner normally consists of an adequately sized strainer, a pressure regulator, thermometer, pressure gauges, check valve, manual shut-off valve, adjustable port control valve, flexible hose and a solenoid operated safety shut-off valve. If required, an oil transfer pump, electric oil pre-heater, steam oil pre-heater are also furnished and are usually shop assembled on the boiler unit.

The oil pressure required at the burner for maximum capacity ordinarily will not exceed 90# but depends on the viscosity and heating value of oil delivered to the burner.

The burner steam system normally consists of manual shut-off valves, sediment separator, pressure regulator, solenoid operated shut-off valve, indicating pressure gauge, check valves, flexible hose, strainer, atomizing steam pressuretrol and for heavy oil a purge solenoid shut-off valve.

The steam pressure required for atomizing the oil is considerably affected by the viscosity of the oil and to some extent by the quality of the atomizing steam, which should be substantially dry. The steam pressure at the burner ordinarily will not exceed 20# above oil pressure for maximum capacity. The burner is suitable for higher pressures should they be required.

The forced draft fan supplies the air necessary to support combustion through the burner louvers, where the air is given a swirling motion through the burner throat and into the combustion chamber.

The burner arch tile in conjunction with the cylindrical air register is specially designed to promote rapid and efficient combustion. The throat tile holds the air closely around the flame at the same time assisting combustion by its heating effect.

The diffuser mounted on the furnace end of the oil pipe is a conical shaped casting made of heat resistant metal. Its duty is to prevent the flame from being carried away from the atomizer by the incoming air, while at the same time, through a series of slotted openings, it provides for the passage of sufficient air to permit combustion to start.

CONTROL DEVICES:

- Programmer
- Damper Controls
- Modulating Control Motor
- Starters
- Overload Heater Coils
- Power Block
- Door Safety Switch
- Fuse Blocks
- Alarm Bell
- Transformer
- Flame Scanner
- "On"—"off"
- Alarm Horn
- High Pressure Control
- "Off" Delay Relay
- Thin Wall Conduit
- Flexible Cable
- Thermal Blocks
- Junction Boxes
- Oil Pump Motor
- Forced Draft Fan Motor
- Burner Position Interlock Switch
- Induced Draft Fan Motor
- Water Column—Pump Control Switch
- Water Column—Alarm Bell & Cutoff Switch
- Air Flow Switch
- Ignition Transformer
- High Tension Cable
- Pilot Solenoid Valve

- Oil Solenoid Valve
- Air Pressure Control
- Gas Solenoid Valve
- "Gas-Oil" Selector Switch
- Transformer
- Auxiliary Switch
- Steam Solenoid Valve
- Purge Solenoid Valve
- "Han-Automatic" Selector Switch
- Potentiometer
- Modulating Relay
- Control Relay 1. P. N. C.
- Control Relay 2. P. N. C.
- Pressuretrol In Burner Steam Fire
- Air Flow Switch
- "Power On" White Indicating Light
- "Ready" Yellow Indicating Light
- "Pilot Flame" Green Indicating Light
- "Main Flame" Red Indicating Light.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test at the Good Humor Plant, Long Island, New York. The equipment operated as designed and controls operated as required.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Erie City Iron Works Steam Atomizing Oil Burner for use in New York City when constructed as herein described and installed in accordance with the requirements of the Oil Burner Rules of the Board and Article 12, Chapter 26, Administrative Building Code on condition that the appliance bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 364-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

304-57-SA

APPLICANT—Charles M. Spindler, for Erie City Iron Works, owner.

SUBJECT—Application March 29, 1957—Erie City Iron Works, Combination Gas and Heavy Oil Rotary Burners (for general heating and power), Model RGOH, approval of.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of the Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 304-57-SA.

Subject: Erie City Iron Works Combination Gas & Heavy Oil Rotary Burner.

Charles M. Spindler for Erie City Iron Works, Erie, Pa., filed March 29, 1957 an application with the Board of Stand-

MINUTES

ards and Appeals for approval of the Erie City Iron Works Combination Gas & Heavy Oil Rotary Burner under the provisions of the Oil Burner Rules and Article 12, Chapter 26, Administrative Building Code.

Purpose

The appliance is a combination gas and oil burner for domestic and commercial heating.

Description

Ignition for the Erie City Burner is established by using an electric spark to ignite a small jet of gas or light oil.

OIL BURNER

The principle of the rotary cup oil burner is atomization of oil by discharging a thin film of oil into a high velocity air stream. Rotational movement is given to the cup by a belt drive between a small motor and the hollow shaft which is supported by the main housing. The stationary fuel pipe extends through the hollow shaft and is supported from the rear of the housing. The end of the fuel pipe is provided with a tip which discharges the oil in the back portion of the cup. High speed rotation forms the oil into a thin film on the walls of the cup. In order that the oil film will be of uniform thickness it is necessary that the inside of the cup be perfectly smooth. A slight taper moves the oil forward to the knife edge where it is discharged into the high velocity air stream and is instantly atomized and mixed with secondary air.

The oil burner trim consists of a variable-orifice flow control valve, a solenoid-operated shut-off valve, a manually operated needle-type adjustment valve, an indicating pressure gage, a thermometer, pressure regulating valve and flexible lengths of supply and return lines. The transfer pump, oil strainer, check valves and a steam and electric preheaters are shop assembled on the Keystone Unit.

The path of the secondary air is drawn through the setting by the induced draft fan. The path of the primary air is forced through the burner by a centrifugal blower. The primary air enters the furnace through an angular vane air nozzle surrounding the oil atomizing cup and serves to create the initial turbulence required for intimate air-fuel mixture. The additional air required to support complete combustion enters through the damper openings in the windbox and is drawn into the furnace through the annular area surrounding the refractory burner cone. Oil or gas, primary air and secondary air all enter the furnace concentrically, insuring a uniform mixture of fuel and air for complete combustion.

GAS BURNER

The gas is piped to the burner through a solenoid operated valve (diaphragm type-slow opening, quick closing), a manual plug-cock valve and a butterfly pipe flow regulating valve, all of which are shop-assembled with necessary piping and fittings. The "On-Off" solenoid valve is controlled by the programming and safety devices. A small stop-cock tapped into the supply side of the main valve supplies ample pilot gas ignition. For safety there is a plug valve to be used when disconnecting or not using gas for firing.

NORMAL OPERATION

The actual nerve center of the control system is the modulating pressure control which is piped directly to the steam gage line from the upper drum. Any variation in drum pressure causes the bellows in the pressure control to expand or contract and this movement through linkage changes the setting on a potentiometer coil which is electrically connected to a similar coil on the modulator motor. In this manner any change in pressure detected by the modulating pressure control causes the modulating control motor on the burner to rotate. This movement of the modulating control motor through linkage increases or decreases the firing rate of the burner depending upon the direction of rotation.

During normal operation as the drum pressure drops, the controls cause the burner to approach maximum firing rate; as the drum pressure rises, the modulating pressure control causes the burner to approach minimum firing rate. After

the minimum firing rate has been reached and if the pressure continues to rise, the circuit through the high pressure limit control will be interrupted at a predetermined maximum pressure causing the burner to shut down. After the pressure drops to the cut-in point of the high limit pressure control, the ignition assembly and main burner controls are energized in sequence; and after the main flame has been established the burner is again under the control of the modulating pressure control. In this manner the Keystone Unit will supply a flow of steam to meet varying demands at a constant pressure at all times without the close attention of an operator.

If the load demand on the unit ever exceeds the input of the feedwater, the burner will shut down and an alarm bell will ring as soon as the water drops below the safe operating level as determined by the water column level control. When the water level is restored to normal the unit will re-cycle automatically.

Should a flame failure occur for any reason other than the action of the high pressure control or if the flame scanner fails to detect the presence of flame in the furnace, the main fuel valves will be de-energized immediately and the alarm horn will be energized. After the cause of the flame failure has been rectified the programmer must be manually reset by pressing the red button on the front of the programmer cabinet.

CONTROL DEVICES:

- Programmer
- Damper Controls
- Modulating Control Motor
- Modulating Pressure Control
- Starters
- Overload Heater Coils
- Power Block
- Door Safety Switch
- Fuse Blocks
- Alarm Bell
- Transformer
- Flame Scanner
- "On-Off" Selector Switch
- Alarm Horn
- High Pressure Control
- "Off" Delay Relay
- Thin Wall Conduit
- Flexible Cable
- Therminal Blocks
- Junction Boxes
- Oil Pump Motor
- Forced Draft Fan Motor
- Burner Motor
- Induced Draft Fan Motor
- Water Column—Pumping Control Switch
- Water Column—Alarm Bell & Cutoff Switch
- Air Flow Switch
- Ignition Transformer
- High Tension Cable
- Pilot Gas Solenoid Valve
- Oil Valve Solenoid
- Air Pressure Control
- Main Gas Valve Solenoid
- "Gas-Oil" Selector Switch
- Transformer
- Auxiliary Switch

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts Committee on Test at the Good Humor Plant, Long

MINUTES

Island, New York. The equipment operated as designed and controls operated as required.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Erie City Iron Works Combination Gas and Heavy Oil Rotary Oil Burner for use in New York City when construction as herein described and installed in accordance with the requirements of the Oil Burner Rules of the Board and Articles 12, Chapter 26, Administrative Building Code on condition that the appliance bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 304-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

366-57-SM

APPLICANT—Ever-Tite Coupling Co., Inc., owner.

SUBJECT—Application April 16, 1957—Ever-Tite Gauge Box Closer, Ever-Tite 2C411R and Ever-Tite 3C413N, approval of.

APPEARANCES—

For Applicant: John T. Krapp and Herbert J. Krapp.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re. Calendar Number 366-57-SM.

Subject: Ever-Tite Gauge Box Closer, Ever-Tite 2C411R and Ever-Tite 3C413N.

Ever-Tite Coupling Co., Inc., New York, filed April 16, 1957 on application with the Board of Standards and Appeals for approval of the Ever-Tite Gauge Box Closer 2C411R and 3C413N under the provisions of Section C19-59.m.5 of the Administrative Code.

Purpose

A spring loaded check valve to act as an automatic closure for test well openings in storage tanks.

Description

The 2C411R gauge box closer is designed for installation in existing test wells and is installed by inserting the device in the gauge pipe riser and then by means of an eye bolt screw and any type of cross members to hold the device in position while the locking screws are tightened. The eye bolt is then removed.

The check valve, equipped with a suitable gasket, is held in a closed position by means of two stainless steel springs.

To measure the contents of a tank, the standard closure plug for the gauge box is removed and a gauging stick is inserted against the check valve, forcing it open. After removal of the gauge stick, the valve again closes by spring action and the closure plug is replaced.

The 3C413N gauge box closer is designed for new installations and is included with a complete gauge box.

Inspection and Test

All details of construction were examined by Asst. Engr. G. F. Sklenarik, Committee on Test.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the EverTite Gauge Box Closer, Models 2C411R and 3C413N for voluntary use in New York City on outside storage tanks permitted to have test wells in accordance with Section C19-59m.5 Administrative Code and the Oil Burner Rules of the Board and provided that each device shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 366-57-SM" or in lieu thereof that each carton in which the device will be marketed be so stamped.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report only on the basis of use in tanks outside of buildings.

769-57-SA

APPLICANT—Erie Meter Systems, Inc., owner.

SUBJECT—Application October 14, 1957—Erie Remote Control (Electric) Gasoline Dispensers, Models 842, 845, 849, 949-1, 240-5, 241-5 and 140-5, approval of.

APPEARANCES—

For Applicant: I. W. Wieslander.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 769-57-SA.

Subject: Erie Remote Control Gasoline Dispensers, Models 842, 845, 849, 949-1, 240-5, 241-5 and 140-5.

F. E. Carney for Erie Meter Systems, Inc., Erie, Pa., filed October 14, 1957 an application with the Board of Standards and Appeals for approval of the appliance known as the Erie Remote Control Gasoline Dispensers, Models 842, 845, 849, 949-1, 240-5, 241-5 and 140-5 under the provisions of C19-59.0.C. Administrative Code.

Purpose

Appliances for dispensing motor fuels, gasoline by remote control.

Description

The dispensers are used in conjunction with either a suction pumping or push pumping system.

The Models 842 and 845 are designed for push pumping systems. The 845 is equipped with inside weighted hose return device and the 845 is equipped with outside hose extension device.

The Model 849 is also equipped with 100 feet of hose outside of cabinet.

MINUTES

The Model 240-5 is duplex dispenser, handling two products and has two outlets.

The Model 140-5 is a high capacity with integral hose reel for 50'-0" of hose.

The dispensers for suction pumping are basically the same, consisting of the chassis, computer, displacement meter, rotary gear type pump driven by a Gilmer Timing Belt is built into the air eliminator housing.

The dispensers for push pumping no pump, air eliminator or motor are required in the chassis; but included are starting switch for remote pump, motor and hydraulic control valve with built-in check valve and strainer.

The hydraulic valve consists of a pilot activated control valve, built-in check and relief valve and strainer.

The pilot valve is linked to the reset and motor control mechanism, lifting the nozzle, turning the register reset lever and the lever to start the remote motor makes the pilot valve operative. Its function is to open and close the main or control valve in direct response and in proportion to the demand at the nozzle.

When the pilot valve is closed, the control valve with inlet and outlet pressure equalizes and is closed by spring action. The in-built combination check and pressure relief valve maintains a full system and provides adequate thermal expansion relief for the remote control dispensing systems.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test.

The dispensers have been approved by the Underwriters Laboratory.

Recommendation

On the basis of the examination and the data filed by the applicant the Committee on Test recommends the approval of the Erie Remote Control Gasoline Dispensers, Models 842, 845, 849, 949-1, 240-5, 241-5 and 140-5 for use in New York City when installed in accordance with the requirements of C19-69.0 Administrative Code and the requirements of the Electrical Code of the City of New York and Provided that each pump bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 769-56-SA."

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

771-57-SA

APPLICANT—Erie Meter Systems, Inc., owner.

SUBJECT—Application October 14, 1957—Erie Submersible Gasoline Pumps (electric), Models 303, 305, and 307, approval of.

APPEARANCES—

For Applicant: I. W. Wieslander.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper.. 4
Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 771-57-SA.

Subject: Erie 303, 305 and 307 Submersible Pump.

F. E. Carney for Erie Meter System Inc., Erie, Pennsylvania, filed October 14, 1957 an application with the Board of Standards and Appeals for approval of the Erie Submersible Pumps Models 303, 305 and 307 under the provisions of C19-69.0 Administrative Code.

Purpose

The appliance is used for pumping gasoline in service stations.

Description

The Models 303 and 305 are four-stage vertical centrifugal type pumps and the Model 307 is a three-stage type.

The junction box is weather proof, explosion proof and swivel type to facilitate conduit connection. The discharge head is cast iron with built-in pressure relief valve and spring loaded check valve with nylon disc, poppet and brass seal. Built-in air eliminator with return line that discharges product below liquid level in tank to avoid product loss and static hazard.

The submersible motor for the Model 303 is $\frac{1}{3}$ H.P. and for the Model 305 is $\frac{1}{2}$ H.P.; both are continuous duty, single phase, 208-230V, 60 cycle, Capacitor start, induction run, 3450 r.p.m.; explosion proof and is lubricated and cooled by the product, sealed leads with thermal overload protection. The motor for the Model 307 is a $\frac{3}{4}$ H.P. except capacitor type in 220V or 208V.

Inspection and Test

The appliance was examined by Asst. Engr. J. A. Darts, Committee on Test. The appliance has been approved by the Underwriters' Laboratories under MH 2432.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Erie Gasoline Pump Models 303, 305 and 307 for voluntary use in New York City under the provisions of C19.69.0 Administrative Code on condition that the appliance bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar 771-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

789-57-SM

APPLICANT—The Browne Window Manufacturing Co., Inc., owner (Universal Builders Supply Co., Inc., Agent).

SUBJECT—Application October 10, 1957—Browne Window Manufacturing Co., Inc., Aluminum Window Sections of Extruded Alloy, Model 6063-TS, approval of.

APPEARANCES—

For Applicant: John H. Wayland.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 789-57-SM.

Subject: Browne Window Manufacturing Company, Inc., Aluminum Window.

Universal Builders Supply Company for The Browne Window Manufacturing Company, Inc., Dallas, Texas, filed October 10, 1957 an application with the Board of Standards and Appeals for approval of the Browne Window Manufacturing Company, Inc., Aluminum Window, Model 6063-T5, under the provisions of C26-650.0 Administrative Building Code.

Purpose

The window is to be used as an incombustible window sash.

Description

The window frames and ventilators are constructed of extruded aluminum alloy No. 6063-T5. The thickness of the frame and ventilator structural members is 0.125 inches thick, the frame members are not less than 2½ inches deep and the ventilators 1¾ inches. The frame corners are coped, tenoned and back welded, corners for the ventilators are mitered, corner blocked, crimped and back welded. The windows are equipped with top and/or bottom hinged ventilators and are hinged with concealed stainless steel hinges.

The glazing beads are channel-type snap-on so designed that no screws are required.

Inspection and Test

Samples of the section of the window were tested in accordance with the definition of C26-88.0 Administrative Building Code and successfully met the requirements.

The applicant has also submitted reports of tests showing no air infiltration when subjected to an air pressure exerted by wind at a velocity of 45 m.p.h. and no water leakage when subjected to a pressure of 85 psi.

Recommendation

On the basis of tests and the data filed by the applicant, the Committee on Test recommends the approval of the Browne Window Manufacturing Company, Inc., Aluminum Window for use in New York City under the provisions of C26-650.0 Administrative Building Code on condition that the window shall not be installed in locations wherein a fire resistive window is required and further that the window bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 789-57-SM."

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

30-45-SM—Vol. II

APPLICANT—Glens Falls Portland Cement Company, owner.

SUBJECT—Application for consideration—dismiss reopening of June 21, 1955 re Iron Clad Air Entrained Portland Cement (general construction).

For Applicant: None.

APPEARANCES—

ACTION OF BOARD—Reopening of June 21, 1955 dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

229-46-SA

APPLICANT—General Electric Company, owner.

SUBJECT—Application for consideration—re to dismiss reopening of June 21, 1949—re General Electric Automatic Dishwasher, Models AE-646, BE-646 and DE-646; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Reopening of June 21, 1949 dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

493-46-SA

APPLICANT—Bryant Heater Co., owner.

SUBJECT—Bryant Gas-Fired Vertical Air Conditioner, Model VB, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

660-46-SM—Vol. II

APPLICANT—Combustion Control Corp., owner-manufacturer; R. G. Capron, agent.

SUBJECT—Application for consideration—dismiss reopening of June 10, 1952 Fireeye Type F18T-3, Model 1000 (flame failure protection for commercial and industrial oil burner installations)—re Fireeye System; Systems FF-1, FF-2, FF-3, FF-5 and FF-6; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Reopening of June 10, 1952 dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

1012-46-SA

APPLICANT—Lake State Products, Inc., owner, Kamkap Inc., Agent.

SUBJECT—Application December 16, 1946—Dishmatic Dishwasher, approval of.

APPEARANCES—

For Applicant: None.

MINUTES

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

515-45-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—2339-51 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

519-56-A—Vol. II

APPLICANT—Charles Edward Tilton, for Robert Wallis, owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re the use of the basement and first floor as doctors' offices and the second floor as an apartment.

PREMISES AFFECTED—11 East 67th Street, north side, 225 feet east of 5th Avenue, Block 1382, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn, owner having decided against proceeding with proposed alteration.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

295-32-BZ—Vol. II

APPLICANT—Ervin Palmer, for Sam Gross and Fay Gross, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution as to location of pumps—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7i, 7A and 21 of the Zoning Resolution, permitting in a business and residence use district, the reconstruction of a gasoline service and extend the use of lubritorium, office, storage,

auto repairs with hand tools only and parking of cars awaiting service; with business entrances and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—594-596 Jamaica Avenue and 602-604 Force Tube Avenue, southeast corner, Block 3904, Lots 1 and 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ervin Palmer.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on September 24, 1957, on certain conditions; and WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 24, 1957, under Volume II, by adding thereto:

"that irrespective of the provisions of this resolution, the pumps may be located within 15 feet of the present street building line provided that when the street building line is moved back the pumps shall be changed to a similar location relative to the new building line; and that in all other respects the resolution above cited shall be complied with." (Alt. App. 2979/56.)

491-57-A

APPLICANT—Ervin Palmer, for Sam and Fay Gross, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Filed pursuant to section 35, General City Law—re premises in bed of mapped street—proposed widening of Force Tube Avenue; previously granted on condition.

PREMISES AFFECTED—594-602 Jamaica Avenue and 73-81 Force Tube Avenue, southeast corner, Block 3904, Lots 1 and 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ervin Palmer.

ACTION OF BOARD—Appeal reopened and resolution Amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 24, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 24, 1957 so that as *amended* this portion of the resolution shall read:

"*Resolved*, that the decision of the Borough Superintendent acting on Alt. App. 2979/56, Objection No. 3 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted* to permit the portion of the premises proposed to be acquired by the City for widening of Force Tube Avenue to be used only for exit and entrance to the gasoline station and for the location of pumps fifteen feet from the present building

MINUTES

line as permitted by resolution adopted this day under Cal. No. 295-32-BZ, Vol. II; and that such mapped space shall be paved as required for the gasoline service station area."

72-41-BZ

APPLICANT—New York Central System, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting partly in a business use and partly in a restricted retail use district, the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—275 feet west of Lexington Avenue and 344 feet 4 inches east of Vanderbilt Avenue, between East 45th and East 46th Streets, Block 1300, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: John Holden.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 15, 1951, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on October 7, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1941 as thereafter *amended* by resolutions adopted through October 7, 1952 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit ; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution." Alt. App. 1632/51.

786-42-BZ

APPLICANT—O. J. Heinzmann Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting partly in a residence use and partly in a local retail use district, for a term of years, the alteration and conversion of occupancy of an existing building to a factory (tool shop).

PREMISES AFFECTED—8 Crabtree Avenue, southwest corner of Bloomingdale Road, Block 7092, Lot 61, Roseville, Borough of Richmond.

APPEARANCES—

For Applicant. Maurice G. Uslan.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 19, 1943, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirements, were approved on March 16, 1943; and

WHEREAS, the term of variance was extended from time to time and last extended on June 23, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 19, 1943 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of 20 years from the date of this *amended* resolution, and to confirm the decision of the Board in view of the change of zone from retail to residence D, to permit ; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 142/42).

407-46-BZ—Vol. II

APPLICANT—E. Richard Crino, for Santa Maimone, owner; M. & C. Manufacturing Company, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 2, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy from storage and 2-family dwelling to light manufacturing—dresses—on first floor and cellar; previously granted by the Board for factory use on 1st floor and accessory storage in cellar for term of 10 years—permits and certificate of occupancy never obtained.

PREMISES AFFECTED—712 East 214th Street, south side, 119.03 feet east of White Plains Road, Block 4661, Lot 12, Borough of The Bronx.

APPEARANCES—

For Applicant: E. Richard Crino.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on October 27, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 27, 1953 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of ten years from the date of this *amended* resolution, to permit ; that other than as herein *amended* the resolution adopted March 2, 1948 under Volume One as thereafter *amended* shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 739/52).

MINUTES

1064-47-BZ

APPLICANT—Rochambeau Holding Corp., owner.
SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, salesroom, office, lubricatory, automobile laundry and motor vehicle repair shop.

PREMISES AFFECTED—38-08 Hunters Point Avenue, southeast corner of 38th Street, Block 213, Lot 7, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 20, 1948, on certain conditions; and

WHEREAS, the resolution was amended on March 22, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 20, 1948 as thereafter *amended* by resolution adopted on March 22, 1949 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision f for a term of ten years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution.” (NB App. 5918/47).

84-48-BZ

APPLICANT—Lama, Proskauer and Prober, Kings Highway Savings Bank, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop, office and sales.

PREMISES AFFECTED—38-48 Pennsylvania Avenue and 2636-2640 Fulton Street, southwest corner, Block 3669, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 18, 1948, on certain conditions; and

WHEREAS, the resolution was amended on July 13, 1948; and

WHEREAS, the term of variance was extended on July 19, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1949 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision f for a term of 15 years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits shall be obtained and that a certificate of occupancy superseding Certificate of Occupancy No. 159055 shall be obtained.” (NB 1824/47).

256-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for A. J. Burrows Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the proposed change of occupancy to manufacturing and assembly of electronic equipment.

PREMISES AFFECTED—25-27 Columbia Place, east side, 248 feet north of State Street and 26-28 Willow Place, Block 259, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II on November 7, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 14, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 25, 1950 as thereafter *amended* by resolutions adopted through May 14, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution.” (Alt. App. 36/56).

753-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Sylvia Patashua, owner; David Taylor, lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking of more than 5 cars of the pleasure type only and non-transient.

MINUTES

PREMISES AFFECTED—547-549 Greene Avenue, north side, 200 feet west of Marcy Avenue, Block 1794, Lots 60 and 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 15, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 21, 1950 as thereafter amended through October 15, 1957 by adding thereto:

“that there may be a building solely for office and shelter of the attendant located near the entrance and which may be of frame but not exceeding 100 square feet in area nor one floor in height as shown on revised plans marked “Received April 10, 1958”, one sheet and that all permits shall be obtained and all work completed within six months from the date of this amended resolution and a certificate of occupancy shall be obtained.” (Alt. App. 238-57)

539-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Lenore Realty Corp., owner; Mae-Dorothy Realty Corp., lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 17, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7i and 7h of the Zoning Resolution, permitting in a business use district an extension to existing building used for auto repairs with three lubrication pits and one lift, body and fender work, painting and spraying, to be used as a welding room and to continue the maintenance of adjoining building as an office and for the sale of accessories and to continue three lubricatory pits and one lift and permitting the open portion of site to be used for the sale and display and the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—701-705 Utica Avenue, east side, 50 feet south of Clarkson Avenue, Block 4637, Lots 41 and 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 17, 1953, on certain conditions; and

WHEREAS, the resolution was amended on June 30, 1953; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 17, 1953 as thereafter amended by resolutions adopted on June 30, 1953 only insofar as it has reference to the term of the

variance so that as amended this portion of the resolution shall read:

“granted under Section 7h to permit for a term of five years the premises to be occupied substantially as proposed for parking of cars as indicated on plans filed with this application marked “Received July 1, 1953, 4 sheets, as thereafter amended by plans marked Received February 14, 1953, 2 sheets, on condition that in all respects the building and occupancy shall comply with the requirements of the resolution above cited; that a new certificate of occupancy shall be obtained and all permits obtained and work completed within six months from the date of this amended resolution.” (Alt. App. 714 and 715 of 1952.)

679-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline and William Hinderstein, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the proposed erection of a structure for storage, stores, loading and unloading, parking for patrons' cars (no fee to be charged).

PREMISES AFFECTED—13-55 to 13-63 Beach Channel Drive and 2201-2217 Bidsall Avenue, southwest corner, Block 158, Lot 14, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 10, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 9, 1957; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution on July 10, 1956 as thereafter amended by resolutions adopted on July 9, 1957 by adding thereto:

“that in the event the owner desires to make minor changes such changes may be made as follows:

1. that the accessory building may be reduced in size from 85 feet by 95 feet to 70 feet by 60 feet; and

2. to permit the reduction of the store building as now proposed and enlargement of the area for parking of cars on condition that in all other respects the resolution above cited shall be complied with; as shown on revised plans marked “Received April 7, 1958”, two sheets, and as passed by the Borough Superintendent under N. B. App. 3035/55, disapproved April 1, 1958.

807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the extension and

MINUTES

maintenance of an existing service station, to include auto laundry and minor repairs.

PREMISES AFFECTED—4116 White Plains Avenue, southeast corner of East 230th Street, Block 4843, Lot 45, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Trapani.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 18, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 8, 1957; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 18, 1956 by adding thereto:

“that the accessory building may be located in a different position at the south end of the plot as shown on revised plans marked ‘Received April 24, 1958’, one sheet *on condition* that in all other respects the resolution above referred to shall be complied with in all other respects.”

380-56-BZ

APPLICANT—One Way Parking Inc., lessee for Kent Towers, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business and residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—247-249 Lexington Avenue, east side, 85 feet north of East 34th Street, Block 890, Lots 23 and 66, Borough of Manhattan.

APPEARANCES—

For Applicant: Harold A. Coven.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4
Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 5, 1957, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 23, 1957; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 5, 1957 only insofar as it has reference to the size of the sign so that as *amended* this portion of the resolution shall read:

“and shall not exceed 20 square feet, shall not extend beyond the building line and shall not be illuminated.” (Alt. 522/56)

586-56-BZ

APPLICANT—Leonard F. Rothkrug, for Murray Lehman, owner; Aluminum Fabricators, Inc., lessee.

SUBJECT—Application for consideration—reopening for

extension of time to complete which expired November 21, 1957—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the change of use of an existing 1-story building from public garage to manufacturing and storage of aluminum products.

PREMISES AFFECTED—1750-1764 Dean Street, south side, 140 feet east of Utica Avenue, Block 1349, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 21, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 21, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that work has been entirely completed and application has been made for a certificate of occupancy, that all permits required, including a certificate of occupancy, shall be obtained within six months from the date of this *amended* resolution.” (Alt. App. 2148/56)

295-57-BZ

APPLICANT—Ingram S. Carner, for Leonard Lazarus and Louis Aronoff, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7f, 7i and 7j of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, car wash, lubrication and minor repairs with hand tools only.

PREMISES AFFECTED—146-15 Union Turnpike, northwest corner of 147th Street, Block 6672, Lot 80, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 1, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does

MINUTES

hereby *amend* the resolution adopted on October 1, 1957, by adding thereto:

"that in the event the owner desires to make minor changes, such changes may be made as follows:

"1. the accessory building may be reduced from 60 feet 6 inches by 30 feet to 54 feet 8 inches by 28 feet 8 inches;

"2. the accessory building may be located 73.22 feet west of 147th Street instead of 32 feet west of 147th Street;

"3. there may be three pump islands with two pumps each instead of two pump islands with five pumps each;

"4. that the location of underground tanks may be changed;

"5. that the middle curb cut on Union Turnpike may be 50 feet west of 147th Street instead of 66 feet 1½ inches west of 147th Street, all as shown on revised plans marked 'Received April 8, 1958, two sheets, as passed by the Borough Superintendent under Amdt. to N.B. App. 956-57 under date of April 2, 1956'."

120-33-BZ—Vol. IV

APPLICANT—Irving H. Passell, for Robert A. Stella, owner, Purchaser under contract: Esso Standard Oil Company.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, the extension to existing motor vehicle repair shop portion of the lot for more than 5 motor vehicles and gasoline service station.

PREMISES AFFECTED—2100 Hylan Boulevard, southeast corner of Hamden Avenue, Block 3688, Lot 5 (tentative), Grant City, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure to consider extension of area and other changes.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

82-40-BZ—Vol. III

APPLICANT—Lama Proskauer, and Prober, for T. Harry Glick, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously withdrawn, under section 7h of the Zoning Resolution, to permit partly in a residence use and partly in a business use district, for a temporary period of not more than 2 years, the parking and storage of more than 5 motor vehicles (previously denied under section 21 of the Zoning Resolution).

PREMISES AFFECTED—50 East 18th Street, west side, 161 feet 9¾ inches of Church Avenue, Block 5078, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure to consider new use.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

402-42-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Frank A. Flinker, owner, Standard Tex & Kalsomine Company, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business use district, for a term of 2 years the sale and display of paint with 25 per cent of the floor area used for paint mixing.

PREMISES AFFECTED—2540 Atlantic Avenue (official 2542-44 Atlantic Avenue) southwest corner of 47 Williams Avenue, Block 3683, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider change of occupancy.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

514-45-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting partly in an unrestricted and partly in a business use district, the change of occupancy from a garage for more than 5 motor vehicles (previously granted by the Board) to automobile showrooms, motor vehicle repair shop and garage for more than 5 motor vehicles.

PREMISES AFFECTED—2339-51 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

635-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Carmelo Sgarlato, owner; Adams Ornamental Iron Works, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, deci-

MINUTES

sion of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, for a term of years, the storage of fruit and two-truck garage.

REMISES AFFECTED—78 Butler Street, south side, 150 feet east of Smith Street, Block 409, Lot 14, Borough of Brooklyn.

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened subject to the regular procedure to consider change of use, as Vol. II.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

853-BZ—Vol. III

APPLICANT—Burke, Green & Groh, for Alex Eisenberg, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7e and 7h of the Zoning Resolution, permitting in a residence and business use district, the extension in use and area of building (previously approved not built), to existing milk processing and distribution plant, to include milk depot, loading and unloading, refrigerator repairs, garage, offices and storage and permitting two private gasoline storage tanks and the parking of owner's trucks and employees cars on open portion of plot.

REMISES AFFECTED—392-414 Stanley Avenue, southwest corner of Malta Street, Block 4364, Lots 1, 3, 6, 28 and 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Hawley.

ACTION OF BOARD—Application reopened as Vol. III, subject to regular procedure to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

857-55-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for B. Kerner & Sons, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car repairs, car washing, office, sales area, utility room, and parking for more than 5 motor vehicles.

REMISES AFFECTED—160-8 Ridge Street and 339 East Houston Street, southeast corner, Block 345, Lots 44, 48 and 49, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

889-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Ledbill Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairs, office, sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—69-13 to 69-25 (69-15 official) 164th Street, east side, 120.02 feet south of 69th Avenue and 164th Street; 110.0 feet south of the corner formed by intersection of 69th Avenue and 164th Street, Block 6931, Lots 38 and 41, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

963-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Summer and James V. Cirillo, owners.

SUBJECT—Application for consideration—restoration to docket, subject to regular procedure—re Application, decision of the Borough Superintendent; previously withdrawn, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairs, storage and the parking and storage of motor vehicles for a temporary term of 15 years.

PREMISES AFFECTED—2407-2417 Linden Boulevard and 498-510 Montauk Avenue, northwest corner, Block 4478, Lots 24 and 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Louis L. Rosenberg and Eugene S. Ginsberg.

ACTION OF BOARD—Application previously withdrawn by applicant at the suggestion of the Board and now at the request of the applicant restored to the docket subject to the regular procedure. Plans and photographs may be reused.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

Adjourned 3:45 P. M.

JOSEPH J. DOYLE, Chief Clerk.

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NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority

Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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CONTENTS

Petitions and Orders of Certiorari Served on The Board
of Standards and Appeals.

Court Decisions.

Docket.

Notice of Hearing Calendar.

Resolution, affecting Calendar Number 968-57-A which
was granted on April 22, 1958.

Minutes of Regular Meeting, Tuesday Morning, May 6,
1958, Affecting Calendar Numbers 574-21-BZ—Vol. II,
205-29-BZ—Vol. III, 916-46-BZ—Vol. II, 215-50-BZ—
Vol. II, 902-52-BZ—Vol. III, 524-56-BZ—Vol. II, 1011-
57-A, 224-57-BZ, 267-57-BZ, 378-57-A, 374-57-BZ, 463-
57-BZ, 539-57-BZ, 710-57-BZ, 711-57-BZ, 712-57-BZ,
713-57-BZ, 732-57-BZ, 867-57-BZ, 889-57-BZ, 920-57-
BZ, 928-57-BZ, 947-57-BZ, 958-57-BZ, 216-57-BZ, 446-
24-BZ—Vol. II, 424-27-BZ—Vol. II, 38-50-BZ—Vol.
III, 693-50-BZ—Vol. II, 77-57-BZ, 78-57-A, 93-57-BZ,
740-57-BZ, 752-57-BZ, 788-57-BZ, 154-58-A, 866-57-BZ
and 987-57-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, May 6,
1958, Affecting Calendar Numbers 644-54-A, 147-49-A
—Vol. III, 860-57-A, 11-58-A, 55-58-A, 95-58-A, 120-

PETITIONS AND ORDERS OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On May 1, 1958, Copy of Petition and Order of Certiorari was
served on the Board by Jacob Goldsmith, attorney for Anthony
Cavallo, et al, property owners, seeking a review of the Board's
determination March 25, 1958, granting, under Cal. No. 145-47-BZ,
Vol. III, a variance under Section 7, subdivision e, of the Zoning
Resolution, to permit in a residence use district, the extension of
a bakery use to an adjoining building as a retail and wholesale
bakery; also under Cal. No. 532-57-A, modifying the appeal from a
decision of the Borough Superintendent, re live load and egress;
Premises 17-19 Cornelia Street, north side, 191 ft. 1 in. west of
West 4th Street, Borough of Manhattan.

On May 6, 1958, Copy of Petition and Order of Certiorari was
served on the Board by Reginald S. Hardy, attorney, for John and
Tessie Dugach, et al, owners, seeking a review of the Board's denial
of their application on March 25, 1958, for a variance under Sections
7e and 7h of the Zoning Resolution, to permit in a residence use
district the erection and maintenance of a gasoline service station,
lubratorium, car washing (non-automatic), minor repairs with hand
tools only, office, sales and storage of auto accessories, and the park-
ing of cars waiting for service, with curb cuts and a ground sign
(in residence use district) for a stated term of fifteen years. Cal. No.
600-57-BZ, Premises 76-26 to 76-46 164th Street, west side, from
76th Road to 77th Avenue; 162-27 to 162-37 77th Avenue and 162-28
to 162-38 76th Road, Flushing, Borough of Queens.

COURT DECISIONS.

Matter of Cutrano vs. Murdock:—On February 5, 1957, the Board
granted a variance under Section 7, subdivisions f and i and 7A, for
a term of fifteen (15) years, to permit in a business use district the
erection and maintenance of a gasoline service station, auto washing,
lubrication, minor repairs with hand tools only, office and sale of
auto accessories, within 75 ft. of the residence district; Cal. No.
239-26-BZ, Vol. III; Premises 1890-1900 McDonald Avenue and
354-360 Quentin Road, southeast corner, Borough of Brooklyn.

At Special Term, Supreme Court, Mr. Justice Friedman remitted
case to Board for rehearing in a lengthy opinion after reviewing
the previous application and the current application, and concludes
his opinion, in part, as follows:

"Since the determining resolution upon which the variance
was granted is improper, the matter is remitted to the respon-
dents for reconsideration and the making of a new determination
in proper form. Since the board must again consider the matter,
the court will now deny petitioners' motion for an examination
before trial but will direct that the board, in its reconsideration,
hold another public hearing prior to making its new determina-
tion, at which public hearing the petitioners will have ample
opportunity and should be afforded ample opportunity to exam-
ine and cross-examine the persons set forth in petitioners' motion
to take depositions. In the event that such persons do not
attend before the board, then petitioner may make proper appli-
cation for subpoenas to compel their attendance, and if neces-
sary they shall be entitled to an adjournment of the first sched-

(Continued on Page 909)

58-A, 773-57-A, 123-58-A, 167-58-A, 90-56-A, 385-57-A,
115-56-A, 1202-21-BZ—Vol. V, 812-23-BZ—Vol. II, 216-
29-BZ, 706-41-BZ, 487-47-BZ—Vol. II, 483-50-BZ—
Vol. IV, 838-47-BZ, 250-55-BZ, 842-55-BZ, 470-56-BZ
—Vol. II, 744-56-BZ, 426-57-BZ, 615-57-BZ, 752-29-BZ
Vol. IV, 919-46-BZ—Vol. III, 1053-47-BZ—Vol. III,
312-51-BZ—Vol. II, 80-54-BZ, 298-57-BZ—Vol. II,
823-19-BZ—Vol. II, 224-50-BZ, 326-50-BZ, 906-55-BZ,
272-56-BZ, 679-46-SM, 240-46-SM, 902-40-SM, 32-41-
SM, 190-47-SM and 334-53-SA.

CALENDAR

DOCKET

New Cases filed up to May 6, 1958

Cal. No. Dept. Premises Affected

261-58-A—B.M.—821 United Nation's Plaza, and 350 East 46th Street, southwest corner, Block 1338, Lot 30, Borough of Manhattan, ES 262-58—re electric sign.

262-58-BZ—B.B.—5116-5118 Avenue N, south side, 40 feet west of East 52nd Street, Block 7896, Lot 46, Borough of Brooklyn, Alt. 1290-58—re area excessive.

263-58-SA—Norelco Gas Liquefier, Model 42149, manufactured by Phillips Electronics Inc., Appliance.

264-58-A—B.M.—282 9th Avenue, east side, 66 feet south of West 27th Street, Block 750, Lot 79, Borough of Manhattan, Alt. 520-58—re factory building, etc.

265-58-SM—Manhattan Weaving Co., Inc., Dacron-Saran Wrap Filling for drapery and upholstery, manufactured by Manhattan Weaving Co., Inc., Material.

266-58-SM—Tri-Bond Plastic Tile Mastic, in 1 qt., 1 gal., 3 and 5 gal. containers, manufactured by Mastro Plastics Corp., Material.

267-58-SA—Standard Electric Time Co., Emergency Lighting System, Series 300, manufactured by The Standard Electric Time Co., Appliance.

268-58-BZ—B.B.—315 (311A displayed) Brighton Beach Avenue, north side, 60 feet, west of Brighton 4th Street, Block 7284, Lot 1198, Borough of Brooklyn, Alt. 952-58—re area excessive, etc.—rear yard.

269-58-BZ—B.Bx.—1128 Southern Boulevard, east side, 75 feet north of East 167th Street, Block 2745, Lot 5, Borough of The Bronx, Amendment to Alt. 791-57—re change in use from five car garage to motor vehicle repair shop—business use district.

270-58-BZ—B.Q.—57-06 Clover Place, northeast corner of 57th Street, Block 3730, Lot 1, Ridgewood, Borough of Queens, Alt. 2300-56—re storage of two trucks and 1 passenger vehicle, etc.; more than 1 building on lot—residence use district.

271-58-SM—Duffon Longspan Precast Concrete Super Slabs, manufactured by Duffy Concrete Products, Inc., Material.

272-58-A—B.R.—1310 Richmond Avenue and 603 Caswell Avenue, northwest corner, Block 1644, Lot 87, Graniteville, Borough of Richmond; under section 35, General City Law re curb cut in bed of proposed widening of Caswell Avenue, N.B. 1241-57.

273-58-BZ—B.M.—309-311 East 56th Street, north side, 130 feet east of 2nd Avenue, Block 1349, Lots 6 and 7, Borough of Manhattan, Alt. 290-58—re store, office, chandelier display, studios and shop—residence use district.

274-58-A—B.Bx.—880 River Avenue, east side, 100 feet north of East 161st Street, Block 2484, Lot 9, Borough of The Bronx, Alt. 304-58—re Class III construction for use as Public Dance Hall.

275-58-BZ—B.Q.—12-61 Rockaway Boulevard, southwest corner of Beach 12th Street, Block 35, Lots 17-27 and 31, Far Rockaway, Borough of Queens, N.B. 4643-56—re Multiple Dwelling exceeds permissible height in airport area; stores—residence use district.

276-58-BZ—B.B.—631-633 Bainbridge Street, northwest corner of Rockaway Parkway, Block 1507, Lot 39, Borough of Brooklyn, Alt. 3058-57—re garage, auto repair shop, body and fender work, etc.—business use district.

277-58-BZ—B.R.—175 Targee Street, southeast corner of Broad Street, Block 563, Lot 60, Stapleton, Borough of Richmond, Alt. 401-57—re reconstruction of existing gasoline service station, repair shop, parking and storage of motor vehicles awaiting service—retail and residence use district.

278-58-A—B.B.—3509-3517 Fort Hamilton Parkway (3511-3513 displayed), south side, 179 feet, 5 inches east of 36th Street, Block 5302, Lots 17 and 18, Borough of Brooklyn, Alt. 1001-50—re egress.

279-58-SM—Omark Drive-It; tool for fastening or anchoring structural materials, manufactured by Omark Industries, Inc., Material.

280-58-BZ—B.B.—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn, N.B. 262 and 263-58—re public market, stores and parking for patrons—residence use district.

Restored to Docket

32-41-SM—Sprayed Limpet Asbestos (machine applied sprayed asbestos fiber for fire protection); (reopened for test and report as to additional fire proofing), manufactured by Keasbey and Mattison Co., Material.

190-47-SM—Fenestra Holorib Roof Deck (reopened for test and report and amendment) manufactured by Fenestra, Inc., Material.

902-40-SM—Parket Incinerator Hopper Door (reopened for report as to change of ownership), manufactured by Parker Mfg. Company, Material.

334-53-SA—Vol. II—Janitrol Forced Air Furnace, Series FHS-85 Model 65, 90, 125 and 150, manufactured by Janitrol Division, Surface Combustion Corp., Appliance.

919-46-BZ—Vol. III—B.B.—699-731 East 98th Street and 9801-9807 Ditmas Avenue, northeast corner, and 736-750 Bristol Street, Block 3641, Lots 1, 6, 53 and 60, Borough of Brooklyn, Alt. 170-58—re extension of existing woodworking shop, etc.—unrestricted and business use district.

CALENDAR

80-54-BZ—B.M.—148-152 East 39th Street, south side, 100 feet west of 3rd Avenue, Block 894, Lot 52, Borough of Manhattan, Amendment to Alt. 1669-53—reopened for extension of time to complete—re offices, coffee shop and cocktail lounge—residence use district.

298-57-BZ—Vol. II—B.M.—307-311 East 115th Street, north side, 100 feet east of 2nd Avenue, Block 1687, Lot 5, Borough of Manhattan, Amendment to Alt. 1695-56—re super-market and storage—residence use district.

752-29-BZ—Vol. IV—B.B.—8801-8809 4th Avenue, southeast corner of 88th Street and 402-412 88th Street, Block 6065, Lot 6, Borough of Brooklyn, Alt. 1103-58—re gasoline selling station, factory, offices, free parking for patrons and employees, etc.—business and manufacturing use district.

312-51-BZ—Vol. II—B.B.—2041-2049 Flatbush Avenue and 2-14 Baughman Place, southeast corner, Block 7868, Lot 18, Borough of Brooklyn, Alt. 35-58—re gasoline service station, office, sales, lubricatorium, storage, motor vehicle repair shop, etc.; show windows—business use district.

1053-47-BZ—Vol. III—B.B.—115-119 King Street, south side, 275 feet west of Richards Street and 72-76 Sullivan Street, Block 556, Lots 15, 43, 45 and 46, Borough of Brooklyn, Alt. 302-58—re storage and service repairs of refrigeration equipment, welding, storage of refrigeration parts, etc.—residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules ..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of ..	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of ..	Jan. 8, 1957.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems ...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Nov. 20, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.

	Last Publication
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) ..	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for ..	April 15, 1958.
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1958.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ..	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MAY 13, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 13, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

116-54-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Eswin Construction Corp., owner.

SUBJECT—Application reopened October 8, 1957 as Vol. II—re decision of the borough superintendent under Sections 7e and 7h of the Zoning Resolution, to permit in the local retail portion of the plot, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry—non automatic, office and sale of accessories, storage and parking of cars waiting to be serviced.

PREMISES AFFECTED—231-13 to 231-21 Linden Boulevard and 116-64 to 116-72 232nd Street, northwest corner, Block 11332, Lot 1, Springfield, Borough of Queens.

929-57-BZ

APPLICANT—Charles M. Spindler, for Anna Pfriemer, owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, on the retail portion of the plot, the erection and maintenance of a gasoline service station, lubrication, auto wash—non automatic, office, sale of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles with a ground sign for a term of fifteen years.

PREMISES AFFECTED—210-01 to 210-21 (210-11 official) Jamaica Avenue and 94-35 to 94-43 210th Street, northeast corner, Block 10543, Lot 3, Hollis, Borough of Queens.

231-52-BZ—Vol. II

APPLICANT—Fred C. Dahlem and Victor E. Block, for J. Starr Parking Service, owner.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the extension of the parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—1124-1140 Nelson Avenue, east side, 150 feet north of West 166th Street and 1131-1139 Woodycrest Avenue, Block 2513, Lots 44, 46, 48, 66 and 83, Borough of The Bronx.

CALENDAR

843-57-BZ

APPLICANT—John F. Fitzsimons, for William and Carmela Leonardo, owners.

SUBJECT—Application November 19, 1957—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to two family use.

PREMISES AFFECTED—110-01 225th Street, east side, 134.16 feet south of 109th Avenue, Block 11208, Lot 53, Queens Village, Borough of Queens.

926-57-BZ

APPLICANT—Haus and Bresin, for M. L. M. Realty Co., and Robin Associates, Inc., owners.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing—non-automatic, office, sale of accessories, minor repairs with hand tools only, and the parking and storage of cars awaiting service for a temporary term of fifteen (15) years.

PREMISES AFFECTED—245-10 South Conduit Avenue, south side, 35.29 feet east of 245th Street, Block 13614, Lots 12 and 14 (new lot No. 12); Rosedale, Borough of Queens.

410-31-BZ—Vol. III

APPLICANT—Michael Levine, for Louise E. De Vito, owner (Morania Oil Company, Inc., lessee).

SUBJECT—Application reopened March 26, 1957 as Vol. II—re (decision of the borough superintendent) under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the extension of the present gasoline service station, auto laundry, lubritorium and office to include minor repairs with hand tools only, the maintenance of another gasoline pump and the erection of a post standard sign.

PREMISES AFFECTED—175-14 Horace Harding Boulevard, south side, 117.71 feet west of Utopia Parkway, Block 6891, Lot 26, Flushing, Borough of Queens.

558-23-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Tanwood Building Corporation, owner; 1500 McDonald Avenue Corp., lessee.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use district, the change of the use of building D from garage for the storage of more than five (5) motor vehicles and motor vehicle repair shop to yarn manufacturing and to maintain the present uses in buildings A, B and C.

PREMISES AFFECTED—44-100 Empire Boulevard, south side, 394 feet 6 1/8 inches east of Franklin Avenue, Block 1313, Lot 26, Borough of Brooklyn.

768-57-BZ

APPLICANT—Arthur Jovis, for Ly-Bar Realty Corp., owner.

SUBJECT—Application October 28, 1957—(decision of the Borough Superintendent) under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, it being intended to provide such storage on a monthly not transient basis.

PREMISES AFFECTED—2145 Barnes Avenue, west side, 100 feet north of Lydig Avenue, Block 4221, Lot 70, Borough of The Bronx.

978-57-BZ

APPLICANT—Charles M. Spindler, for Angelo Conde, owner; Sun Oil Co., lessee.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use

district on a lot presently occupied as a used car lot, the erection and maintenance of a gasoline service station, lubritorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, auto safe inspection station, parking and storage of motor vehicles with show windows and signs within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—1546-1556 Bushwick Avenue and 45-53 De Sales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn.

187-58-A

APPLICANT—Charles M. Spindler, for Angelo Conde, owner; Sun Oil Co., lessee.

SUBJECT—Application March 27, 1958—Appeal from a decision of the Borough Superintendent, re gas pumps at building line; gasoline storage near subway tunnel, etc.

PREMISES AFFECTED—1546-1556 Bushwick Avenue and 45-53 De Sales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn.

712-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L and G Realty Corp., owner.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the maintenance of the present gasoline service station as it now exists with the pumps set 3 feet 10 inches and 8 feet 3 inches from the street building line and to omit the concrete bumpers for a distance of 5 feet from the intersection.

PREMISES AFFECTED—1602-1610 39th Street and 3901-3921 16th Avenue, southeast corner, Block 5383, Lot 1, Borough of Brooklyn.

23-58-BZ

APPLICANT—343 East 76th Realty Corp., owner.

SUBJECT—Application January 23, 1958—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a retail use district, the change in occupancy of an existing one story building from a non-storage garage to a motor vehicle repair shop.

PREMISES AFFECTED—343 East 76th Street, north side, 247 feet east of 2nd Avenue, Block 1451, Lot 11, Borough of Manhattan.

549-30-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Robert N. and Catherine R. Rose, owners.

SUBJECT—Application reopened November 13, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the parking of employees and patrons cars from the present parking in the local use district which is accessory to a dining car on the local retail portion of the plot.

PREMISES AFFECTED—218-59 Hempstead Avenue and 101-12 Springfield Boulevard, northwest corner, Block 10766, Lot 38, Queens Village, Borough of Queens.

970-57-BZ

APPLICANT—Haus and Bresin, for David Berlin, owner.

SUBJECT—Application December 26, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto wash—non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and the parking and storage of motor vehicles awaiting service with a show window and business sign within 75 feet of the residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-12 to 195-20 Linden Boulevard and 117-02 to 117-10 196th Street, southwest corner, Block 12613, Lot 6, St. Albans, Borough of Queens.

CALENDAR

70-42-BZ—Vol. III

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs and storage and parking of more than five (5) motor vehicles on the unbuilt upon portion of the site. PREMISES AFFECTED—9243-9251 4th Avenue, east side, 129 feet 11 $\frac{3}{8}$ inches north of 94th Street and 9240-9248 5th Avenue, Block 6108, Lots 7, 9 and 11, Borough of Brooklyn.

77-57-BZ

APPLICANT—Burke, Green and Groh, for Albert Artsis, owner.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, auto laundry—non-automatic, minor repairs with hand tools only, office and accessory sales and the parking and storage of motor vehicles awaiting service.

REMISES AFFECTED—223-06 Linden Boulevard, southeast corner of 223rd Street, Block 12740, Lot 55 (55 and 60), Springfield Gardens, Borough of Queens.

29-53-BZ

APPLICANT—Edwin J. Dauber, for St. Michael's Protestant Episcopal Church, owner.

SUBJECT—Application reopened April 15, 1958 to consider new plans—decision of the Borough Superintendent, previously granted on condition under section 7e of the Zoning Resolution, permitting in a residence use district the erection and maintenance of a structure to be used as chapel and crematory.

REMISES AFFECTED—73-02 Astoria Boulevard, south side, from 49th Street to Brooklyn-Queens Connecting Highway, Block 1016, Lot 450, Jackson Heights, Borough of Queens.

93-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L.B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto laundry, minor auto repairs with hand tools only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

REMISES AFFECTED—1016-1030 Broadway and 874-876 Willoughby Avenue, southwest corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for applicant to file revised plans and to permit inspection.

5-57-BZ

APPLICANT—Julius S. Rapson, for Ben D. Pivo, owner.

SUBJECT—Application January 22, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a business use district, the erection of a one-story extension to the existing automobile paint shop, with paint spray booth and infra-red bake unit to be used as an auto body and fender repair shop and the parking of more than five (5) cars for patrons only.

REMISES AFFECTED—105-06 Sutphin Boulevard, southwest corner of 105th Avenue, Block 10056, Lot 12, Jamaica, Borough of Queens.

Laid over from April 15, 1958, to May 13, 1958, for inspection and decision; hearing closed.

921-57-BZ

APPLICANT—Charles M. Spindler, for Murray Eisenberg, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with show windows, business entrances and signs within 75 feet of the residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—6602-6610 New Utrecht Avenue, and 1460-1466 (1472-1478 displayed) 66th Street, southwest corner, Block 5762, Lot 36, Borough of Brooklyn.

Laid over from April 15, 1958, to May 13, 1958, for inspection and decision; hearing closed.

632-57-BZ

APPLICANT—Burke, Green and Groh, for Armagh Realty Co., Inc., owner.

SUBJECT—Application September 13, 1957—decision of the Borough Superintendent under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of accessories and minor repairs with hand tools only.

PREMISES AFFECTED—68-05 Queens Boulevard (68-01 to 68-07 official), northeast corner of 68th Street, Block 1348, Lot 53, Woodside, Borough of Queens.

Laid over from April 15, 1958 to May 13, 1958, for inspection and decision; hearing closed.

636-57-BZ

APPLICANT—Moritz Simon, for Alice Tunis, owner; Power Flite Products, Inc., purchaser under contract.

SUBJECT—Application September 18, 1957—decision of Borough Superintendent under section 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a one story motor vehicle repair shop to serve the growing automobile industry with a special feature namely, the sale and installation of hydromatic transmissions only.

PREMISES AFFECTED—153-67 Rockaway Boulevard, east side, 100.90 feet north of 137th Avenue (90.82 feet, proposed); Block 12292, Lot 48, Jamaica, Borough of Queens.

Laid over from April 15, 1958 to May 13, 1958, for inspection and decision; hearing closed.

1089-48-BZ—Vol. II

APPLICANT—Charles M. Spindler, for William Benson, owner.

SUBJECT—Application reopened January 7, 1958, as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the change of occupancy from non-storage garage, brakes, ignition, carbureter, radio and electric service to a motor vehicle repair shop.

PREMISES AFFECTED—139-23 Queens Boulevard, east side, 198-09 feet south of 87th Avenue, Block 9626, Lot 75, Jamaica, Borough of Queens.

Laid over from April 15, 1958, to May 13, 1958, for inspection and decision; hearing closed.

778-57-BZ

APPLICANT—Burke, Green and Groh, for Morris Koral, owner.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent under sections 7e and 7A of the Zoning Resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, office, sale of auto

CALENDAR

accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles with a curb cut within 75 feet of the residence use district.

PREMISES AFFECTED—91-10 Astoria Boulevard, southeast corner of 91st Street, Block 1365, Lot 22, Astoria, Borough of Queens.

Laid over from April 15, 1958, to May 13, 1958, for inspection and decision; hearing closed.

864-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for further inspection and decision.

616-57-BZ

APPLICANT—Gustave Goldman, for Barney Scurti, owner.

SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one-story and cellar building to be used as a restaurant and apartment and the unbuilt upon portion to be used for the parking of patrons cars.

PREMISES AFFECTED—2878-2888 Linden Boulevard, south side, 40 feet west of Sapphire Street, and 314 Sapphire Street, Block 4497, Lots 4, 5, 8 and 11, Borough of Brooklyn.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

641-57-BZ

APPLICANT—Aaron Halpern, for N. F. Walker, Inc., owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the construction of a one story and cellar extension with less than the required setback and extend the use of the funeral home and for parking of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—87-34 80th Street, west side, 25.02 feet south of 87th Road, Block 8912, Lots 12, 13 and 16, Woodhaven, Borough of Queens.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

58-41-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Isadore Gootzeit, owner.

SUBJECT—Application reopened April 24, 1957 as Vol. III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry extension to be used as a non-storage garage for more than five (5) motor vehicles or truck trailers, reduce the seven one car garages to a five (5) car garage and convert the two car garage to an auto laundry—non automatic.

PREMISES AFFECTED—67-12 to 67-18 73rd Place, west side, 107 feet 4¾ inches south of Metropolitan Avenue, Block 3667, Lot 362, Middle Village, Borough of Queens.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

871-49-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Melmar Development Corp., owner, Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business and residence use district, a fifteen (15) foot rear extension to an existing auto seat cover establishment to provide a one bay minor motor vehicle repair shop for the replacement of muffler and tailpipes.

PREMISES AFFECTED—591 East Fordham Road, north side, 128 feet east of Hoffman Street and 584-588 East 191st Street, Block 3273, Lots 261 and 263, Borough of The Bronx.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

45-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Gabriel H. Luff, owner; Luff's Hardware, Inc., lessee.

SUBJECT—Application reopened January 14, 1958 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and retail use district, the parking and storage of more than five (5) motor vehicles for patron and employees of the adjoining hardware store, the parking to be on the residence portion of the plot.

PREMISES AFFECTED—254-01 Northern Boulevard, northeast corner of Westmoreland Street, Block 8138, Lot 42, Little Neck, Borough of Queens.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

589-57-BZ

APPLICANT—Guerino Salerni, for Mary Manzollilo, owner.

SUBJECT—Application August 5, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail and residence use district, the use of vacant land for parking motor vehicles.

PREMISES AFFECTED—31-48 48th Street, west side, 316.21 feet north of Newtown Road, Block 727, Lot 57, Astoria, Borough of Queens.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

235-31-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Mae Weissberg, owner.

SUBJECT—Application reopened February 4, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7f and 21 of the Zoning Resolution, to permit in a business use district, the extension of the present use of auto repair shop, welding, body and fender work, incidental paint and spray work, office and sale of accessories, parking and storage, sale and display of more than five (5) motor vehicles, two lubrication pits and one lift by adding thereto the use of gasoline service station and spraying of undercoating for a stated term of fifteen (15) years.

PREMISES AFFECTED—701-705 Utica Avenue, east side, 50 feet south of Clarkson Avenue, Block 4637, Lot 41, Borough of Brooklyn.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

753-57-BZ

APPLICANT—Leonard F. Rothkrug, for Prisco Luongo, owner; Dolphas Kelly, doing business as Kelly's Auto Repairs, lessee.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use from storage to motor vehicle repair shop in the

CALENDAR

existing one story extension for a term of ten (10) years.

PREMISES AFFECTED—1263 Bedford Avenue and 9 Herkimer Street, northeast corner, Block 1860, Lot 1, Borough of Brooklyn.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed.

17-57-BZ

APPLICANT—A. H. Salkowitz, for Famtan, Inc., owner.
SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence and retail use district, the erection of a supermarket and accessory free parking area with curb cuts and retail exits on the residence portion of the plot.

PREMISES AFFECTED—43-20 Bell Boulevard, west side, 90 feet south of 43rd Avenue, Block 6287, Lot 1, Bayside, Borough of Queens.

Laid over from April 8, 1958, to April 29, 1958, for inspection and decision; hearing closed; then to May 13, 1958, or revised plans.

24-56-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Joseph R. Aievoli, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7A and 21 of the Zoning Resolution, to permit in a local retail use district, the erection of one-story and cellar structure to be used as an undertaking establishment which differs from the original application and with business entrances and exits within 75 feet of a residence use district.

PREMISES AFFECTED—1275-1277 65th Street and 6422-6424 13th Avenue, northwest corner, Block 5746, Lot 46, Borough of Brooklyn.

Laid over from May 6, 1958, to May 13, 1958, for inspection and decision; applicant to file revised plan for consideration, showing entrance on 13th Avenue instead of 65th Street; hearing closed.

011-57-A

APPLICANT—Ferdinand Savignano, for Joseph R. Aievoli, owner.

SUBJECT—Application December 2, 1957—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—1273-1283 65th Street and 6422-6424 13th Avenue, northwest corner, Block 5746, Lot 46, Borough of Brooklyn.

74-57-BZ

APPLICANT—Roe and Kramer, for Olga B. Nielsen, owner.

SUBJECT—Application May 6, 1957—decision of the Borough Superintendent, under section 7c and 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from office, storage of canned goods and three (3) car garage by the substitution of light manufacturing in the place of the storage of canned goods.

PREMISES AFFECTED—44-01 52nd Avenue, northeast corner of 44th Street, Block 2533, Lots 40 and 44, Maspeth, Borough of Queens.

Laid over from May 6, 1958, to May 13, 1958, for applicant to inform the Board of name of tenant and manufacturing use proposed.

32-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station,

lubritorium, auto laundry (non-automatic), minor repairs with hand tools only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

Laid over from February 11, 1958 to March 11, 1958, for inspection and decision; hearing closed; then to April 8, 1958, for inspection and decision; hearing closed; then to May 6, 1958, for applicant to file plan showing proposed fencing of existing lot and adjoining lot 65; then to May 13, 1958, for the applicant to file plans showing fencing.

205-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Co., owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of the accessory building of the present gasoline service station and extend the uses to include office, lubritorium, car washing, minor repairs, parking and storage of motor vehicles and increase to twelve the number of gasoline tanks.

PREMISES AFFECTED—157-28 to 157-30 (157-30 Office) Willets Point Boulevard and 21-08 to 21-12 Clintonville Street, southeast corner, Block 4860, Lots 15 and 18, Whitestone, Borough of Queens.

Laid over from April 15, 1958, to May 6, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for further study.

HARRIS H. MURDOCK, *Chairman*

MAY 13, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 13, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

306-57-SA

APPLICANT—C. M. Spindler, for Erie City Iron Works, owner.

SUBJECT—Application March 29, 1957—Erie City Iron Works Preheater, approval of.

570-57-SA

APPLICANT—Sam Kern, for Wandel Machine Company, Inc., owner.

SUBJECT—Application July 26, 1957—Somat with Hydra-extractor, Model 18HE, approval of.

44-58-SA

APPLICANT—Acme Fire Alarm Company, Inc., owner.

SUBJECT—Application January 24, 1958—Acme Smoke Detector, Type 418A, approval of.

78-56-SA

APPLICANT—Ex-Cell-O-Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional model of Milk Packaging Machine, Model "S"—re Pure-Pak Milk Packaging Machinery, Models C, D, F, R and Q; previously approved.

241-50-SA

APPLICANT—Burns Heating Supply Co., Inc., for Jackson & Church Co., Inc., owner.

SUBJECT—Application reopened for amendment of resolution as to additional manner of installation—re Jackson and Church Oil-fired Suspension Units (various models); previously approved.

CALENDAR

637-56-SA

APPLICANT—A. Grossman, for Pellerin Milnor Corp., owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to anti-syphon device—re Milnor Open End Laundry Washer with Miltrol Automatic Washer, Control Model E, 25-Model, W-25, 50-Model W-50, 75-Model W-75, 100-Model W-100; previously approved.

369-57-SM

APPLICANT—Gateway Engineering Co., owner. Gateway Erectors, Inc., Agent.

SUBJECT—Application reopened February 8, 1958 for amendment of resolution as to extension of use—re Beehive Anchoring System and Accessories, Bee Claws, Bee Clips, Bee-Nut with Spring, Bee-Nut (plain) and Bee-Nut with Loop; previously approved.

1041-55-SA

APPLICANT—Haus & Bresin, for Washex Machinery Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional model P-45, dry cleaning machine—re Washex Syntomat, Models P-65 and P-100, for dry cleaning units using perchlorethylene (non-combustible) solvent; previously approved.

1040-55-SA

APPLICANT—Haus & Bresin, for Washex Machinery Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional model P-45 Combination Washer-Extractor—re Washex Combination Washer-Extractor, Models P-65 and P-100 (for dry cleaning units using solvent with flashpoint above 100°); previously approved.

297-50-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products Corp., owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re Indestructo Flush Hollow Metal Door; previously approved.

125-47-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products Corp., owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re World ¾ Hr., 1 Hr. and One and One-Half Hr., Panel Type, Kalmain and Hollow Metal Doors; previously approved.

830-39-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products Corp., owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re NYK-A and NYK-B 1 Hr. Metal Covered Fire Doors; previously approved.

500-47-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products Corp., owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re 1½ Hr. Flush Type Door; previously approved.

854-39-SM

APPLICANT—County Fire Door Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to change of ownership, old

owner Pioneer Fireproof Door Corporation—re Acme Kalamein 1½ Hr. to 2 Hr. Fireproof Door; previously approved.

940-28-A—Vol. II

APPLICANT—D.N.T. Realty Company, owner; Eastern Cabinet Company, Inc., lessee.

SUBJECT—Application reopened May 15, 1956 as Vol. II—re Appeal from an order of the Fire Commissioner—re standpipe system.

PREMISES AFFECTED—78-16 Cooper Avenue, south side, 37.50 feet west of 79th Place, Block 3803, Lots 14 and 34, Glendale, Borough of Queens.

422-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Mario Bencivenza, owner.

SUBJECT—Application reopened February 5, 1957 as Vol. II—re Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—638 Lorimer Street, east side, 25 feet south of Jackson Street, Block 2747, Lot 7, Borough of Brooklyn.

104-58-A

APPLICANT—Charles Abrahams for Ruth Levy, owner; National Backing Corp., lessee.

SUBJECT—Application March 6, 1958—Appeal from decisions of the Borough Superintendent, re manufacture inflammable mixture—tanks, ventilating flue, etc.

PREMISES AFFECTED—38-25 9th Street, east side, 210.29 feet south of 38th Avenue, Block 475, Lot 24, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 20, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 20, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

850-57-BZ

APPLICANT—Michael Alfano, for Prospect Parking, Inc., owner.

SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, on the residential portion of the plot the parking and storage of more than five (5) motor vehicles of the pleasure type for a term of five (5) years.

PREMISES AFFECTED—2360-2368 Prospect Avenue, east side, 70 feet south of East 187th Street, Block 3114, Lots 52 and 54, Borough of The Bronx.

497-20-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Degraw-Hamilton Corp., owner, Jacob Morgenthaler's Sons, lessee.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7b and 7c of the Zoning Resolution, to permit in an unrestricted use district extending into a business use district the change of occupancy from a public garage for more than five (5) motor vehicles to a woodworking shop using power driven tools.

PREMISES AFFECTED—638-644 Degraw Street, south side, 90 feet west of 4th Avenue and 637-641 Sackett Street, Block 427, Lot 31, Borough of Brooklyn.

388-57-BZ

APPLICANT—Morris Hannes, for Elizabeth Russo, owner; Michael Ezzo, lessee.

SUBJECT—Application May 14, 1957—decision of the Borough Superintendent under sections 7e, 7g and 7h of

CALENDAR

the Zoning Resolution, to permit in a residence use district, a garage for more than five (5) motor vehicles, motor vehicle repairs with hand tools only and the parking and storage of more than five (5) cars on the unbuilt upon portion of the lot.

PREMISES AFFECTED—2822 West 22nd Street, west side, 155 feet south of Neptune Avenue, Block 7016, Lot 17, Borough of Brooklyn.

607-57-BZ

APPLICANT—John F. Fitzsimons, for Santa and Dominick LoPrete, owners.

SUBJECT—Application September 3, 1957—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F area district, or an irregular plot presently occupied by a one family dwelling, the construction of a two-car garage as accessory to the additional use of premises for the sale of nursery stock including flowers, shrubs, trees, etc. and without the required 15 foot setback from the street line.

PREMISES AFFECTED—242-08 Hillside Avenue, south side, 9.91 feet west of 84th Road, Block 7961, Lot 43, Bellerose, Borough of Queens.

939-53-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Iandor Realty Corp., owner; Roadside Tavern, Inc., lessee.

SUBJECT—Application reopened February 4, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the erection of a two story extension and second floor addition to an existing one and two story building for use as waiters dressing room and storage on the first floor and storage, kitchen, dressing and reception, office and banquet room on the second floor, the proposed extension to encroach on the required setbacks and provide a 60 foot extension to the existing parking lot.

PREMISES AFFECTED—2544 Flatbush Avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson Street, Block 8559, Lot 1, Borough of Brooklyn.

976-57-BZ

APPLICANT—Burke, Green and Groh, for Joseph S. and Joseph Paul Amirati, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use, E area district, the erection and maintenance of a gasoline service station, auto washing—non automatic, lubrication, office, sale of accessories, minor repairs with hand tools only, parking and storage of cars awaiting service with a ground sign and the proposed building encroaching on the required setback from the street line.

PREMISES AFFECTED—167-10 South Conduit Boulevard, southeast corner of 167th Street, Block 12369, Lot 210, Rosedale, Borough of Queens.

93-38-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Coastal Sales Corp., owner.

SUBJECT—Application reopened December 3, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story building for use as a motor vehicle repair shop for front wheel alignment and brake adjustments, this work will require the use of portable electric machines in addition to hand tools.

PREMISES AFFECTED—27-11 30th Avenue, north side, 50.39 feet west of 29th Street, Block 575, Lot 23, Long Island City, Borough of Queens.

127-57-BZ

APPLICANT—Friedland and Masone, for Cecelia Tarulli, owner; Safeway Sheet Metal and Roofing Co., lessee.

SUBJECT—Application February 19, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the change of occupancy of the present one story building from garage for two cars to tinsmith shop, office and storage of roofing and tinsmith supplies.

PREMISES AFFECTED—51-31 to 51-33 69th Street, east side, 195.33 feet south of Calamus Avenue, Block 2456, Lot 15, Maspeth, Borough of Queens.

848-57-BZ

APPLICANT—Guerino Salerni, for U-Park-It System, Inc., owner.

SUBJECT—Application November 25, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of vacant land for parking motor vehicles.

PREMISES AFFECTED—32-78 and 32-80 34th Street, west side, 100 feet north of 34th Avenue, Block 621, Lots 68 and 69, Long Island City, Borough of Queens.

847-57-BZ

APPLICANT—Charles M. Spindler, for Charles A. Kolligian, owner.

SUBJECT—Application November 21, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only with a show window and business sign within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1215-1225 Rogers Avenue and 2701-2709 Newkirk Avenue, northeast corner, Block 5214, lot 25, Borough of Brooklyn.

916-57-BZ

APPLICANT—John F. Fitzsimons, for Barney and Edith Levinson, owners.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the relocation of a one-car accessory garage to within one foot of the rear and side lot lines.

PREMISES AFFECTED—437 Beach 144th Street, west side, 300 feet south of Cronston Avenue, Block 703, Lot 22, Neponsit, Borough of Queens.

914-57-BZ

APPLICANT—Patrick D. Concagli, for Mona Donner, owner; Atlas Bazaar Equipment and Supply Co., Inc., lessee.

SUBJECT—Application December 16, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and retail use district, the erection and maintenance of a gasoline station, lubricatorium, car wash, minor auto repairs, storage and sale of auto accessories and accessory parking.

PREMISES AFFECTED—3770-3788 Boston Road and 3481-3489 Baychester Avenue, southwest corner, Block 4887, Lot 7, Borough of The Bronx.

934-57-BZ

APPLICANT—Maxfield Blaubeux, for Joseph Angelone, owner, Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the accessory parking of more than five (5) motor vehicles, used in conjunction with self-service supermarket, into the residence portion of the plot.

PREMISES AFFECTED—6607-6611 15th Avenue, 6615-6645 New Utrecht Avenue, northeast corner and 1515-1521 67th Street, Block 5558, Lot 1, Borough of Brooklyn.

CALENDAR

20-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Neil Thomas and Edward Thomas, owner.

SUBJECT—Application January 21, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, sales, storage room, car washing, parking and storage of motor vehicles with curb cuts, show windows and sign within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—3230 Richmond Avenue and 2-40 Drumgoole Boulevard, southwest corner, Block 5613, Lot 400, Arden Heights, Borough of Richmond.

612-57-BZ

APPLICANT—Morris Hannes, for Kroy Realty Corp., owner; York Auto Trading Corp., lessee.

SUBJECT—Application August 20, 1957—decision of the Borough Superintendent, under sections 7c, 7b and 21 of the zoning resolution, to permit in a business and residence use district, the use of the sale of used cars to extend from the business use district into the balance of the lot which is located in the residence use district.

PREMISES AFFECTED—878-888 Coney Island Avenue, west side, 158 ft. 10 $\frac{5}{8}$ in. north of 18th Avenue, Block 5403, Lot 21, Borough of Brooklyn.

842-57-BZ

APPLICANT—Michael Alfano, for Filippo Aprea, owner.

SUBJECT—Application November 18, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a retail store and use of the unbuilt upon portion for the parking of more than five (5) motor vehicles for patrons only for a term of fifteen (15) years.

PREMISES AFFECTED—901-905 East 213th Street and 3600-3604 Bronxwood Avenue, northeast corner, Block 4684, Lot 32, Borough of The Bronx.

1019-57-BZ

APPLICANT—William I. Hohaus, for Arthur Enterprises Inc., owner; New York State Unemployment Insurance, lessee.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7e and 7c of the Zoning Resolution, to permit in a business and residence use district the use of the lower level of the subject premises, heretofore occupied as a motion picture theatre, for a supermarket for the sale of food, vegetables and similar merchandise, and the extension of the mezzanine (second floor) to cover the entire area to be used for offices.

PREMISES AFFECTED—560 West 181st Street, south side and 549-559 West 180th Street, north side, 100 feet east of St. Nicholas Avenue, Block 2153, Lot 81, Borough of Manhattan.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of a residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17,

1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter.

948-57-BZ

APPLICANT—F. C. Dahlem and V. E. Block, for Sid-jack Realty Corp., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1691-1711 Bryant Avenue, west side, 100 feet south of East 174th Street, Block 2997, Lot 30, Borough of The Bronx.

Laid over from April 8, 1958, to April 22, 1958, at the request of an objector, applicant concurring; then to May 20, 1958, for inspection and decision; hearing closed.

671-57-BZ

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner (Temple Garage, lessee).

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, roof parking for passenger type motor vehicles on an existing garage building.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

Laid over from April 8, 1958, to April 22, 1958, applicant to file a brief with respect to application of Section 21A; then to May 20, 1958, for inspection and decision; hearing closed.

672-57-A

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner.

SUBJECT—Application September 17, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, increase in tabular height.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

674-57-BZ

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 14, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business-1 use district, roof parking for passenger-type motor vehicles on an existing garage building.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

Laid over from April 8, 1958, to April 22, 1958, for further hearing after applicant has filed a brief as to application of Section 21A; then to May 20, 1958, for inspection and decision; hearing closed.

675-57-A

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction exceeding tabular limits.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

CALENDAR

717-57-BZ

APPLICANT—Albert Melniker, for Beatrice and Clara Migliori, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution to permit in an unrestricted and business use district, a variance to erect and maintain a gasoline service station, lubritorium, car washing (non automatic), minor motor vehicle repairs with hand tools only, sale of accessories and parking for more than five (5) motor vehicles.

PREMISES AFFECTED—373-385 Tompkins Avenue and 174-182 Lynhurst Avenue, northeast corner, Block 2843, Lot 1, Rosebank, Borough of Richmond.

Laid over from March 25, 1958, to April 22, 1958, for applicant to file a survey of the block front and for both streets, one additional photograph of the site, and file an Administrative Appeal as to street widening.

Laid over from April 22, 1958, to May 20, 1958, for inspection and decision; hearing closed.

710-57-BZ

APPLICANT—Albert Melniker, for Rosecroft Manor Development Corp., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4379 Hylan Boulevard, 4300 Richmond Avenue, southwest corner and 411 Lyndale Avenue, Block 5348, Lot 51, Eltingville, Borough of Richmond.

Laid over from May 6, 1958, to May 20, 1958, for inspection and decision; hearing closed.

711-57-BZ

APPLICANT—Albert Melniker for Rosecroft Development Corp., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4401 Hylan Boulevard, 412 Lyndale Avenue, southwest corner and 411 Retford Avenue, Block 5348, Lot 400, Eltingville, Borough of Richmond.

Laid over from May 6, 1958, to May 20, 1958, for inspection and decision; hearing closed.

712-57-BZ

APPLICANT—Albert Melniker, for Grosvenor Park, Inc., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4423 Hylan Boulevard, 416 Retford Avenue, southwest corner and 425 Preston Avenue, Block 5349, Lot 1, Eltingville, Borough of Richmond.

Laid over from May 6, 1958, to May 20, 1958, for inspection and decision; hearing closed.

713-57-BZ

APPLICANT—Albert Melniker, for Grosvenor Park, Inc., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4449 Hylan Boulevard, 426 Preston Avenue, southwest corner and 221 Hales Avenue, Block 5350, Lot 1, Eltingville, Borough of Richmond.

Laid over from May 6, 1958, to May 20, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MAY 20, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, May 20, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

907-54-SA

APPLICANT—Eljer Company, owner.

SUBJECT—Application November 29, 1954—Eljer Company Anti-Syphon Ballcock, Model E-9861, approval of.

579-55-SA

APPLICANT—The Wayne Pump Company, owner.

SUBJECT—Application July 6, 1955—Wayne Remote Gasoline Pumps, Models 509-30 and 509-50, approval of.

648-57-SA

APPLICANT—The Wayne Pump Company, owner.

SUBJECT—Application August 2, 1957—Wayne Dispensing Pump, Model 511-1D, approval of.

338-57-SA

APPLICANT—Carrier Corporation, owner. Thermodyne Corporation, Agent.

SUBJECT—Application April 10, 1957—Carrier Flake Master—Flake Ice Producing Machine, Model 26L10, Air Cooled, Model 26L20 Water Cooled and Carrier Chip Master, Chip Ice Producing Machine, Model 26R5 Air Cooled and Model 26R5 Water Cooled, approval of.

856-57-SM

APPLICANT—Kuhns Brothers Company, owner.

SUBJECT—Application November 12, 1957—"K" Pipe Lock Coupling, Model 800-D, approval of.

1037-57-SA

APPLICANT—Hook Manufacturing Company, Inc., owner.

SUBJECT—Application November 25, 1957—Hook Gas Boiler, Series 20,000 and Series 30,000 for heating and volume hot water supply, approval of.

683-38-SA—Vols. I, II, III and IV.

APPLICANT—Surface Combustion Corporation, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional trade names National US Radiator Corp. under name of Nat-US, Models 30, 50, 65, 85, 100, 125, 155, 175, 200 and 225—re Janitrol Gas-fired Unit Heaters, Models UCS 30-55, 50-55, 65-55, 85-55, 100-55, 125-55, 155-55, 175-55, 200-55 and 225-55, Series UBS-94 and DUCT-94, Models UBS-50-94, UBS-65-94, UBS-85-94, UBS-100-94, UBS-125-94, UBS-175-94, UBS-200-94 and UBS-225-94, UG-37, CG-37, UAS-14, UAC-14 and BAC-14; previously approved.

374-39-SM—Vol. II

APPLICANT—The J. G. Wilson Corporation, owner.

SUBJECT—Application reopened February 18, 1958 for amendment of resolution as to change of construction of rolling fire shutter—re Wilson Steel Rolling Fire Shutter, Type #23; previously approved.

270-50-SA

APPLICANT—Spacarb, Inc., owner-manufacturer.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to include additional models of beverage dispensers, Models 4D-52, D-53 and D-56 Spacarb Mix-A-Drink—re Spacarb Mix-A-Drink, Models 4D51, 4D53 and 3D53; previously approved.

350-51-SA

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional trade name Mt. Hawley Div. of Bryant Manufacturing Co.—Mt. Hawley Division, Model 40 Oil Burner—re ABC Oil Burner,

CALENDAR

Model 40, Thatcher Furnace Co. under name of Thatcher Oil Burner, Models 751-1, 751-2 and 751-3; previously approved.

890-51-SA

APPLICANT—L. J. Mueller Furnace Company, old owner. Mueller Climatrol Division of Worthington Corporation, new owner.

SUBJECT—Application reopened November 16, 1954 for amendment of resolution as to additional models of gas-fired forced warm air furnace, Series 117, 118, 119, 120, 124, 130, 131, 132, 133, 135, 137, 162, 166 and 167—re Mueller Climatrol Gas-fired Air Conditioners, Models 101, 103, 105, 108, 109, 110, 111, 112, 114, 115 and 155; previously approved.

893-51-SA

APPLICANT—L. J. Mueller Furnace Company, owner.

SUBJECT—Application reopened November 16, 1954 for amendment of resolution as to additional model of gas-fired unit heater, Series 160—re Mueller Climatrol Gas-fired Unit Heaters, Models UH, 150 and 151; previously approved.

211-53-SA

APPLICANT—Speed Queen Corporation, owner.

SUBJECT—Application reopened May 18, 1954 for amendment of resolution as to additional model washing machines, namely A-12, A-18, A-19, A-20, A-21, A-22, A-21W A-22W and A-20F—re Speed Queen Automatic Washer (domestic type), Models A10 and A11; previously approved.

105-55-SA—Vol. II

APPLICANT—Thatcher Furnace Company, owner.

SUBJECT—Application reopened October 23, 1956 for amendment of resolution as to additional model, namely Thatcher Oil-fired Furnace, Model 532-187—re Thatcher Oil Burner, Models 532-70, 532-100 and 532-140, for heating homes, garages, filling stations or similar spaces; previously approved.

814-57-A

APPLICANT—Wheeler Yacht Co., Inc., owner.

SUBJECT—Application October 28, 1957—Appeal from an order of the Fire Commissioner and a decision of the Borough Superintendent re Sprinkler System in lieu of Yard Hydrant System.

PREMISES AFFECTED—520 Compton Avenue, foot of Patterson Avenue, Block 3502, Lots 2-7, Pugsley Creek, Borough of The Bronx.

735-57-A

APPLICANT—Harry G. Savran, for Josephson Management Co., owner.

SUBJECT—Application October 14, 1957—Appeal from a decision of the Borough Superintendent, re standpipe system.

PREMISES AFFECTED—1057 Hoe Avenue, southwest corner of East 165th Street, Block 2743, Lot 30, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MAY 27, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 27, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

171-53-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Pacwest Realty Corp., owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under section

7e of the Zoning Resolution, to permit in a restricted retail use district, facilities for gasoline service or oil selling for occupants only in connection with the garage, presently approved, located in the sub-cellar, cellar, first floor and mezzanine of a 22 story building now under construction. PREMISES AFFECTED—660-666 Madison Avenue, 8-28 East 61st Street, southwest corner and 13-19 East 60th Street, Block 1375, Lot 56, Borough of Manhattan.

70-37-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Felix De Vito, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the alteration of an existing garage and warehouse, for use as a gasoline service station, auto-wash (non-automatic), lubrication, parking of automobiles, office, sale of auto accessories, minor repairs with hand tools only and safety inspection station for a stated term of fifteen years.

PREMISES AFFECTED—70-07 to 70-21 (70-15 Official) Astoria Boulevard and 22-16 to 22-24 71st Street, northwest corner, Block 1002, Lot 13, Long Island City, Borough of Queens.

29-58-BZ

APPLICANT—Lama, Proskauer and Prober, for August Droll and Neary Realty Co., Inc., owners.

SUBJECT—Application January 28, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2092 Nostrand Avenue, west side, 130 feet north of Glenwood Road, and 671-675 East 29th Street, Block 5252, Lots 6 and 68, Borough of Brooklyn.

16-58-BZ

APPLICANT—Ervin Palmer, for Thomas J. McCahill, owner; National Parking System, Inc., lessee.

SUBJECT—Application January 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, the extension of the present parking lot from the retail portion into the residence portion of the plot.

PREMISES AFFECTED—443-447 3rd Avenue, east side, 19 feet, 9 inches south of East 31st Street and 206 East 31st Street, Block 911, Lot 64, Borough of Manhattan.

203-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Inter County Associates, Inc., owner.

SUBJECT—Application March 20, 1957—decision of the Borough Superintendent, under sections 7e and 21, of the Zoning Resolution, to permit in a residence use "E-1" area district, the erection of a four (4) story and cellar, class A multiple dwelling of class III construction.

PREMISES AFFECTED—433-443 West 263rd Street, north side, 204 feet east of Riverdale Avenue, Block 3423, Lots 1612 and 1614, Borough of The Bronx.

766-57-BZ

APPLICANT—Leonard F. Rothkrug, for Harry Heiman, Inc., owner; Soconv Mobil Oil Co., owner under contract.

SUBJECT—Application October 25, 1957—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop (hand tools only), lubricatorium, car washing (non-automatic), office and sales and parking of vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—715 Soundview Avenue, south west corner of St. Lawrence Avenue, Block 3596, Lot 35 Borough of The Bronx.

CALENDAR

38-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons, for Metropolitan Life Insurance Co., owner.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a 1¼ and 2 times height district, to maintain the present 23 story building with 14 story tower above, making a total of 37 story and penthouse building, used as an office building, separate and apart from the building on Block 1278, Lot 67, designated as 2-4 East 44th Street not in conformity with Board of Standards and Appeals resolution Cal. No. 741-27-BZ.

PREMISES AFFECTED—519-521 5th Avenue, northeast corner of East 43rd Street, Block 1278, Lot 1, Borough of Manhattan.

39-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons for Bankers Trust Co., and Metropolitan Life Insurance Co., owners.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under section 19A and 21 of the Zoning Resolution, to permit the separation of Lot 67 from the Certificate of Occupancy of Lot 1 and extend the 12 story building on Lot 69 to 19 stories and erect thereto a 19 story extension of Lot 67, eliminating the required loading and unloading berth.

PREMISES AFFECTED—2-4 East 44th Street and 523-529 5th Avenue, southeast corner, Block 1278, Lots 67 and 69, Borough of Manhattan.

629-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Anton Kladde, owner.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with the accessory uses of car wash, lubricatorium, sale of accessories, office, parking and storage of more than five motor vehicles and auto repairs with hand tools.

PREMISES AFFECTED—1805 Washington Avenue, southeast corner of East 175th Street, Block 2907, Lot 33, Borough of The Bronx.

749-57-BZ

APPLICANT—Frederick A. Ketcher, for Louis Calder Foundation, owner; Kesbec Inc., lessee.

SUBJECT—Application October 21, 1957—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the permanent extension of the existing legal gasoline service station, and to permit the reconstruction and maintenance of the accessory building with the additional uses of lubrication, storage, car wash, office and sales and sale of used cars, minor motor vehicle repairs and a temporary variance to permit the storage of more than five motor vehicles.

PREMISES AFFECTED—688 Gunhill Road, south side, 1365-1375 White Plains Avenue, block bounded by Gunhill Road, White Plains Avenue, and Olinville Avenue, Block 4628, Lot 35, Borough of The Bronx.

797-57-BZ

APPLICANT—S. T. Kieley, for The New York and Harlem Railroad Co., owner; New York Central Railroad, lessee.

SUBJECT—Application October 28, 1957—decision of the Borough Superintendent, under sections 7g and 21 of the Zoning Resolution, to permit in a restricted retail use district, use of a portion of the premises for a parking space for more than five (5) motor vehicles.

PREMISES AFFECTED—70 East 45th Street, south side, 344 feet 4 inches east of Vanderbilt Avenue, Block 1280, Lot 1, Borough of Manhattan.

218-55-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Louis Jablowsky, owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station, the additional use of parking and storage of more than five motor vehicles.

PREMISES AFFECTED—152-174 Hegeman Avenue, south side, from Osborn Street to Thatford Avenue; 622-626 Osborn Street and 541-555 Thatford Avenue, Block 3637, Lot 32, Borough of Brooklyn.

923-57-BZ

APPLICANT—Goldwater and Flynn, for Westchester Square Associated, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking for more than five motor vehicles, the use for such purpose to be restricted to doctors and attendants at the hospital and for visitors and patients of the hospital, the lot will be used solely as an appurtenance to the hospital which is across the street.

PREMISES AFFECTED—2449-2451 St. Raymond Avenue, 1601-1649 Seddon Street, northwest corner and 2446-2448 Dorsey Avenue, Block 3992, Lots 32, 37 and 40, Borough of The Bronx.

879-57-BZ

APPLICANT—Ludwig P. Bono, for E. John Dolan, M.D., owner.

SUBJECT—Application December 9, 1957—decision of the Borough Superintendent, under section 7d and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a two story and cellar building to be used as medical offices for a group of doctors with parking of more than five (5) motor vehicles, for doctors, patients and visitors on the unbuilt upon portion of the site.

PREMISES AFFECTED—1625 St. Peters Avenue, west side, 105.53 feet south of Maclay Avenue, Block 3994, Lots 36 and 39, Borough of The Bronx.

839-57-BZ

APPLICANT—Leonard F. Rothkrug, for 3rd and Avenue X Realty Corp., owner; Packers Supermarket, lessee.

SUBJECT—Application November 15, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in the residence use district portion of a lot located partly in a business and partly in a residence use district, the extension of an existing accessory patron parking lot to be used solely in conjunction with the supermarket for a term of 14 years.

PREMISES AFFECTED—258-272 Avenue X, southwest corner of West 3rd Street, Block 7192, Lots 6 and 14, Borough of Brooklyn.

721-39-BZ—Vol. III

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened March 25, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7d, 9A and 21 of the Zoning Resolution, to permit in a residence use, "E-1" area and class ½ height district, the extension of the existing telephone exchange building by erecting a third floor to the existing two-story and cellar building, the proposed third story encroaches on the required setbacks, exceed the permitted area coverage, exceed the permitted height and is located within two (2) miles of an airport.

PREMISES AFFECTED—182-08 to 182-26 140th Avenue, south side, from 182nd to 183rd Streets; 140-01 to 140-09 182nd Street and 140-02 to 140-10 183rd Street, Block 13040, Lot 1, Springfield Gardens, Borough of Queens.

CALENDAR

74-33-BZ—Vol. III

APPLICANT—Joseph Schafran, for Bermont Operating Corp., owner.

SUBJECT—Application reopened April 15, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, at the existing two-story and cellar building, presently occupied as an auto showroom and garage for more than 150 cars, the change in use of a portion of the first and second floors to bowling alleys with accessory restaurant, kitchen, bar and lunch counter and the remainder to retain the garage for more than 150 cars.

PREMISES AFFECTED—4650-4656 Broadway and 2-16 Sherman Avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan.

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent, under sections 7c and 7A of the zoning resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubritorium, car washing, parking and storage of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

Laid over from March 11, 1958, to April 8, 1958, for further hearing after applicant has corrected his plans; then to April 29, 1958, for applicant to file new list of owners; for inspection and for continued hearing, then to May 27, 1958, for continued hearing.

256-58-A

APPLICANT—Herman Kron, for Gramercy Park Terminal Inc., owner.

SUBJECT—Application April 23, 1958—filed pursuant to Section 35, General City Law re premises within bed of mapped streets—proposed widening of 73rd and 75th Avenues.

PREMISES AFFECTED—73-01 to 73-15 Parsons Boulevard and 158-01 to 158-11 75th Avenue, northeast corner and 158-02 73rd Avenue, Block 6822, Lots 20, 21 and 26, Flushing, Borough of Queens.

80-54-BZ

APPLICANT—Philip Freshman, for Hotel Dryden, Inc., owner.

SUBJECT—Application reopened May 6, 1958 for consideration as to extension of time to complete, expired December 13, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, permitting in a residence use district, the conversion and use of present apartments, on the 1, 2, 3, 4 and 5th stories to business use (offices) and a proposed coffee shop and cocktail lounge.

PREMISES AFFECTED—148-152 East 39th Street, south side, 100 feet west of 3rd Avenue, Block 894, Lot 52, Borough of Manhattan.

420-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owner.

SUBJECT—Application June 4, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicles belonging to patrons, customers and employees of such market.

PREMISES AFFECTED—256-262 Clinton Street and 172-196 Congress Street, southwest corner, Block 301, Lots 61, 63, 66 and 71, Borough of Brooklyn.

Laid over from March 25, 1958 to April 22, 1958, at request of attorney for objectors, applicant concurring; then to May 27, 1958, for inspection and decision; hearing closed.

939-57-BZ

APPLICANT—Harry A. Yarish, for Charles Krebs, owner; Solomon Schneider, lessee.

SUBJECT—Application December 19, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit an E-1 area district, the continuance of an existing one-story building for use as a diner, that encroaches on the required rear yard.

PREMISES AFFECTED—248-18 Sunrise Highway, south side, 89.22 feet and 111.57 feet east of Hook Creek Boulevard, Block 13623, Lot 19, Rosedale, Borough of Queens.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed.

166-55-BZ—Vol. II

APPLICANT—Paul Friedman, for Warren J. Heeg and Thomas Adams, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, automatic car wash, lubritory, minor repairs with hand tools only, office, storage and sale of automobile accessories, parking and storage of more than five (5) motor vehicles with ground signs in a retail use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—105-19 to 105-37 Horace Harding Expressway and 59-02 to 59-28 Granger Street, northwest corner; 105-20 to 105-38 Westside Avenue, and 60-01 to 60-11 Xenia Street, Block 1963, Lot 5, Corona, Borough of Queens.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed.

453-46-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Herman Birnbaum, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline service station for the following uses, office, lubritorium, auto repairs with hand tools only, auto laundry and the parking of cars awaiting service with a curb cut and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—3437-3445 Fort Hamilton Parkway and 2-12 Chester Avenue, southwest corner, Block 5302, Lot 48, Borough of Brooklyn.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed.

122-39-BZ—Vol. II

APPLICANT—William S. Worrall, Jr., for The Cord Meyer Company, owner; Maxwell Strauss, lessee.

SUBJECT—Application reopened December 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the erection of a one-story building to be maintained for use as a high speed auto laundry and car polishing establishment with parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—88-14 to 88-26 (88-20 official) Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed.

CALENDAR

800-57-BZ

APPLICANT—Leonard F. Rothkrug, for Mildred Cohen, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory auto laundry—non automatic, auto repair shop with hand tools only, lubritorium, office and sales, all for a term of fifteen (15) years.

PREMISES AFFECTED—1290-1304 Remsen Avenue, southwest corner of Avenue J, Block 8040, Lot 61, Borough of Brooklyn.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechhurst, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for consultation with engineer as to revision of plans and for inspection and decision; hearing closed; then to April 29, 1958, for applicant to confer with examiner and submit a revised plan; then to May 27, 1958 to restudy plans.

961-57-BZ

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a one story building from minor motor vehicle repair shop to receiving, storage and shipping of United States serviceman's belongings.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet 11¼ inches east of 18th Avenue, Block 5480, Lot 14, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, at the request of an objector; then to April 29, 1958, for inspection and decision; hearing closed; then to May 27, 1958, for inspection and decision; hearing closed.

962-57-A

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—Appeal from a decision of the Borough Superintendent; re area of Class III construction excessive.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet, 11¼ inches east of 18th Avenue, 1st floor; Block 5480, Lot 14, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 27, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 27, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

300-57-SA

APPLICANT—Heavy Oil Burner Distributors, for Cleaver-Brooks Company, owner.

SUBJECT—Application March 26, 1957—Hev-E-Oil Burner Models AMG, GL and G, Sizes 2, 3, 4, 5, 6 and 7, approval of.

569-57-SM

APPLICANT—R. H. Mitchell for Dura-Vent Corporation, owner.

SUBJECT—Application July 24, 1957—Dura-Vent Gas Vent Pipe (round and oval pipe and fittings) Models DVR and DVO, approval of.

640-57-SM

APPLICANT—C. M. Montgomery for Van Packer Company, owner.

SUBJECT—Application August 27, 1957—Van Packer Gas Vent, Model G, approval of.

647-57-SA

APPLICANT—Sun-Ray Burner Manufacturing Corp., owner.

SUBJECT—Application August 1, 1957—Sun-Ray Conversion Oil Burner, Models J-3, J-5 and J-7, approval of.

659-57-SA

APPLICANT—R. E. McIntyre for John Wood Company, owner.

SUBJECT—Application August 15, 1957—John Wood Fluid Heat Oil-fired Furnaces, Models OE-84, OE-95, OE-123, OE-84, OH-112, OC-84, OC-95, OG-78, OS-84, OS-112, OE-134, OE-168, OE-250 and OE-335, approval of.

708-57-SM

APPLICANT—F. C. McGready for General Products Company, Inc., owner.

SUBJECT—Application September 11, 1957—Air-Jet Gas Vent, approval of.

808-57-SA

APPLICANT—The H. B. Smith Company, Inc., owner.

SUBJECT—Application October 25, 1957—Smith-Mills Boiler Burner Unit, Model 25J4, 5 to 10 Sections, approval of.

1027-57-SM

APPLICANT—Concrete Plank Company, Inc., owner.

SUBJECT—Application December 30, 1957—One leg Precast Concrete Channel Roof and Floor Slabs, approval of.

36-58-SA

APPLICANT—Melchior, Armstrong, Dessau Company, owner.

SUBJECT—Application January 27, 1958—Melco Roof Type Air Conditioning Units, MCR-81HA Combination Heating and Cooling and Model MCR-81A for Cooling Only, approval of.

258-40-SM—Vol. II

APPLICANT—W. L. Gates for Celotex Corp., owner.

SUBJECT—Application reopened May 21, 1957 for amendment of resolution as to additional tile, named RWB Tile—re Celotex Acoustical Products; previously approved.

232-46-SM

APPLICANT—Williamsburg Steel Products Company, owner.

SUBJECT—Application reopened February 4, 1958 for amendment of resolution as to additional type stiffener—re Williamsburg 3 Hr. Test Hollow Steel Door; previously approved.

204-49-SM

APPLICANT—Porette Manufacturing Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional use of Porette—re Porette and Poretterm Lightweight Concrete; previously approved.

CALENDAR

892-51-SA

APPLICANT—Mueller Climatrol Division of Worthington Corp., owner.

SUBJECT—Application reopened November 16, 1954 for amendment of resolution as to additional model of gas-fired conversion burner, namely Series 501—re Mueller Climatrol Gas-fired Conversion Burner, Models 500, 503, and 509; previously approved.

313-54-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional type of shingles, namely Gold Bond Asbestos Cement Shingles—re Gold Bond Asbestos Sidings Shingles and Accessories (for exterior finish on Class 4 Buildings); previously approved.

335-56-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to paper backing—re Gold Bond Twinsulation Blankets; previously approved.

358-55-SM

APPLICANT—Keystone Portland Cement Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to additional type of Air-Entraining Cement, Type IIA—re Keystone Air Entraining Portland Cement; previously approved.

547-56-SA

APPLICANT—A to Z Equipment Corp., owner.

SUBJECT—Application reopened February 11, 1958 for amendment of resolution as to additional use—re AZCO Propane Burning Drying Heater, Model 150-A (to supply temporary heating for construction work); previously approved.

841-56-SA

APPLICANT—American Radiator & Standard Sanitary Corp., owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution for additional oil burners, namely Model "DH"—re Areoflame Conversion Oil Burner, Model PH; previously approved.

HARRIS H. MURDOCK, *Chairman*.

JUNE 3, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 3, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

1106-48-BZ—Vol. II

APPLICANT—Michael Levine, for Lucky Star Realty Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, "E-1" area district, the erection of a one story and basement building to be used for factory purposes, the proposed building encroaches on the required side yard and setbacks and to occupy more than the permitted area coverage.

PREMISES AFFECTED—149-06 to 149-16 (149-10 official) New York Boulevard and 177-22 to 177-30 149th Avenue, southwest corner, Block 13383, Lots 63, 66 and 69, South Ozone Park, Borough of Queens.

894-56-BZ

APPLICANT—Charles L. Koester, for Mary Yarocki, owner.

SUBJECT—Application December 31, 1956—decision of the

Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a hair-dressing establishment in the basement of a 1½ story, one family dwelling.

PREMISES AFFECTED—239-02 Hillside Avenue, southeast corner of 239th Street, Block 7958, Lot 28, Bellerose, Borough of Queens.

949-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Pelham Bridge Realities, Inc., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7f, 7e and 7A of the Zoning Resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, minor repairs with hand tools only, office, sale of accessories with show windows and business entrances within 75 feet of the residence use district.

PREMISES AFFECTED—1141-1151 Williamsbridge Road and 2100-2110 Lydig Avenue, northeast corner, Block 4310, Lots 30 and 33, Borough of The Bronx.

915-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Stanton Management Inc., owner.

SUBJECT—Application December 16, 1957—decision of the Borough Superintendent, under sections 7f, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, minor repairs, sale of auto accessories, auto laundry and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3625 Eastchester Road, 1495-1499 Oakley Avenue, northwest corner and 1144-1148 East 222nd Street, Block 4716, Lot 28, Borough of The Bronx.

729-52-BZ—Vol. II

APPLICANT—Haus and Bresin, for Allerton Three, owner.

SUBJECT—Application reopened June 11, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—25-15 Francis Lewis Boulevard, east side, 36.21 ft. south of 25th Avenue, Block 5769, Lot 18, Flushing, Borough of Queens.

742-57-BZ

APPLICANT—Office of Alfred Easton Poor, for Chase Manhattan Bank, owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a class two and one-half height district, the erection of a 21 story commercial building exceeding the permitted height.

PREMISES AFFECTED—24 Pine Street, north side, 94 ft. 1½ inches east of Nassau Street, Block 44, Lot 106, Borough of Manhattan.

585-52-BZ—Vol. IV

APPLICANT—Robert J. Crinnion, for Eisner and Lubin, owners.

SUBJECT—Application reopened October 29, 1957 as Vol. IV—re decision of the Borough Superintendent under section 7h of the zoning resolution, to permit in a restricted retail use district, the maintenance of a public parking lot for the parking of more than five (5) motor vehicles for a stated term of five years.

PREMISES AFFECTED—809-817 1st Avenue, west side, 40.5 ft. north of East 45th Street and 339-341 East 45th Street, Block 1338, Lots 21, 25, 26, 27, 28 and 124, Borough of Manhattan.

CALENDAR

688-54-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application August 17, 1954—decision of the Borough Superintendent under sections 7c and 7i of the zoning resolution, to permit in a business use district, at an existing gasoline service station, the extension of the present use to include parking and storage for more than five (5) motor vehicles and auto repairs.

PREMISES AFFECTED—2203-2209 Amsterdam Avenue, southeast corner of West 170th Street, Block 2112, Lot 26, Borough of Manhattan.

151-57-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Robert Pollen and Jerome Gerber, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of an automobile showroom and gasoline service station with accessory uses of auto washing (non-automatic), lubrication, office and sale of accessories, minor repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2914-2932 Nostrand Avenue, west side, 300 feet north of Avenue P, Block 7690, Lots 82, 86 and 88, Borough of Brooklyn.

1-58-BZ

APPLICANT—Reginald S. Hardy, for Margaret Smith Gilsenan, Executrix under will of Edward L. Smith, deceased.

SUBJECT—Application December 31, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a retail market or store, together with the use of a portion of said premises for the parking of motor vehicles belonging to customers, patrons and employees of such market. In addition thereto, the application seeks permission to maintain a sign upon the wall of the proposed market.

PREMISES AFFECTED—99-30 Corona Avenue, 48-02 to 48-16 102nd Street, southwest corner and 99-11 to 99-27 Alstyne Avenue, Block 1926, Lot 13, Corona, Borough of Queens.

6-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for J. Starr Parking Service, owner.

SUBJECT—Application January 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five motor vehicles on a vacant parcel of land.

PREMISES AFFECTED—1039-1041 Boynton Avenue, west side, 300 feet south of Watson Avenue, Block 3714, Borough of The Bronx.

569-46-BZ—Vol. III

APPLICANT—Abraham N. Horwitz, for Harry and Harriet Weiner, owners.

SUBJECT—Application reopened March 4, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a residence use district the maintenance of an office and warehouse for the distribution of books, magazines, periodicals and newspapers and the installation of a gasoline tank.

PREMISES AFFECTED—49-10 47th Avenue, south side, 30 feet east of 49th Street, Block 2287, Lot 28, Woodside, Borough of Queens.

993-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Pennsylvania Exchange Bank, owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales, storage room, lubritorium, auto wash, minor auto repairs and the parking and storage of more than five (5) motor vehicles with business entrances and show windows within 75 feet of the residence use district.

PREMISES AFFECTED—4728-4736 White Plains Road, and 701-707 St. Ouens Street, northeast corner, Block 5113, Lot 21, Borough of The Bronx.

677-57-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for A. J. Fritschy Corp., owner.

SUBJECT—Application September 20, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a "C" area district, the erection of a two-story building to be used in conjunction with the existing structural steel and ornamental iron fabrication shop, the proposed addition will occupy more than the permitted area coverage.

PREMISES AFFECTED—220 Dupont Street, 121-135 Provost Street, southwest corner and 237-251 Eagle Street, Block 2497, Lot 23, Borough of Brooklyn.

957-57-BZ

APPLICANT—Burke, Green and Groh, for Mandel Weinstein, owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, to maintain a parking lot for the parking of the cars of the doctors and staff of the hospital on Block 725, Lot 25 without fee.

PREMISES AFFECTED—47-01 31st Avenue, northeast corner of 47th Street, Block 729, Lot 7 (7 and 8), Astoria, Borough of Queens.

489-38-BZ—Vol. III

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened December 11, 1956 as Vol. III—re decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the extension to an existing gasoline service station, accessory building for two additional service bays and the additional use of minor auto repairs with hand tools only, the parking of motor vehicles awaiting service, installation of two additional 550 gallon gasoline tanks and one additional dispensing pump, all for a term of 15 years.

PREMISES AFFECTED—219-01 North Conduit Avenue, northeast corner of Springfield Boulevard, Block 13085, Lot 4, Springfield, Borough of Queens.

Laid over from February 13, 1957 to March 19, 1957 for inspection and decision; hearing closed; then laid over for further study by the Board; date of determination to be set; then set for June 3, 1958.

648-20-BZ—Vol. II

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Company, lessee.

SUBJECT—Application reopened September 24, 1957, as Vol. II—re decision of the Borough Superintendent, under sections 7a, 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, an extension of the present uses of a gasoline service station to include a one-bay lubritorium, accessory parking in the retail district and the installation of the necessary curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—3940-3952 Amboy Road and

CALENDAR

2-20 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

Laid over from April 15, 1958, to June 3, 1958, for inspection, revised plans and decision; hearing closed.

1017-57-A

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Co., lessee.

SUBJECT—Application December 27, 1957—filed pursuant to section 35, General City Law re building partially in bed of a mapped street—proposed widening of Amboy Road.

PREMISES AFFECTED—3952 Amboy Road and 2 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

1132-39-BZ—Vol. II

APPLICANT—De Rose and Cavalieri, for J. Clarence Davies, Inc., owner.

SUBJECT—Application reopened January 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story extension to an existing one story commercial building occupied by two retail stores into the residence use district.

PREMISES AFFECTED—31, 32, 33, 34 Westchester Square, west side, 185.515 feet south of Frisby Avenue and 2584-2588 Frisby Avenue and 1420-1434 Benson Street, Block 3984, Lots 4, 5, 6, 7, 8, 9 and 30, Borough of The Bronx.

Laid over from April 29, 1958, to June 3, 1958, for inspection and decision; and for applicant to give consideration to removing sidewall further from lot line and to file revised plan, hearing closed.

603-57-BZ

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the use of the subject premises for business purposes (offices).

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

Laid over from April 29, 1958, to June 3, 1958, for inspection and decision; hearing closed.

604-57-A

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction—commercial use.

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

920-57-BZ

APPLICANT—Reuben Rappaport, for David Meredith Hare, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of a one story extension occupying more than the permitted area and to be used as a sculptors studio by the tenant owner.

PREMISES AFFECTED—34 Leroy Street, south side, 60 feet east of Bedford Street, Block 586, Lot 6, Borough of Manhattan.

Laid over from April 29, 1958 to May 6, 1958, for hearing; then to June 3, 1958, for inspection and decision; hearing closed.

574-21-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Emil Mosbacher, owner; Red and White Markets, Inc., lessee.

SUBJECT—Application reopened February 11, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the small area which is in the residence use district and which is now part of the present theatre, to be used as part of the proposed food market.

PREMISES AFFECTED—1-15 East Kingsbridge Road and 2658-2690 Jerome Avenue, northeast corner, Block 3317, Lot 6, Borough of The Bronx.

Laid over from May 6, 1958, to June 3, 1958, for inspection and decision; hearing closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 6, 1958, at request of applicant who is trying to acquire adjoining property to enlarge the plot; then to June 3, 1958, at request of the applicant, to acquire additional property for possible conforming use.

HARRIS H. MURDOCK, *Chairman*

JUNE 3, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 3, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

580-55-SA

APPLICANT—The Wayne Pump Company, owner.

SUBJECT—Application July 6, 1955—Wayne Remote Gasoline Pumps—submersible gasoline pumps to supply remote dispensers—Series 510, approval of.

269-57-SM

APPLICANT—Harold Perrine, for Johns-Manville Sales Corp., owner.

SUBJECT—Application March 27, 1957—J-M Suspension System, Models H, Z, U, E and T, approval of.

359-57-SA

APPLICANT—H. A. Simmons, for Empire Stove Company, owner.

SUBJECT—Application April 22, 1957—WFA-35 Empire Recessed Wall Heater, approval of.

822-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman Perchlorethylene Stills, Models 21302 and 21305, approval of.

823-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman Filter-Petroleum Solvent—for dry cleaning equipment—Models 33413, 33420, 33430, 33450, 33480 and 33410, approval of.

CALENDAR

824-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.
SUBJECT—Application November 1, 1957—Hoffman H-Jet 290 Dry Cleaning Equipment, Models 30970, 30972, 30980, 30982, 30974, 30976, 30984, 30985, 30975, 30977, 30981 and 30983, approval of.

825-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.
SUBJECT—Application November 1, 1957—Hoffman H-Jet 245 Dry Cleaning Equipment, Models 30735, 30738, 30739, 30740, 30741, 30736, 30737 and 30742, approval of.

826-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.
SUBJECT—Application November 1, 1957—Hoffman Per-chlorethylene Tubular Filter, Models 33413, 33414, 33420, 33421, 33430, 33431, 33450 and 33451, approval of.

827-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.
SUBJECT—Application November 1, 1957—Hoffman Vapo-saver Dry Cleaning Equipment, Models 9624, 9625 and 9630, approval of.

828-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.
SUBJECT—Application November 1, 1957—Hoffman H-Jet 445 Dry Cleaning Equipment, Models 30632, 30634, 30635 and 30636, approval of.

829-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.
SUBJECT—Application November 1, 1957—Hoffman H-Jet 440 Dry Cleaning Equipment, Models 30630, 30631 and 30633, approval of.

937-57-SM

APPLICANT—Concrete Plank Company, Inc., owner.
SUBJECT—Application November 25, 1957—Concrete Plank Company, Inc., Precast Concrete Joist, approval of.

1026-57-SM

APPLICANT—Concrete Plank Company, Inc., owner.
SUBJECT—Application December 30, 1957—Precast Concrete Channel Roof and Floor Slabs, approval of.

953-57-SM

APPLICANT—Falcon Alarm Company, Inc., owner.
SUBJECT—Application December 10, 1957—Falcon Tank Overfill Alarm, Gas Operated Horn Activated by a float, approval of.

981-57-SA

APPLICANT—J. J. Conway, for Ralph B. Carter Company, owner.
SUBJECT—Application December 13, 1957—Carter Pneumatic Ejectors, Eject-O-Matic, Eject-O-Pac and Eject-O-Flo—for pumping of solid latedn liquids, approval of.

184-58-SA

APPLICANT—Gilbert & Barker Manufacturing Company, owner.
SUBJECT—Application December 31, 1957—Gilbarco Gasoline Dispensers, Models FMP-2, FMP-3 and FMP-4, approval of.

192-58-SA

APPLICANT—Duplex Corporation, owner.
SUBJECT—Application April 1, 1958—Duplex Washer—Extractor, Model DWE-1, approval of.

830-53-SA

APPLICANT—The National U. S. Radiator Corp., owner.
SUBJECT—Application for consideration, reopening and amendment of resolution as to additional model gas-fired boiler, 49 Series—National Gas Boiler (steam or water) Series 22, 33 and 44, previously approved.

230-55-SA

APPLICANT—Power-Flame Division of Siemon Manufacturing Company, owner.
SUBJECT—Application for consideration, reopening and amendment of resolution as to additional gas burner, namely BFG-750E through BFG-20000E—re Siemon Power-Flame (gas-fired) Burners, Models FG-175B, FG-330B, FG-500B and FG-500BE; previously approved.

931-55-SM

APPLICANT—Ceil-Lite Division of Fluorescent Company of America, owner.
SUBJECT—Application for consideration, reopening and amendment of resolution as to hangers of plastic ceiling—Ceil-Lite (plastic light diffuser); previously approved.

336-56-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application for consideration, reopening and amendment of resolution as to additional thickness of Rock Wool Insulation—re Gold Bond Rock Wool Insulation Products (thermal insulation for residence and other buildings); previously approved.

HARRIS H. MURDOCK, *Chairman.*

JUNE 10, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 10, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

711-55-BZ

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

Laid over from March 5, 1957, to April 9, 1957, for applicant to file lay-out plan and inspection and decision; hearing closed; then placed on the reserve calendar, pending erection of church on adjacent property; now set for hearing on October 1, 1957; then to October 8, 1957 for further inspection and decision; then to November 6, 1957, for further inspection and decision; then to December 10, 1957, at request of the applicant, to file revised plans; then to June 10, 1958, for further consideration by Board; inspected by committee of the Board, which is of the opinion that the application should be laid over further in order to give the church proposed to be erected on the adjoining plot more time to determine whether they can proceed with the development for church or school.

CALENDAR

867-57-BZ

APPLICANT—H. M. Karson, for Hong Yick Realty Corp., owner; Min Sang Laundry, lessee.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the construction of a mezzanine floor, elevate the roof and extend the laundry use.

PREMISES AFFECTED—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

Laid over from April 15, 1958, to May 6, 1958, for hearing at request of objector; applicant to send new notices by registered mail to property owners in the area of notification; then to June 10, 1958, for inspection and decision; hearing closed.

889-57-BZ

APPLICANT—Charles M. Spindler, for John Scotti, owner.

SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the change in occupancy from a building material supply yard and the manufacture of cement blocks to automobile wrecking yard, sale of new and used car parts, sale and display of new cars on a portion of the lot and the sale of new and used plumbing supplies and the storage of lumber on a portion of the lot.

PREMISES AFFECTED—114-15 New York Boulevard (114-11 to 114-35), east side, 87.14 feet south of Linden Boulevard, Block 12327, Lot 8, Jamaica, Borough of Queens.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

916-46-BZ—Vol. II

APPLICANT—Henry George Greene, for Joseph Carrollo, owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7e and 7A of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor car repairs, office, sales area, storage and utility room.

PREMISES AFFECTED—35-12 to 35-22 (35-12 official) Francis Lewis Boulevard and 36-07 to 36-11 194th Street, southeast corner, Block 5318, Lot 25, Flushing, Borough of Queens.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

215-50-BZ—Vol. II

APPLICANT—Elliot Saltzman, for Hannah Schwartz, owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7h, 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, minor auto repair shop with hand tools only, office and auto accessory salesroom, and parking and storage of more than five (5) motor vehicles for a term of twenty-five (25) years.

PREMISES AFFECTED—2228-2250 Linden Boulevard, south side, from Ashford Street to Cleveland Street; 797-805 Ashford Street and 886-896 Cleveland Street, Block 4359, Lots 1 and 6, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

463-57-BZ

APPLICANT—Larry Meltzer, for M.J.F. Realty Corp., owner.

SUBJECT—Application June 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles for patrons and employees of the factory.

PREMISES AFFECTED—94-21 83rd Street, east side, 100.16 feet north of 95th Avenue, and 94-16 84th Street, Block 9014, Lot 13, Ozone Park, Borough of Queens.

Laid over from May 6, 1956, to June 10, 1958, for inspection and decision; hearing closed.

958-57-BZ

APPLICANT—Burke, Green and Groh, for L. and S. Packing Co., Inc., owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing one-story building from a garage to a food processing factory.

PREMISES AFFECTED—30-55 80th Street, east side, 100 feet north of 31st Avenue, Block 1129, Lot 45, Jackson Heights, Borough of Queens.

Laid over from May 6, 1958 to June 10, 1958, for inspection and decision; hearing closed.

539-57-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Casper P. Colla, for Anthony DiGiovanni, owner; Shell Oil Company, lessee.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection of a one story extension to an existing building and maintain a gasoline service station, auto repair shop, auto safety inspection, auto laundry—non automatic, lubritorium, sale of auto accessories and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—141-145 Throop Avenue and 199-203 Hopkins Street, northeast corner, Block 1723, Lot 1, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

947-57-BZ

APPLICANT—Andrew Di Camillo, for Vincenza Mon-drone, owner; James Scaffa, lessee.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in occupancy of two two-car garages to motor vehicle repair shop.

PREMISES AFFECTED—2237-2247 (2229 displayed) Bath Avenue and 166-172 (160 displayed) Bay 32nd Street, northwest corner, Block 6416, Lot 1, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

928-57-BZ

APPLICANT—Charles M. Spindler, for Macjab Realty Corp., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business signs, show windows, and business

CALENDAR

entrance within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2456-2470 McDonald Avenue and 248-258 Avenue W, southwest corner, Block 7170, Lots 10 and 11, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

267-57-BZ

APPLICANT—Henry Kohler, for Anna Losquadro, owner.
SUBJECT—Application March 25, 1957—decision of the Borough Superintendent, under sections 21 and 7e of the Zoning Resolution, to permit in a D area, business use district, the continuance of an existing building occupying more than the permitted area, due to a sub-division of the plot and extend the present use of storage of building

materials to include the parking of not more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

378-57-A

APPLICANT—Henry Kohler, for Anna Losquadro, owner.
SUBJECT—Application May 7, 1957—Appeal from a decision of the Borough Superintendent, re means of exit, of Brooklyn.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

MINUTES

The following appeal case was acted upon by the Board on April 22, 1958, 2 P.M. with the notation that the resolution would be printed in the Bulletin at a later date. The resolution follows:

968-57-A

APPLICANT—John F. Fitzsimons, for Anthony and Rose Rifiato, owners.

SUBJECT—Application filed December 26, 1957, pursuant to Section 35, General City Law, for approval of a permit to alter a building, located within the bed of a mapped street (89th Avenue).

PREMISES AFFECTED—87-62 133rd Street, northwest corner of 89th Avenue, Block 9340, Lot 136, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 20, 1957, on Alteration Application 1659/57 reads:

"1. Secure approval for proposed extension of building in the bed of mapped street in connection with the conversion of one family dwelling to a two family dwelling as per Section 35, of General City Law."

and

WHEREAS, the applicant states that the building is 2½ stories, 27 feet in height, 24 feet by 30 feet in area of Class 4 construction, erected 1916, located on a lot 40 feet front by 110 feet in depth, in a manufacturing use and residence use A and E area, Class 1½ height district, altered in 1957 to 25 feet front by 43 feet in depth on the first floor and used and occupied since November, 1957 as a two-family dwelling; and

WHEREAS, that the building was erected under new building application No. 595 of 1916 as a one-family residence; that in August of 1957 alteration application #1659 was filed to convert the building to a two-family dwelling by covering over of a porch on the northerly side and enlarging a rear extension; that plans were approved December 6, 1957 and permit number 5265/57 issued; that the work was completed prior to December 1957; that the permit was revoked by the Borough Superintendent December 5, 1957; and

WHEREAS, the applicant requests that the Board grant approval for the alteration as herein described under such

conditions as the Board may deem reasonable in the light of the circumstances; and

WHEREAS, the Board has been advised by the President of Borough of Queens on the date of April 10, 1958, that 98th Avenue between 132nd Street and 133rd Street is indicated at a width of 70 feet on the final maps adopted by the Board of Estimate and Apportionment, April 7, 1922; and that there is no proceeding now pending to acquire title to this street; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 1659/57, dated December 20, 1957, Objection No. 1, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the existing buildings to continue within the bed of the mapped street, as proposed and as indicated on plans filed with this appeal, marked "Received December 26, 1957", two sheets, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with the requirements of the Building Code; including the proposed extensions, as shown on such plans; that in the event the City acquires a portion of the premises for street purposes, payment therefore shall be in accordance with the decision of the court; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

REGULAR MEETING

TUESDAY MORNING, MAY 6, 1958, 10 A.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, April 22, 1958, and special meeting Wednesday morning, April 23, 1958, were approved as printed in the Bulletin of April 29, 1958, Vol. 43, No. 17.

574-21-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Emil Mosbacher, owner; Red and White Markets, Inc., lessee.

SUBJECT—Application reopened February 11, 1958 as Vol. II—re decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the small area which is in the

MINUTES

residence use district and which is now part of the present theatre, to be used as part of the proposed food market.
PREMISES AFFECTED—1-15 East Kingsbridge Road and 2658-2690 Jerome Avenue, northeast corner, Block 3317, Lot 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick Ketcher.

For Opposition: None.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A.M., for inspection and decision; hearing closed.

205-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Co., owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of the accessory building of the present gasoline service station and extend the uses to include office, lubritorium, car washing, minor repairs, parking and storage of motor vehicles and increase to twelve the number of gasoline tanks.

PREMISES AFFECTED—157-28 to 157-30 (157-30 Official) Willets Point Boulevard and 21-08 to 21-12 Clintonville Street, southeast corner, Block 4860, Lots 15 and 18, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

For Opposition: None.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A.M. for further study; hearing closed.

916-46-BZ—Vol. II

APPLICANT—Henry George Greene, for Joseph Carollo, owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7e and 7A of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor car repairs, office, sales area, storage and utility room.

PREMISES AFFECTED—35-12 to 35-22 (35-12 official) Francis Lewis Boulevard and 36-07 to 36-11 194th Street, southeast corner, Block 5318, Lot 25, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: J. G. L. Molloy, Jennie Carollo and Marie Carollo.

For Opposition: Sidney Weinbeber, Thomas F. Hefferman, Annemarie Kachele, August Bertram, Louis Travissano, Arthur Emanuel, T. Abed, Christopher Shea and Benjamin Druyan.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A.M. for inspection and decision; hearing closed.

215-50-BZ—Vol. II

APPLICANT—Elliot Saltzman, for Hannah Schwartz, owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under Sections 7h, 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non-automatic, minor auto repair shop with hand tools only, office and auto accessory salesroom, and parking and storage of more than five (5) motor vehicles for a term of twenty-five (25) years.

PREMISES AFFECTED—2228-2250 Linden Boulevard, south side, from Ashford Street to Cleveland Street; 797-805 Ashford Street and 886-896 Cleveland Street, Block 4359, Lots 1 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Elliot Saltzman.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority; J. A. Brancato, Shirley Weiner, Roslyn Tober, Claire Smitofsky, Gilda Berg, Lucille Levin, Martha Lubrano, J. Verdone, Tina LaGrossa, Pauline Marolda, Nettie Sachs, Lucy Adamo, Rose LaGrossa, and others.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A.M. for inspection and decision; hearing closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A.M., at request of the applicant, to acquire additional property for possible conforming use.

524-56-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Joseph R. Aievoli, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under Sections 7A and 21 of the Zoning Resolution, to permit in a local retail use district, the erection of a one-story and cellar structure to be used as an undertaking establishment which differs from the original application and with business entrances and exits within 75 feet of a residence use district.

PREMISES AFFECTED—1275-1277 65th Street and 6422-6424 13th Avenue, northwest corner, Block 5746, Lot 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Francis Sciascia and Joseph Aievoli.

For Opposition: Andrew Colabella and Rosa Colabella.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A.M. for inspection and decision; applicant to file revised plan for consideration, showing entrance on 13th Avenue instead of 65th Street; hearing closed.

1011-57-A

APPLICANT—Ferdinand Savignano, for Joseph R. Aievoli, owner.

SUBJECT—Application December 2, 1957—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—1273-1283 65th Street and 6422-6424 13th Avenue, northwest corner, Block 5746, Lot 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Francis Sciascia.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A.M. for inspection and decision; applicant to file revised plan for consideration in conjunction with Cal. No. 524-56-BZ—Vol. II.

224-57-BZ

APPLICANT—Haus and Bresin, for Adele Wilson and Elsie Katz, owners.

SUBJECT—Application March 26, 1957—decision of the Borough Superintendent under Sections 7e, 7f and 7i of

MINUTES

the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, offices, sale of auto accessories and minor repairs with hand tools only for the stated term of fifteen (15) years.

PREMISES AFFECTED—72-01 to 72-11 (72-05 official) Northern Boulevard, and 32-59 to 32-69 72nd Street, northeast corner, Block 1168, Lots 42 and 46 (42-new), Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

ACTION OF BOARD—Laid over; date to be set after applicant has filed administrative appeal.

267-57-BZ

APPLICANT—Henry Kohler, for Anna Losquadro, owner.
SUBJECT—Application March 25, 1957—decision of the Borough Superintendent under sections 21 and 7e of the Zoning Resolution, to permit in a D area, business use district, the continuance of an existing building occupying more than the permitted area, due to a subdivision of the plot and extend the present use of storage of building materials to include the parking of not more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Kohler.

For Opposition: None.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A.M. for inspection and decision; hearing closed.

378-57-A

APPLICANT—Henry Kohler, for Anna Losquadro, owner.
SUBJECT—Application May 7, 1957—Appeal from a decision of the Borough Superintendent, re means of exit.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Kohler.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A.M. for inspection and decision in conjunction with Cal. No. 267-57-BZ; hearing closed.

374-57-BZ

APPLICANT—Roe and Kramer, for Olga B. Nielsen, owner.

SUBJECT—Application May 6, 1957—decision of the Borough Superintendent under section 7c and 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from office, storage of canned goods and three (3) car garage by the substitution of light manufacturing in the place of the storage of canned goods.

PREMISES AFFECTED—44-01 52nd Avenue, northeast corner of 44th Street, Block 2533, Lots 40 and 44, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Walter Schackman.

For Opposition: Thomas F. Little, Mrs. E. Ruth, Theresa V. Schaefer, Kathleen A. Nylin, Anna Batka, Marie Babroski and Ada Morton.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A.M. for applicant to inform the Board of name of tenant and manufacturing use proposed.

463-57-BZ

APPLICANT—Larry Meltzer, for M.J.F. Realty Corp., owner.

SUBJECT—Application June 18, 1957—decision of the Borough Superintendent under section 7h of the Zoning Reso-

lution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles for patrons and employees of the factory.

PREMISES AFFECTED—94-21 83rd Street, east side, 100.16 feet north of 95th Avenue, and 94-16 84th Street, Block 9014, Lot 13, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Larry Meltzer, Morris Halper and Joseph Giordano.

For Opposition: William A. Ryan, George Haff, Agnes Haff, John Frischmann, Mrs. Louis Muller and Anthony Giaialone.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A.M. for inspection and decision; hearing closed.

539-57-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Casper P. Colla, for Anthony DiGiovanni, owner; Shell Oil Company, lessee.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection of a one story extension to an existing building and maintain a gasoline service station, auto repair shop, auto safety inspection, auto laundry—non automatic, lubricatorium, sale of auto accessories and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—141-145 Throop Avenue and 199-203 Hopkins Street, northeast corner, Block 1723, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Anthony Di Giovanni.

For Opposition: None.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A.M. for inspection and decision; hearing closed.

710-57-BZ

APPLICANT—Albert Melniker, for Rosecroft Manor Development Corp., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4379 Hylan Boulevard, 4300 Richmond Avenue, southwest corner and 411 Lyndale Avenue, Block 5348, Lot 51, Eltingville, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker, Arthur A. Lynch and Martin Winter.

For Opposition: Mr. and Mrs. Jerry Constantine, Henry C. Hooley, Frederick and Ellen Bielefeld, Claire and V. H. Ballschmieder, Donald Camera, Virginia McFadden, Veronica & William Bogaerts, Herbert and Marion Maag, Charlotte and Charles Tull, John J. Davis, William K. Herrschaft, Katherine L. Lindsay, Arthur and Gertrude O'Connor, Ann Berglund, Nina La Rosa, Theodore and Myra Hopf, Edna G. Demersian and Seymour Spruch.

ACTION OF BOARD—Laid over to May 20, 1958, at 10 A.M. for inspection and decision; hearing closed.

711-57-BZ

APPLICANT—Albert Melniker for Rosecroft Development Corp., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4401 Hylan Boulevard, 412 Lyndale Avenue, southwest corner and 411 Retford Ave-

MINUTES

nue, Block 5348, Lot 400, Eltingville, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker, Arthur A. Lynch and Martin Winter.

For Opposition: Mr. & Mrs. Jerry Constantine, Henry C. Hooley, Frederick H. Bielefeld, Virginia McFadden, Veronica & William Bogaerts, Marion Maag, Charlotte Tull, John J. Davis, William K. Henschafft, Katherine Lindsay, Ann Berglund, Nina La Rosa, Theodore & Myra M. Hopf, Arthur O'Connor, V. H. Ballschmieder and Seymour Spruch.

ACTION OF BOARD—Laid over to May 20, 1958, at 10 A. M. for inspection and decision; hearing closed.

712-57-BZ

APPLICANT—Albert Melniker, for Grosvenor Park, Inc., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4423 Hylan Boulevard, 416 Retford Avenue, southwest corner and 425 Preston Avenue, Block 5349, Lot 1, Eltingville, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker, Arthur A. Lynch and Martin Winter.

For Opposition: Mr. & Mrs. Jerry Constantine, Henry C. Hooley, Frederick & Ellen Bielefeld, Claire & V. H. Ballschmieder, Donald Camera, Virginia McFadden, Veronica & William Bogaerts, Herbert & Marion Maag, Charlotte & Charles Tull, John J. Davis, William K. Henschafft, Katherine Lindsay, Arthur & Gertrude O'Connor, Ann Berglund, Nina La Rosa, Theodore & Myra Hopf, Edna G. Demersian and Seymour Spruch.

ACTION OF BOARD—Laid over to May 20, 1958, at 10 A. M. for inspection and decision; hearing closed.

713-57-BZ

APPLICANT—Albert Melniker, for Grosvenor Park, Inc., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4449 Hylan Boulevard, 426 Preston Avenue, southwest corner and 221 Hales Avenue, Block 5350, Lot 1, Eltingville, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker, Arthur A. Lynch and Martin Winter.

For Opposition: Mr. & Mrs. Jerry Constantine, Henry C. Hooley, Frederick & Ellen Bielefeld, Claire & V. H. Ballschmieder, Donald Camera, Virginia McFadden, Veronica & William Bogaerts, Herbert & Marion Maag, Charlotte & Charles Tull, John J. Davis, William K. Henschafft, Katherine Lindsay, Arthur & Gertrude O'Connor, Ann Berglund, Nina La Rosa, Theodore & Myra Hopf, Edna G. Demersian and Seymour Spruch.

ACTION OF BOARD—Laid over to May 20, 1958, at 10 A. M. for inspection and decision; hearing closed.

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), minor repairs with hand tools only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to May 13, 1958, at 10 A. M. for the applicant to file plans showing fencing.

867-57-BZ

APPLICANT—H. M. Karson, for Hong Yick Realty Corp., owner; Min Sang Laundry, lessee.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the construction of a mezzanine floor, elevate the roof and extend the laundry use.

PREMISES AFFECTED—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: H. M. Karson and Edward E. Breger.

For Opposition: William Protash, Helen Laskowski, Lot-tie Zale, S. Damonart, Elaine Melka, May Dietz, Stanley Selkowski, Bronislaus Korony, Josephine Zack, Peter Zawacki, S. Szczepkovuski, O. Polizzotto, Anne C. and Catherine Zatarga, Anna Laskowski, William J. Czeck, Andrew Reiff, Walter Szachacz, Matilda Boyle, Stanley L. Zatarga, Anna Laskowski, Stanley Mackowski, Joseph Szymowski and John J. Zale.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A. M. for inspection and decision; hearing closed.

889-57-BZ

APPLICANT—Charles M. Spindler, for John Scotti, owner.

SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the change in occupancy from a building material supply yard and the manufacture of cement blocks to automobile wrecking yard, sale of new and used car parts, sale and display of new cars on a portion of the lot and the sale of new and used plumbing supplies and the storage of lumber on a portion of the lot.

PREMISES AFFECTED—114-15 New York Boulevard (114-11 to 114-35), east side, 87.14 feet south of Linden Boulevard, Block 12327, Lot 8, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Kenneth N. Browne.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A. M. for inspection and decision; hearing closed.

920-57-BZ

APPLICANT—Reuben Rappaport, for David Meredith Hare, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of a one story extension occupying more than the permitted area and to be used as a sculptor's studio by the tenant owner.

PREMISES AFFECTED—34 Leroy Street, south side, 60 feet east of Bedford Street, Block 586, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Reuben Rappaport and David M. Hare.

For Opposition: None.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A. M. for inspection and decision; hearing closed.

MINUTES

928-57-BZ

APPLICANT—Charles M. Spindler, for Macjab Realty Corp., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing-non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business signs, show windows, and business entrance within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2456-2470 McDonald Avenue and 248-258 Avenue W, southwest corner, Block 7170, Lots 10 and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler and Joseph DeMarco.
For Opposition: Morris J. Stein, Bernard Haber, Philip E. Lagana, L. J. Grieco, Sarah Raffhele, Mrs. Frank J. Crea, Veronica Rizzo, Florence Tartaglione, Mrs. L. Senelli, C. Monico, C. Damiano, E. Perchimelli, Antonie Minore, C. Nunziato, Isabella DiDio, Agnes Mucillo, Joseph Grillo, Carmine and Angela Luciono and May Patti.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A. M. for inspection and decision; hearing closed.

947-57-BZ

APPLICANT—Andrew Di Camillo, for Vincenza Mon-drone, owner; James Scaffa, lessee.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in occupancy of two two-car garages to motor vehicle repair shop.

PREMISES AFFECTED—2237-2247 (2229 displayed) Bath Avenue and 166-172 (160 displayed) Bay 32nd Street, northwest corner, Block 6416, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.
For Opposition: None.

ACTION OF BOARD—Laid over to June 10, 1958 at 10 A. M. for inspection and decision; hearing closed.

958-57-BZ

APPLICANT—Burke, Green and Groh, for L. and S. Packing Co., Inc., owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing one-story building from a garage to a food processing factory.

PREMISES AFFECTED—30-55 80th Street, east side, 100 feet north of 31st Avenue, Block 1129, Lot 45, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, Mrs. Louis J. Scaramelli and Mr. Louis J. Scaramelli.
For Opposition: Thomas Duffy, Louis Moser, C. Albert Parente, Jacob H. Bowinick, James P. Prunty, C. M. Baer, Raffaele Casro, Sophie Panagides, San W. Yong, Chrys C. Demetriadis, Anthony Guigliano, Jean Viscardi, Ruth Steimesser, Nancy Gerity, Nathan Gobel, Matilde Ponce, Lillian and Rosalie Taibi, Camille La Polla, Helen J. Paccione and others.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A. M. for inspection and decision; hearing closed.

216-57-BZ

APPLICANT—Henry Kohler, for F.G.A. Construction Corp., owner.

SUBJECT—Application March 21, 1957—decision of the

Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a masonry building covering the entire 80 foot x 100 foot plot and to be used for storage of building materials and office.

PREMISES AFFECTED—242-248 East 89th Street, west side, 200 feet north of Ditmas Avenue, Block 7913, Lots 52, 53, 54 and 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.
For Opposition: Florence Hacker.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the applicant proposes to use the premises for a conforming use.

Resolved, that the application be and it hereby is withdrawn without prejudice.

446-24-BZ—Vol. II

APPLICANT—James J. Lyons, Jr., for Rose Orzo, owner.

SUBJECT—Application reopened April 9, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, facilities for car washing and minor repairs, an office and salesroom and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—772-798 East 185th Street and 2337-2349 Southern Boulevard, southwest corner, Block 3114, Lots 17, 19, 21, 23, 25 and 26, Borough of The Bronx.

APPEARANCES—

For Applicant: James J. Lyons, Jr. and John J. Lynch.
For Opposition: Abraham L. Banner.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 9, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 22, 1958 after due notice by publication in the Bulletin; laid over to May 6, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated February 26, 1957 acting on N.B. Applic. No. 88-57, reads:

"1. Proposed use of gasoline and oil selling station, lubritorium, car washing, minor repairs, office, sales room, parking & Storage of more than five motor vehicles in a residence use district is contrary to Art. II, Sect. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 131.56 feet frontage by 183.5 feet in depth, presently vacant, except for five commercial billboards; that it is proposed to erect a gasoline service station with lubritorium, facilities for car washing and minor repairs, an office and salesroom, and the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant further states that Southern Boulevard on the west side, from Fordham Road south to the site in question, and for several blocks further south, is

MINUTES

bordered by small retail stores, gas stations and multiple dwellings; that the erection of a modern gas station would not only be of great value to the thousands of commercial and private vehicle operators who pass this corner daily, as well as neighborhood motorists, but would generally enhance the appearance of Southern Boulevard by substituting a clean, well designed and well equipped structure for a shabby and neglected empty lot; and

WHEREAS, the applicant contends that the Bronx Zoo, which is directly opposite the site in question, is privately owned and controlled by the New York Zoological Society and hence not within the purview of the language of Section 21A; that the entrance at 185th Street is not a public entrance, but is for the use of park employees who drive their vehicles to work; that a small parking area immediately within the gate is provided for such employees' use and a uniformed guard is stationed at the gate to exclude any but employees of the park from using the entrance; that the attitude of the Park Department towards the proposed use was explored and a letter from the Department signed by the Commissioner states that there is no public park or zoo entrance at this point and they consequently have no legal ground upon which they can object to a filling station under proper conditions; that the Park Commissioner stated that he had discussed the proposed use of the property with officials of the New York Zoological Society, and not only were they not opposed to such use, but they believed that a filling station and parking facilities might be beneficial to them; and

WHEREAS, the applicant states that the present owner has held title to the property since February 13, 1957 and that the assessed valuation of land is \$39,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and parking area, as proposed and as indicated on plans filed with this application, marked "Received March 22, 1957", 5 sheets, "May 21, 1957", 1 sheet, and "March 7, 1958", 1 sheet, *on condition* that all buildings and uses now on the site shall be removed and the premises leveled substantially to the grade of Southern Boulevard; that the accessory building and car washing building shall be constructed as proposed on such plans and shall meet the requirements of the Building Code in all respects, shall be faced with face brick on all sides and without a cellar; that along the lot lines there shall be erected and maintained a woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 feet, 6 inches; that such fence may be omitted on the street building lines of Southern Boulevard and East 185th Street; that curb cuts shall be restricted to two, each 30 feet in width to East 185th Street, where shown and three of similar width to Southern Boulevard, with no portion of a curb cut nearer than 5 feet to a side lot line as prolonged; that gasoline pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of Southern Boulevard; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that the premises where not occupied by accessory building and pumps shall be paved with concrete or asphalt; that the sidewalks and curbing abutting the site shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7h there may be parking in the rear as proposed for pleasure cars only and for a similar term; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all temporary signs, advertising

devices and roof signs but permitting the erection within the intersection of one standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line at right angles to Southern Boulevard not more than 4 feet; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

424-27-BZ—Vol. II

APPLICANT—Robert J. Crinnion, for Antmar Realty Corp., owner; Gerhard Motors, Inc., lessee.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use of an existing two-story building from store and public garage to an automobile showroom, motor vehicle repair shop to service cars sold by the agency and storage of new cars for a stated term of ten (10) years.

PREMISES AFFECTED—2431 Boston Post Road, northwest corner of Waring Avenue and 2410 White Plains Road, Block 4430, Lot 4, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 23, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 22, 1958 after due notice by publication in the Bulletin; laid over to May 6, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Boston Road, White Plains Road, Mace Avenue and Waring Avenue are in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated July 9, 1957 acting on Alt. Applic. No. 235-57, reads:

"1. Motor vehicle repair shop use in a Business District is contrary to Art. II, Sec. 4a, Subdiv. 29 of the Zoning Resolution.

"2. Proposed use is contrary to B.S.A. Cal. #424-27-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 52.23 feet and 100 feet frontage by 121.6 feet and 142.05 feet in depth; and

WHEREAS, the applicant states that the building covers the entire plot and was erected under N.B. Applic. No. 2768-27, with the proposed use as stores and public garage granted by the Board under Cal. No. 424-27-BZ: that the building at the time of its erection was owned by The Vyse Boulevard Garage, Inc., whose principals are the same as the present owner; that the ownership of the premises has remained basically unchanged since its erection, although transferred from one realty company to another for various reasons; that the present lessee of the entire premises is controlled by the original tenants who operated the public garage in 1928; that in 1934 they obtained an automobile dealer's franchise and have since been operating as a new car dealer; and

WHEREAS, the applicant contends that the proposed use of the first floor at the Boston Road front as an auto showroom would be a conforming use and the occupancy of the White Plains Road portion of the building at the first floor for a motor vehicle repair shop would only be for the servicing of autos sold by this agency; that no body or fender work

MINUTES

will be performed; that adequate exit facilities will be provided and all necessary safeguards taken; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 27, 1927, by adding thereto:

"that the building may be occupied as a motor vehicle repair shop under Section 7i, as an additional use, for a term of ten years from the date of this *amended* resolution, and to permit the change of use of the existing two-story building from store and public garage to automobile showroom and motor vehicle repairing and the sale of new and used cars for a term of ten years, *on condition* that all permits required and a new certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution."

38-50-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Thomas Loughran, owner.

SUBJECT—Application reopened December 3, 1957 as Vol. III—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of five (5) years.

PREMISES AFFECTED—2200-2208 Chatterton Avenue and 1014-1028 Castle Hill Avenue, southeast corner, Block 3815, Lot 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on December 3, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 22, 1958 after due notice by publication in the Bulletin; laid over to May 6, 1958, for inspection and decision; hearing closed; applicant to file revised plans showing entrance only on Castle Hill Avenue; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Castle Hill Avenue are in a local retail use, E area, class 1 height district; Chatterton Avenue and Bruckner Boulevard are in local retail and residence use, E area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated October 31, 1957 acting on Alt. Applic. No. 982-57, reads:

"1. Proposed parking & storage for more than five motor vehicles in a local retail use district is contrary to Art. II, Sect. 4c of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 77 feet frontage by 103 feet in depth, presently vacant; that it is proposed to level off plot, erect a chain link fence and use it for a period of five years, for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that in 1950 the owner made application to erect stores without the required ten foot setback; that this application was granted, but as the owner could not find tenants, the building was never erected; that in order to obtain some income and also to fill a need in the area for a parking lot for the adjoining apartment house and store tenants, he proposed to utilize this lot for parking; that the character of the immediate neighborhood would not be affected by the proposed use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be used for parking and storage of pleasure-car type motor vehicles only, substantially as proposed and as indicated on plans filed with this application, marked "Received November 15, 1957", 2 sheets, and "April 24, 1958", 1 sheet, *on condition* that there shall be erected on the easterly lot line a masonry wall not less than 5 feet, 6 inches in height; that on the rear line to the south, where walls of adjoining buildings do not occur, there shall be erected a woven wire fence of the chain link type on a masonry base, not less than 5 feet 6 inches in total height; that entrance shall be solely to Castle Hill Avenue, as shown, with an opening toward the center for entrance and egress, not exceeding ten feet in width, fitted with a gate; that woven wire fences of the chain link type shall be maintained on the street building line of Castle Hill and Chatterton Avenues and on Castle Hill Avenue there may be a curb cut not exceeding 12 feet in width; that the sidewalk and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to one sign attached to the fence near the entrance, advertising only the parking and storage use, the rates charged and such other information as the Commissioner of Licenses may require; such sign shall not exceed ten square feet in area, shall not be illuminated nor extend beyond the building line; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

693-50-BZ—Vol. II

APPLICANT—Frederick L. Flynn, for Frank Mosca, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a gasoline service station, auto washing, lubrication, minor repairs using hand tools only, office and sale of auto accessories for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1131-1141 East 233rd Street and 3985-3995 Grace Avenue, northwest corner and 1906-1920 Strang Avenue, Block 4954, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick L. Flynn and Arthur M. Laufer.

For Opposition: Angela De Philippis.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 1, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on June 18, 1957 after due notice by publication in the Bulletin; laid over to May 6, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, D area, class 1 height district; East 233rd Street and Strang Avenue are in residence and local retail use, D area, class 1 height

MINUTES

districts; that the use zoning of the property was changed from business to residence on October 18, 1949; that the height and area designation have remained unchanged since 1916; and

WHEREAS, the decision of the Borough Superintendent, dated January 31, 1956 acting on N.B. Applic. 145-56, reads:

"1. In a residence district the proposed 'Gasoline Service Station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only' is contrary to Sec. 3 of Art. II, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 172.08 feet frontage by 108.40 feet in depth, vacant, except for some large advertising billboards which will be removed if this application is granted; that a portion of the site is also considerably below grade level, which low portion will be filled in and brought up to street grade under the present proposals; that it is proposed to develop the site with a modern parkway type gasoline service station, having face brick facades on all four sides, with a peaked roof colonial building; that pumps will be installed only along East 233rd Street and will be set 15 feet back from the building line; that an ornamental steel picket fence on a brick base will be provided along the entire building line of Strang Avenue, where the wall of the accessory building does not occur; that a similar fence will be provided along Grace Avenue, except for one small curb cut near the intersection of East 233rd Street; that shrubbery and planting protected by a concrete curb will be provided along the Strang Avenue fence; and

WHEREAS, the applicant contends that the triangular shape, small size and residential zoning of the site make its development with a conforming use highly impractical, and since the site is bounded on all sides by streets, the likelihood of anyone constructing a private residence on such an island is extremely remote; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of 15 years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received February 28, 1956" four sheets, *on condition* that all buildings and uses on the premises shall be removed; that the premises shall be graded substantially to the grade of 233rd Street and shall be constructed and arranged as indicated on such plans; that there shall be no entrance to the premises from Strang Avenue; that there may be a curb cut from Grace Avenue where shown within the first 25 feet from the intersection of Grace Avenue and 233rd Street; that there may be three curb cuts on 233rd Street as shown; that the building shall comply with the requirements of the building code and shall be of the design and arrangement as indicated on such plans filed; that it shall be faced on all sides with face brick; that the doors to toilets shall be so arranged as not to be contiguous; that there shall be no openings to the north except that there may be openings filled with glass blocks as approved for exterior wall construction; that along the lot line from the accessory building to 233rd Street along Strang Avenue there shall be a masonry wall of face brick to a total of five feet, six inches, except that such wall may be reduced to a height of four feet, six inches within ten feet of the street building line of 233rd Street; that from the accessory building along Grace Avenue there shall be a masonry base and iron picket wall as proposed and shown extending for a distance of approximately 40 feet from the accessory building; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks;

that pumps shall be the low approved type and shall be not nearer than 15 feet to the street building line of 233rd Street as shown; that the sidewalk and curbing abutting the premises on all three streets shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that planting shall be as shown along the wall at the building line adjacent to the building line of Strang Avenue with suitable planting material and protected with concrete curbing not less than eight inches in height and six inches in width; that signs shall be restricted to permanent signs attached to the facade of the accessory building facing 233rd Street and to the illuminated globes of the pumps and excluding all temporary signs and roof signs, but permitting the erection within the intersection of Grace Avenue and 233rd Street of one post standard for supporting a sign, which may be illuminated advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line at right angles to 233rd Street for a distance of not more than four feet; that at the intersection of Strang Avenue and 233rd Street there shall be a block of concrete not less than five feet along either building line and not less than 12 inches in height; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

77-57-BZ

APPLICANT—George J. Regan, for Curtis Baar, owner.
SUBJECT—Application February 1, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, to use and maintain the premises as a day care agency, day camp and accessory dwelling.

PREMISES AFFECTED—150-12 Powells Cove Boulevard, southwest corner of 4th Avenue, Block 4508, Lot 7, White-stone, Borough of Queens.

APPEARANCES—

For Applicant: George J. Regan and Curtis Baar.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper	5
Negative:	0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 15, 1958 after due notice by publication in the Bulletin; laid over to May 6, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 150th Street, Powells Cove Boulevard, Third Avenue and Sixth Avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated January 2, 1957 acting on Alt. Applic. No. 2461-56, reads:

"2. Proposed day camp in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 95 feet frontage by 615 feet in depth, occupied by a two and one-half story frame dwelling, a one story concrete block building, a one and one-half story frame barn and a swimming pool; and

WHEREAS, the applicant states that since 1945 the present owner has occupied the premises as the Myke May Day Care Agency under Board of Health License No. 1150, for children two to six years; that the Day Care Agency complies with all regulations of the Health Department and at the suggestion of the Health Department, the owners have made many improvements in the facilities; that the Day Care Agency uses the ground floor of the main building on the premises as well as the spacious grounds and swimming

MINUTES

pool; that since 1946 the Myke May Day Camp for children over six has also been in operation; that while the Board of Health has no specific code governing day camps, the management has cooperated with every suggestion of the Health Department; that the day camp is primarily an outdoor program and does not use the main building for its activities, but at the suggestion of the Board of Health a covered shelter in front of the premises was constructed to provide a dining area and rain shelter; and

WHEREAS, the applicant further states that on June 21, 1956 approval was received from the Building Department and the Board of Health covering the Day Care Agency, but the Department advised that plans had not been approved for a day camp; that later, the structural plans for the shelter were approved and the shelter was constructed; that he is now advised that the covered shelter should be supported and the owner has authorized the George Bosquet Construction Company to install steel girders at an additional cost of \$1,000; that subsequently, although the Day Camp had been in operation since 1946, he was informed that no Certificate of Occupancy existed and the present objections were made by the Building Department; that the Day Care Agency and Day Camp operate for an eight week period in the summer only, and the first floor of the building is used exclusively for the small children in the Day Care Agency, the Day Camp using the grounds and swimming pool and the covered shelter in front of the building; that at the suggestion of the Building Department, the owners installed a fire alarm system, enclosed the furnace room, and stairway leading from the basement was fireproofed; that the premises are brick-lined and every request of the Health Department and Building Department has been promptly complied with; that it is not desired to use the frame building in connection with the Day Camp, but to use only the covered shelter recently constructed in front of the premises; and

WHEREAS, the applicant contends that the premises in question face Powells Avenue Boulevard about half way between Third Avenue and Sixth Avenue; that outside of a large rooming house on one side of the property, practically the entire area between Third and Sixth Avenues is owned and operated by the Catholic Youth Organization as a Day Camp; that the Myke May property fronts for a distance of 95 feet on Powells Avenue Boulevard and runs back 615 feet to 150th Street; that in addition to the main dwelling on the property there are two barns, a swimming pool and bathhouse as well as play areas and equipment; that for over twelve years the owners have spent considerable funds in developing the property and in building up a business for the care and supervision of young children; and

WHEREAS, the applicant states that the present owner has held title to the property since January, 1945; that the assessed valuation of land is \$11,700 and of the building \$15,800 making a total of \$27,500; that the building was erected prior to 1900; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of five years as to objection number 2, to permit the continuation of the proposed day camp in the residence use district as proposed and as indicated on plans filed with this application marked, "Received February 1, 1957, 10 sheets, and March 5, 1958, one sheet," *on condition* that there shall be no additional buildings erected on the premises other than those now existing and shown on such plans; that suitable fencing shall be maintained on all lot lines; that the premises shall be used only as proposed; that in all other respects all laws, rules and regulations applicable thereto shall be complied with other than as modified under Cal. No. 78-57-A this

day; that the second floor of the main building shall be unused; that the third floor or attic space shall not be occupied other than for the storage of furniture belonging to the director; that the building shall be provided with an interior fire alarm; that fire drills shall be maintained; that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this resolution.

78-57-A

APPLICANT—George J. Regan, for Curtis Baar, owner.
SUBJECT—Application February 1, 1957—Appeal from a decision of the Borough Superintendent, re use of frame structure-day camp.

PREMISES AFFECTED—150-12 Powells Cove Boulevard, southwest corner of 4th Avenue, Block 4508, Lot 7, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: George J. Regan and Curtis Baar.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper... 4

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the amended decision of the Borough Superintendent, dated January 4, 1958 on Alt. Applic. 2461/56 reads:

"1. The proposed conversion of a frame structure more than one story in height and more than 600 square feet in area to a day camp is contrary to 4.2.1 of the Bldg. Code."

and

WHEREAS, the applicant states that the building is 3 stories, 30 feet in height, 49.8 feet front by 49.6 feet in depth at 1st floor, 42.2 feet front by 49.6 feet in depth at typical floor, of class 4 construction, erected in 1900, located on a lot 95 feet front by 615 feet in depth, in a residence use D area, class 1 height district, and used and occupied since 1945—cellar—storage of camp equipment; 1st floor—day care center—45 persons; 2nd floor—dwelling, 1 family, occupied by the owner; that it is proposed to be used and occupied as follows: cellar—storage of camp equipment; 1st floor—day care center, 45 persons; 2nd floor and 3rd floor—dwelling, not to be used; that the building is provided with an approved interior fire alarm system and regular monthly fire drills are maintained; that there is one 3 foot 4 inch wide interior wood stairs enclosed in cinder blocks equipped with kalamine self-closing doors, stairhall leads direct to street and is provided with a ladder and scuttle to roof; and

WHEREAS, Zoning Violation #105/56 was issued July 25, 1956 for occupying the premises as a Day Agency without a certificate of occupancy; and

WHEREAS, the applicant states that the premises has been used as a Day Care Agency under Board of Health License #1150 since 1946 with the annual approval of the Board of Health, the Fire Department and the Building Department; that only the ground floor is used for the Day Care Agency for children under 6; that children over 6 years of age use the grounds and the open shelter at the front of the premises; and

WHEREAS, the applicant contends that after having had Building Department approval for a period of 10 years; that the owner spent considerable sums in developing the property for this specific purpose of care and supervision of children including a swimming pool and accessory buildings in reliance on the approval granted by the Department of Buildings; that the use of the ground floor for 45 children under 6 years of age does not constitute any hazard or present any dangerous situations; that for over 10 years the owners have made all changes in the building recommended by the Building and Fire Departments; that the objection of the Borough Superintendent is technical in that the Department does not have the authority under the code

MINUTES

to permit Day Care Agency in a frame building, even though the conditions as in this case met with their approval; that in this connection a bill was introduced to the City Council, Introductory #735 by request of the Mayor to allow Day Care Agency in frame or non-fireproof buildings; that this bill is now pending in the Council; that the Department of Buildings feels that with proper safeguards the use of such buildings should be approved; that there is no heat used in the premises since they are in use only for an 8 week period in the summer; that during the summer the camp employs 38 Counsellors, 2 kitchen employees, a maintenance man, a physician and has 20 automobiles hired for the use and convenience of the children; that it is therefore requested that the Board grant a variance subject to such safeguards as it deems necessary to permit maintenance of the Day Care Agency for 45 children under 6 years of age on the ground floor only and to permit the conduct of the Day Camp for children over 6 years of age (120 persons) on the grounds of the property, using only the outside shelter at the front of the premises and no other part of the premises for the older children; and

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, the Board deemed that the appeal should be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated January 4, 1958, acting on Alt. Applic. 2461/56 be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that the requirements of the resolution as adopted this day under Calendar Number 77-57-BZ shall be complied with and that the building shall not be increased in height or area.

93-57-BZ

APPLICANT—Ludwig P. Bono, for Jennie Minieri, owner.
SUBJECT—Application February 4, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2316 Beaumont Avenue, east side, 315 feet north of East 183rd Street, Block 3103, Lot 14, Borough of The Bronx.

APPEARANCES—

For Applicant: Ludwig Bono and Jennie Minieri.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 22, 1958 after due notice by publication in the Bulletin; laid over to May 6, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1¼ height district; Beaumont Avenue and Crotona Avenue are in residence and business use, B area, class 1¼ height districts; East 187th Street is in a retail use, B area, class 1¼ height district; East 185th Street is in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated January 5, 1957 acting on Alt. Applic. 1292-56, reads:

"1. In a residence district the proposed parking for more than 5 motor vehicles is contrary to Sec. 3 of the Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 feet frontage by 100 feet in depth; that this vacant plot has been enclosed by the present owner with a chain link fence eight feet high with twelve foot wide gate

entrance, and the ground covered with steam cinders; that this work was done as a result of the insurance company investigation of unsafe conditions on this vacant lot, and after receiving a violation from the Building Department plans were finally filed and approved under Alt. Applic. No. 951-55 on October 27, 1955; and

WHEREAS, the applicant states that the lot in question was purchased from the City of New York without proper advice and realization that it was necessary to seek a variance in order to obtain the same privileges as the owner's neighbor; that the surrounding area has not improved during the last thirty years after some sporadic apartment house construction which took place in a section still containing mostly small frame and few small brick dwellings; that construction activity has been at a standstill since that time as attested by the considerable number of vacant lots in this area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7h for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure-car type only, substantially as proposed and indicated on plans filed with this application, marked "Received February 4, 1957", 2 sheets, *on condition* that all buildings and uses on the site shall be removed and the premises leveled substantially to the grade of Beaumont Avenue, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that on all lot lines except where walls of adjoining buildings and high retaining walls occur on the lot line, a woven wire fence of the chain link type on a masonry base not less than 5 feet 6 inches in total height shall be erected, with no openings therein except one to Beaumont Avenue, not exceeding 12 feet in width, fitted with gates, which shall be kept closed when the parking lot is not in operation and with curb cut opposite not exceeding 15 feet in width; that the sidewalk and curbing abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that suitable bumpers shall be maintained against all lot line walls for protection thereof; that signs shall be restricted to one sign attached to the fence near the entrance, advertising the parking and storage use, the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed ten square feet in area, shall not extend beyond the building line nor be illuminated; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

740-57-BZ

APPLICANT—T. Nilsen and Associates, for South Bronx Parking Service Inc., R.K.O. Theaters, Inc., and Rosmor Realty Corp., owners.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a business and residence use district, the parking and storage of more than five (5) motor vehicles on a plot that is comprised of the rear yard of a theatre and the partial rear yard of an existing multiple dwelling.

PREMISES AFFECTED—904 Union Avenue, east side, 198.7 feet south of East 163rd Street, Block 2677, Lots 67, 76 and 84, Borough of The Bronx.

APPEARANCES—

For Applicant: Theodore Nilsen.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley 3
Negative: Chairman Murdock and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 15, 1958 after due notice by publication in the Bulletin; laid over to May 6, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Union Avenue, Prospect Avenue and East 161st Street are in residence and business use, B area, class 1½ height districts; East 163rd Street is in business and retail use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 19, 1957 acting on Alt. Applic. 697-57, reads:

"1. Proposed public parking for more than five motor vehicles encroaching on a lot with a multiple dwelling will be contrary to Sect. 60 of the M.D. Law.

"2. The parking lot for more than five motor vehicles located partly in a residence use district will be contrary to Art. II, Sect. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of an irregular plot, presently vacant; and

WHEREAS, the applicant states that the entire proposed parking lot is located within a business zone; that the entrance to this proposed parking lot is located on Union Avenue and consists of a parcel of land 16 feet wide by 100 feet deep and is in a residential zone; that a variance for this strip of land located at the entrance to the proposed parking lot, is requested; that the rear of the Jane Addams High School is located across the street from the proposed parking lot; that however, the front of the High School and the main entrance are on Tinton Avenue, which is a block west of Union Avenue; that Union Avenue as a rule has a lot of traffic all day long because it is located in the heart of a business center, and the presence of a parking lot should not increase traffic flow any appreciable amount; and

WHEREAS, the applicant contends that there is a great need for a parking lot in this locality, which is the hub of this business area; that the bank, theaters and all business men located on Prospect Avenue are in favor of it; that the proposed parking lot will remove a considerable number of cars now parked on the streets, thereby helping the movement of traffic in this vicinity; that at the present time these vacant lots, which are located in the rear of the tenement houses, serve only as garbage dumps; that these lots would be cleaned up and kept clean if a parking lot is permitted; and

WHEREAS, the applicant states that the present owners have held title to the property since May 28, 1957; that the assessed valuation of land is \$125,500 and of the building \$430,000 making a total of \$555,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of use, into the more restricted district for the parking of pleasure car type motor vehicles only, as proposed and as indicated on plans filed with this application, marked "Received October 16, 1957", 5 sheets, *on condition* that the premises shall be leveled substantially to the grade of the abutting street, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that on all lot lines there shall be erected a woven wire fence of the chain link type, not less than 5 feet 6 inches in height, including along the street building line of Union Avenue,

where there may be an entrance not over 12 feet in width, which shall be fitted with gates which shall be kept closed when the parking lot is not in operation; that there shall be no signs except that there may be one sign attached to the fence at the entrance advertising the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed 6 square feet and shall not be illuminated nor extend beyond the building line; and that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

752-57-BZ

APPLICANT—Leonard F. Rothkrug, for Dominick Lentini, owner doing business as Lentini's Funeral Chapel.

SUBJECT—Application October 17, 1957—decision of the Borough Superintendent under sections 7c, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use, D area district, the erection and maintenance of a funeral chapel and dwelling for one family, with off street loading area within 75 feet of the residence district and covering more than the permitted area.

PREMISES AFFECTED—2853 Middleton Road, northeast corner of Mayflower Avenue, Block 4157, Lot 7, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 15, 1958 after due notice by publication in the Bulletin; laid over to May 6, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Mayflower Avenue and Pilgrim Avenue are in local retail and residence use, D area, class 1 height districts; Middletown Road is in a local retail use, D area, class 1 height district; that on July 25, 1916 the premises was in a business use, C area, class 1¼ height district; that the use district was changed from business to local retail on June 10, 1955, the area district was changed from C to D and the height district was changed from 1¼ to 1 on November 28, 1938; and

WHEREAS, the decision of the Borough Superintendent, dated September 17, 1957 acting on N.B. Applic. No. 1029-57, reads:

"1. On a lot located partly in local retail and partly in a residence district the proposed "Funeral parlor & one family dwelling" is contrary to Sect. 4c, Art. II Zoning Resolution.

2. The location of the entrance to the loading area within 75' from the residence district is contrary to Sect. 7A, Art. II Zoning Resolution.

3. In a D area district the coverage of the bldg. is limited to 70% of the area of the lot—Sec. 14(c) Art. IV, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50.33 feet frontage by 114.75 feet in depth, irregular, presently vacant; that it is proposed to erect a two story building 21 feet 8 inches in height, of class 3 construction, 45 feet 10 inches front by 78 feet in depth, irregular in area, on the first story to be used and occupied as a funeral chapel, and 27 feet front by 55 feet in depth on the second story to be used as a dwelling for one family; that it is further proposed to landscape the rear portion in the resi-

MINUTES

dence use district adjoining the church building and erect a modern building on the corner; and

WHEREAS, the applicant states that the owner has been engaged in the undertaking business in Manhattan for over 25 years; that the population change which was developing in the neighborhood caused him to plan to move his location and he purchased these premises on November 9, 1946 for the specific purpose of erecting a new funeral chapel; that when the present owner purchased these premises in 1946 it was in a business use district which was rezoned to local retail on June 10, 1955; that the owner could have erected the proposed building at any time prior to June 10, 1955; that it is only proposed to use the cellar and first story for the funeral chapel use; that the proposed second story will be an apartment for the owner so that there will be no commercial use above the first story ceiling and the premises being in a local retail use district, they can be developed with a commercial use on the first story; that both sides of Middletown Road to the east and west is zoned local retail and the entrance to the proposed funeral chapel is on Middletown Road; and

WHEREAS, the applicant further states that the premises is presently located in a D area district; that formerly it had been in a C area district and was rezoned on November 28, 1938; that the premises is irregular and is approximately 5620 square feet in area; that the proposed building is 3617 square feet in area; that the permitted coverage—70% of 5000 square feet and 55% of 120 square feet—is approximately 3566 square feet; that the proposed building is 51 square feet in area in excess of that permitted; that the architects for the owner have advised that the irregular shape of the tax lot creates a difficulty in the planning of the building, so as to cause the very small excess area; and

WHEREAS, the applicant contends that a landscaped vacant area at the southeast corner of the lot will be maintained, and a large vacant landscaped yard at the north side adjoining the premises used as a church; that adjoining the subject tax lot is a large tax lot 125 feet by 100 feet in area occupied as a church; that the use district regulations require that an off street loading area be provided, and therefore the area for loading is proposed at the rear of the building in the yard adjoining the church property; that there is no loading or unloading for a funeral chapel in the sense generally understood by those words; that the so called loading refers to the carrying in and out of caskets; that there is no delay whatever in this process and by the very nature of the activity the loading is conducted speedily; that the proposed loading is the very same as that permitted in the adjoining church building; that the funeral chapel use itself has the nature of a religious ceremony of the type that would be permitted in the adjoining residence use district; that the premises is 114.75 feet front on Mayflower Avenue so that the rear 14.75 feet is in a residence use district; that however, the proposed building is entirely within the local retail use district and no portion in the residence use district is to be improved; and

WHEREAS, the applicant further contends that the proposed use is in the nature of a conforming use in a local retail district in that a necessary community service will be provided without the physical, social or moral objections that may be present in the other restricted uses in a local retail use district; that there will be no show windows on Mayflower Avenue and signs will be limited to one on each frontage stating the name of the funeral chapel; and

WHEREAS, the applicant states that the present owner has held title to the property since November 9, 1946 and that the assessed valuation of land is \$6,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and A of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e as to use and Section 21 as to excess area and Section 7A as to location of loading area, for a term of twenty-five years, to permit the construction of the building for use as a funeral chapel, as proposed and as indicated on plans filed with this application, marked "Received October 17, 1957", 4 sheets and "April 3, 1958", 1 sheet, *on condition* that suitable fences shall be maintained on the interior building lines and that the balance of the premises shall be suitably landscaped, as proposed that the building and occupancy shall comply with all laws and rules applicable in all other respects; that there may be a dwelling for one family in the building, as proposed; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

788-57-BZ

APPLICANT—Burke, Green and Groh, for Fitchett-Crescent Corp., and Catherine DuMelle, owners.

SUBJECT—Application November 1, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building for occupancy as a storage garage, motor vehicle repair shop, installation of five (5) gasoline storage tanks and two pumps and the parking of employees cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 18, 1958 after due notice by publication in the Bulletin; laid over to March 18, 1958, for inspection and decision; hearing closed; then to April 15, 1958, for applicant to file a companion Administrative Appeal as to use of space mapped for street widening; then to May 6, 1958, for further consideration and for applicant to file proof of ownership of certain gore of property along Laburnam Avenue; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Laburnam Avenue and Holly Avenue are in retail and residence use, D area, class 1 height districts; Union Street is in a residence use, D area, class 1 height district; Kissena Boulevard is in a retail use, D area, class 1 height district; that on May 13, 1954 the first 100 feet from Kissena Boulevard was changed from business to retail and on December 7, 1954 the portion of the lot more than 100 feet from Laburnam Avenue was changed from residence to retail; that as of July 25, 1916 the first 100 feet from Kissena Boulevard was zoned business and the balance retail; that as to area, the first 100 feet from Kissena Boulevard and the first 100 feet from Laburnam Avenue is D area and the balance is E-1 area; that as of July 25, 1916 the first 100 feet from Kissena Boulevard was zoned as a D area district and the balance an E-1 area district; that on December 2, 1954 the portion of the plot beyond 100 feet from Laburnam Avenue was changed from E-1 to D; that the height district is a class 1 height and there has been no change in this designation since July 25, 1916; and

WHEREAS, the decision of the Borough Superintendent,

MINUTES

dated October 21, 1957 acting on N.B. Applic. No. 2614-57, reads:

"1. Proposed storage garage, motor vehicle repair shop, boiler room, offices, locker room, parking for employees cars (no fee to be charged) in a Retail and Residence use district is contrary to Art. II, Sect. 3 and 4A of the Zoning Resolution.

"2. Curb cuts as shown in a Residence area for Business use is contrary to Art. II, Sect. #3, of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 145.16 feet frontage by 272.52 feet in depth, irregular, occupied by a two and one-half story dwelling, and open shed; that it is proposed to remove the present dwelling building and shed from the site and construct a one story masonry building 140 feet by 120 feet in size which will be occupied as a storage garage, motor vehicle repair shop, installation of five gasoline storage tanks and two pumps, and the parking of employees' cars on the unbuilt upon portion of the plot; and

WHEREAS, the applicant states that the garage building will be located at the intersection of Kissena Boulevard and Laburnam Avenue, within the proposed building lines; that there is a large street widening proposed along Kissena Boulevard; that the major part of this building is in the retail use district portion of the plot; that the Kissena Boulevard frontage of the building will be finished with face brick and Laburnam Avenue frontage will be finished with common brick; that the building will be 12 feet high throughout, except for the motor vehicle repair shop portion, which will have a 15 foot ceiling height; that the building will be sprinklered throughout, which accounts for the fact that there is no area coverage objection under 4.2.1 of the Code; that it is also proposed to install two approved gasoline pumps in the garage portion of the building with five approved 550 gallon gasoline tanks buried under the floor; that there will be no cellar, the boiler room being on the first floor enterable from Laburnam Avenue; that the unbuilt upon portion of the lot to the east will be devoted to parking for employees' cars—no fee to be charged; that this area will be surfaced with cinders or gravel treated with a binder; that this entire parking area will be fenced with a five foot high woven wire fence on a six inch high concrete base; that a strip of shrubbed area will be provided all along this fence; that as to Objection 2, the applicant states that it is proposed to install three curb cuts along Laburnam Avenue opposite the parking area; that the 18 foot curb cut will be used for access to the garage and repair shop; that the two 14 foot curb cuts are for ingress and egress from the parking area; and

WHEREAS, the applicant contends that in the proposed building there will be no painting, no torches or no heavy repairs used; that the enclosed part of the building will be used for the storage of trucks and for repairs with hand tools only; that generally, the trucks will exit on to Kissena Boulevard; that however, there is a curb cut on to Laburnam Avenue for trucks and two overhead doors in the rear of the building for trucks; that there will be a sprinkler system throughout the building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant advised in his letter of April 22, 1958, that there is a recorded agreement allowing the owner of the premises Lots 32 and 42 to cross the strip formerly part of Shiller Street to the new line of Laburnam Avenue; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e, for a term of twenty years, to permit the erection of a one-story masonry garage with parking at the rear of the lot, as

proposed and indicated on plans filed with this application, marked "Received November 1, 1957", 4 sheets, and revised plan, "Received January 17, 1958", 1 sheet, on condition that all buildings and occupancies now on the premises shall be removed; that the proposed building shall comply in all respects with the requirements of the Building Code and may be used as a storage garage, and permitting five 550 gallon approved gasoline storage tanks and two gasoline pumps to be maintained within the building for sale of gasoline only to cars parked or stored therein; that the parking lot toward the rear shall have a woven wire fence on the lot lines continuously from Kissena Boulevard to the rear and along the rear lot line to Laburnam Avenue and along Laburnam Avenue to the proposed garage with entrances thereto, as indicated on revised plan marked "Received January 17, 1958", consisting of three curb cuts, each 18 feet in width as shown, equipped with gates, which shall be kept closed when the parking portion is not in operation; and that curb cuts opposite such entrances shall be of similar width; that along such lot lines there shall be planting areas maintained, where shown, planted with suitable material and protected with concrete curbing not less than 8 inches in height and 6 inches in width; that in all other respects the building and the parking lot shall comply with all laws, rules and regulations applicable thereto and as decided by resolution adopted this day under Cal. No. 154-58-A; that sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

154-58-A

APPLICANT—Burke, Green and Groh, for Fitchett Crescent Corp. and Catherine Du Melle, owners.

SUBJECT—Application March 21, 1958—filed pursuant to section 35, General City Law re premises partially in bed of proposed widening of Kissena Boulevard.

PREMISES AFFECTED—46-45 Kissena Boulevard, northeast corner of Laburnam Avenue, Block 5208, Lots 32 and 42 (32), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 5, 1958, on new building application 2614/57 reads:

"1. As premises are located partially in bed of a mapped street secure approval of Board of Standards and Appeals as per section 35 of General City Law for use of that portion of plot within bed of mapped street."

and

WHEREAS, the applicant states that premises consist of a plot 145.16 feet front, by 272.52 feet irregular in area, on which it is proposed to erect a building for use as a storage garage motor vehicle repair shop and for the parking of employees cars; and

WHEREAS, the applicant states that while the proposed plans shows the building entirely within the lines of the new proposed building line there is a widening proposed of five feet along Kissena Boulevard and passage would be made to and from the proposed building over that portion of the land within the bed of the map street widening; and

WHEREAS, the applicant advised in his letter of April 22, 1958, that there is a recorded agreement allowing the owner of the premises Lots 32 and 42 to cross the strip formerly

MINUTES

part of Shiller Street to the new line of Laburnam Avenue; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 2614/57, Objection No. 1, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the use of the portion of Kissena Boulevard as mapped for street widening, *on condition* that the requirements of the resolution adopted this day under Cal. No. 788-57-BZ shall be complied with; that such widening spaces shall be paved but no building erected thereon and may be used for exit and entrance from Kissena Boulevard, provided the wall of the building is set back to the line of the proposed widening line, as shown on plans filed under Cal. No. 788-57-BZ; that in the event that the City acquires a portion of the premises for street purposes, payment therefor shall be as determined by the Court.

866-57-BZ

APPLICANT—Herbst and Rusciano and Leonard F. Rothkrug, for Homestead Associates, Inc., owner.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a parking lot (non-transient-pleasure type vehicles only) for a term of five (5) years

PREMISES AFFECTED—112-118 Clarke Place, south side, 155.12 feet east of Walton Avenue, Block 2839, Lot 49, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 5
..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 22, 1958 after due notice by publication in the Bulletin; laid over to May 6, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Clarke Place and Grand Concourse are in a residence use, B area, class 1¼ height district; Walton Avenue and East 169th Street are in business and residence use, B area, class 1¼ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated November 12, 1957 acting on Alt. Applic. No. 827-57, reads:

"1. In a residence district the proposed parking of motor vehicles is contrary to Art. II, Sect. 3 of the Zoning Resolution & is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 95.77 feet in depth, presently vacant; that it is proposed to permit in a residence use district the construction and maintenance of a non-transient parking lot for pleasure type vehicles only, for a term of five years; that it is also proposed to level the premises to the grade of Clarke Place and cover with steamed cinders and treated with an asphalt binder; that suitable chain link fences will be provided and retaining walls, as necessary, will be erected; and

WHEREAS, the applicant states that the present owner purchased these premises for the purpose of erecting a six-story apartment house building and caused new building plans to be filed with the Building Department for this

purpose; that the proposed new apartment house construction will be postponed until sufficient mortgage financing can be obtained; and

WHEREAS, the applicant contends that a grant of the variance will not adversely affect any of the surrounding properties; that the proposed non-transient parking lot is in the nature of a conforming use as the Zoning Resolution permits the maintenance of a parking lot in a residence use district, accessory to a multiple dwelling; that if these vacant premises were under the same ownership as either of the adjoining multiple dwellings, then the proposed parking lot would be a permitted accessory use; that there is an urgent need for off street parking in this neighborhood as there are no off street parking facilities or garages along Clarke Place or any convenient facilities within the entire affected area; that there is bumper to bumper parking at all times, and particularly since the placing of alternate street parking restrictions along Clarke Place; that all of the multiple dwellings which line both sides of Clarke Place were erected before the Zoning Resolution was amended so as to require off street parking; that if these apartment house buildings were to be first erected at the present time, then a garage or an accessory parking lot identical with the one proposed herein would be mandatory; and

WHEREAS, the applicant also contends that the gates in the chain link fence are to be furnished with a lock; that each parking space will be fixed and the car owner will be provided with a key; that parking will be limited to tenants of the apartment buildings adjoining and opposite, on weekly or monthly leases; and

WHEREAS, the applicant states that the present owner has held title to the property since June 7, 1954 and that the assessed valuation of land is \$26,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for the transient parking of pleasure-car type vehicles, substantially as proposed and indicated on plans filed with this application, marked "Received December 3, 1957", 2 sheets, *on condition* that the premises shall be leveled substantially to the grade of Clarke Place, and surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all lot lines where walls of adjoining buildings do not occur and across adjoining court spaces woven wire fences of the chain link type erected on a masonry base to a total height of not less than 5 feet, 6 inches with an opening therein along the front for entrance and exit not over 15 feet in width with curb cut opposite of similar width; that such opening shall be fitted with a gate, which shall be generally kept closed; that such parking lot shall be solely for the use of tenants in the apartment house on the block; that each parking space shall be assigned to a tenant and he shall be furnished with a key to the gate; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that bumpers shall be maintained against all fences and walls for protection thereof; that where such fences are erected where courts of adjoining buildings exist, there may be a concrete curb not less than 18 inches in height and 10 inches in width for protection of cars parked on the site; that signs shall be restricted to one sign attached to the fence, advertising the parking and storage use, rates charged and such other information as the Commissioner of Licenses may require; that such sign shall not exceed ten square feet in area, shall not be illuminated nor extend beyond the building line; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

MINUTES

987-57-BZ

APPLICANT—Paul Friedman, for Carrie Lessner, Meyer Lessner and Anna Lessner, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7c, 7f, 7h, 7i and 7A of the Zoning Resolution, to permit on a plot located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles with entrances within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1888-1898 Jerome Avenue, southeast corner of East 177th Street, Block 2852, Lot 9, Borough of The Bronx.

APPEARANCES—

For Applicant: Arthur Levine.

For Opposition: Augusta L. Simth.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 25, 1958 after due notice by publication in the Bulletin; laid over to April 15, 1958, at request of the applicant; no further request for adjournment to be considered; then to May 6, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 177th Street and Mount Hope Place are in business and residence use, B area, class 1¼ height districts; Jerome Avenue is in a business use, B area, class 1¼ height district; Walton Avenue is in a residence use, B area, class 1¼ height district; that the subject premises within 100 feet of Jerome Avenue is zoned as a business district and the remainder as a residence district; that all of the subject premises is presently zoned as a class 1½ height and a B area district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated December 23, 1957 acting on N.B. Applic. 1517-57, reads:

"1. Proposed use of gasoline service station, auto washing (non-automatic), lubrication, office, sales of accessories, minor repairs with hand tools only, safety inspection station, and parking and storage of motor vehicles partly in a residence use district and partly in a business use district is contrary to Art. II, Sect. 3 & 4 of the Z. R.

2. Entrance within 75 feet from a residence use district is contrary to Art. II, Sect. 7-A of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 128.73 feet frontage by 88.57 feet in depth, presently developed with a one story taxpayer building for which Certificate of Occupancy No. 13171 was issued on October 30, 1953 for factory, stores, auto showroom, used car sales—no gas in tanks; that it is proposed to remove the existing structure and to erect and maintain for a stated term of fifteen years a gasoline service station and customary incidental accessory uses of lubrication, non-automatic auto wash, office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, with entrance within 75 feet of a residence use district; and

WHEREAS, the applicant contends that there is no economic demand for the continued use of the subject premises as now developed or permitted to be occupied; that the rental income presently being obtained from the subject premises is

inadequate to cover the operating costs and to enable the owners to obtain a reasonable return on their investment; that the foreseeable trend of rentals for the existing development is downward, so that it is necessary to develop the premises for a use for which there is an economic demand; that the only use for which there is an economic demand for the development of the premises is for a gas station; that a grant of the instant application would be in harmony with the automobile use character of development of Jerome Avenue and would have no adverse effect upon nearby properties on Jerome Avenue or on East 177th Street; that a grant of the instant application would protect, rather than endanger pedestrian traffic safety and would reduce, rather than create traffic hazards and parking congestion in the area; and

WHEREAS, the applicant states that the present owners have held title to the property since June 25, 1953; that the assessed valuation of land is \$30,000 and of the building \$18,000 making a total of \$48,000; that the building was erected in 1922; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e, f, h, i and A of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 1517-57, Objection No. 1. and 2. be and it hereby is affirmed and that the application be and it hereby is denied.

Adjourned: 5:00 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, MAY 6, 1958, 2 P.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

644-54-A

APPLICANT—Joseph A. Lau, for Kricor A. Chakmakian, owner.

SUBJECT—Application August 11, 1954—Appeal from a decision of the Borough Superintendent—re exits.

PREMISES AFFECTED—145-147 West 28th Street, north side, 176 feet 1 inch east of 7th Avenue, Block 804, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph A. Lau.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 25, 1958, on amendment to Alteration Application 812/54 filed February 28, 1958 reads:

"1. This amendment is disapproved with the following objections: Obj. 2 Repeated: Exits from all floors of building including the cellar should comply with Section 271, Labor Law.

3. Each tenant on every floor should have unobstructed access to at least two required means of egress as per Section 272, Labor Law."

and

WHEREAS, the applicant states that the building is 12 stories, 151 feet 1 inch in height, 48 feet 1¾ inches front by 98 feet 9 inches in depth at first floor, 88 feet, 4 inches

MINUTES

in depth at typical floor, of fire proof construction erected 1913 located in a business use B area, Class 1½ height district, used and occupied since 1913 without a Certificate of Occupancy as follows: cellar—storage and boiler room; first floor—stores, 4 persons; second floor—furrier, showrooms and offices, 4 persons; third floor—furrier, showrooms and offices, 6 persons; fourth floor—furrier, showrooms and offices, 8 persons; fifth floor—furrier, showrooms and offices, 8 persons; sixth floor—furrier, showrooms and offices, 8 persons; seventh floor—furrier, showrooms and offices, 12 persons; eighth to twelfth floors—furriers, showrooms and offices, 8 persons each floor; that no change in use or occupancy is now proposed; that the building is provided with an approved standpipe system with a roof tank and siamese connection and a two-source sprinkler system throughout; that there is an approved interior fire alarm system and regular monthly fire drills are maintained; that the building is provided with one 3 foot 8 inch wide interior fireproof stairs from roof bulkhead direct to street and one exterior stairs on the rear extending to roof by stairs with egress from its lower termination through fireproof passage at mezzanine level to main stairway and thence to street; that window and door openings on the course of the exterior stairs are fireproof self closing; and

WHEREAS, due to the amendment of the Labor Law cited above the decision of the Borough Superintendent was modified under date of March 25, 1938, and as modified as the subject of this appeal; and

WHEREAS, the applicant states that the primary means of egress is a 3 foot 8 inch steel stair with hand rails both sides, enclosed in masonry walls with fireproof self closing doors at each floor; that this stairway leads from street to roof bulkhead; that the adjacent building to the east is of the same height and has a bulkhead to the roof; that the secondary egress is an exterior iron stairway 3 foot 8 inches wide leading to roof and terminating at the first floor mezzanine level where there is a 5 foot fireproof passage leading to the primary egress and thence to the street; that windows and doors on the course of the exterior stairway are fireproof self-closing; that Exits are designated by signs with lights; that all the upper floors are divided for the use of two tenants except the twelfth which has three tenants; that the rear tenants have access directly to the primary and secondary stairways while the front tenants have direct egress to the interior stairway and indirectly through the freight hall at the west hall to the rear tenants' space which opens to the exterior stairway; that the 11th and 12th floors have a fire escape on the west side of the building over the adjacent three story building which leads by balcony to the rear exterior stairway; that this balcony was filed with and approved by the Department of Buildings; that the owner of these premises and the owner of the three story building to the west have a written agreement for the use of this balcony; and

WHEREAS, the applicant contends that the building is equipped with an approved sprinkler system with waterflow alarm which rings in the cellar and notifies the Fire Department through a central station; that the stairway is provided with a standpipe system; that both the standpipe and sprinkler systems are fed by two tanks on the roof and separate siamese connections; that there is an attendant on duty 24 hours a day; that in the stairway on the first floor there is a fire alarm box which rings at A.D.T. Central station and the local fire house in addition to a gong in the cellar; that the building is occupied by fur dealers; that the sub-dividing portions are not recorded in the department but seem to have been erected prior to 1926; that the owner has entered into an agreement of the lessee of 149 West 28th Street, permitting the owner of 145-147 West 28th Street to erect a fire escape stairway balcony and catwalks to extend over the present three story building; that it is proposed to erect on the West side of the sixth floor wall a fire escape balcony upon which a new fire escape originating on the 10th floor will terminate with egress along the balcony on the sixth floor to the rear exterior stairway; that there will be a stairway connecting this new fire escape with the fire

escape on the 11th floor and a new fire escape to roof level, thus providing a continuous fire escape from the roof down to the sixth floor and by balcony to the exterior stairway; that on the sixth, seventh, eighth, ninth, tenth, eleventh and twelfth floors there will be a fireproof self closing door to the new fire escape; that the second, third, fourth and fifth floors will be occupied by one tenant on each floor; that the sixth to eleventh floors have two tenants per floor and the twelfth floor, three tenants; and that if the fire escape is accepted as a means of egress then all tenants will have two means of egress; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on amendment to Alt. Applic. 812-54, Objections No. 2 and 3 that the appeal be and it hereby is *granted on condition* that the building shall be maintained as proposed and as indicated on plans filed with this appeal marked "Received August 11, 1954", 9 sheets, showing existing conditions and "March 25, 1958", 15 sheets, showing proposed conditions; that in all other respects the building and occupancy shall comply with the requirements of the Labor Law and all other laws, rules and regulations applicable thereto; that the agreement with the adjoining owner to enter upon his property for exit and for the extension of the fire escape on his property shall be subject to an agreement which shall be filed with this Board and with the Borough Superintendent and recorded in the office of the Register of the County; that the building shall not be increased in height or area; and that tenants on any floor shall have access to both means of exit without passing through another tenant's space.

147-49-A—Vol. III

APPLICANT—Leonard F. Rothkrug, for Diller-Quaile Music School, Inc., owner.

SUBJECT—Application reopened November 7, 1956 as Vol. III—re Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—24 East 95th Street, south side, 81 feet 9½ in. west of Madison Avenue, Block 1506, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper. 4

Negative: 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 19, 1956, on Alteration Application 1443/56 reads:

"1. Proposed changes in occupancy together with the proposed removal from the M.D. Class constitute variations from the B.S.A. approval under Cal. No. 147-49-A. Secure approval of the Board of Standards and Appeals for the proposed changes."

and

WHEREAS, the applicant states the building is five stories, 58 feet in height, 17 feet front by 75 feet in depth at first floor, 17 feet front by 59 feet in depth at typical floor of Class 3 construction, erected prior to 1920 located on a lot 17 feet front by 100 feet 8 inches in depth in a retail use, B area, Class 1½ height district and used and occupied since 1955: Cellar—Boiler Room; First Floor—Music School, 23 persons; Second Floor—Music School, 30 persons; Third Floor—Recreation Rooms, 15 persons; Fourth Floor, two class rooms, 4 persons; Fifth Floor—two furnished rooms to be used for music lessons, 2 persons in each room; and

WHEREAS, the applicant states that the prior legal occu-

MINUTES

pancy was: Cellar—Boiler Room, no persons; First Floor—Elementary School, 23 persons; Second Floor—Elementary School, 30 persons; Third Floor—One Recreation Room and one Furnished Room, 15 persons; Fourth Floor—two furnished rooms; Fifth Floor—three furnished rooms and one storage room; and

WHEREAS, the applicant states that the building is provided with a one-source sprinkler system, and an approved interior fire alarm system and regular monthly fire drills are maintained; that there is one 3 foot four inch wide interior wood stairs enclosed in part fire retarded partitions on the first and second floors and with stud and plaster partitions above; that stair doors are fireproof self-closing; that stair hall leads to roof bulkhead; that in addition there is one fire escape at the rear extending to yard by ladder with egress to street through fireproof passage; that windows and doors on the course of the fire escape are fireproof self-closing; and

WHEREAS, Certificate of Occupancy No. 42833 issued July 2, 1954, describes the building as a converted Class B Multiple Dwelling and permits the following use and occupancy, based on Alteration Application 247 of 1954, Cellar—Boiler Room; First Floor—Elementary School, 23 persons; Second Floor Elementary School, 30 persons; Third Floor—one furnished room and one Recreation room, 15 persons; Fourth Floor—two furnished rooms; Fifth Floor—three furnished rooms and one storage room; and contains a certification that the interior fire alarm system was approved by the Fire Department June 3, 1954; and the sprinkler system approved by the Fire Department July 3, 1944; and

WHEREAS, on May 17, 1949 on the Cal. No. 147-49-A, Volume I, the board modified a decision of Borough Superintendent dated February 21, 1949 on Alteration Application 2147 of 1948, objection 1, as to the proposed use of the third story of a non-fireproof building as a children's nursery and Objection 2, as to exits and granted the appeal only so far as that referred to the use of a portion of the third floor in conjunction with the first and second floor of the building use of which was approved by the Department of Housing and Buildings as an Elementary School, on condition that the room in the third floor shall not be used for class rooms but solely for recreation for short periods during school sessions; that the exits be maintained as shown on plans filed February 28, 1949; and that the balance of the building be occupied as permitted by Certificate of Occupancy No. 30407 as a Multiple Dwelling; and

WHEREAS, on April 3, 1956, on Cal. No. 147-49-A, Volume II, the board affirmed a decision of the Borough Superintendent dated November 16, 1955, on Alteration Application No. 1463/55 relating to proposed changes in occupancy contrary to the resolution adopted by the board on the Cal. No. 147-49-A; and

WHEREAS, the applicant requested that the appeal be reopened for amendment to permit a change in use; and

WHEREAS, the applicant stated that the appeal now differs from the one denied by the board April 3, 1956, in that the total number of occupants will be decreased; that the use of the third floor is changed; that the new plans proposed a stationary exterior open fire stair from the first floor to the roof; and

WHEREAS, this appeal was reopened by the Board November 7, 1956 to consider the new proposal; and

WHEREAS, the applicant states that it is now proposed to remove the building from its classification as a multiple dwelling by decreasing the number of furnished rooms so that there will be only two furnished rooms both on the fifth floor; that it is not proposed to change the number of occupants permitted by the certificate of occupancy; that the owners operate a Music School for instruction on the piano only; that the first and second floors' use is encompassed in the Elementary School use previously approved by the board; that the Third Floor use is identical with that permitted and approved previously by the board except it is proposed to eliminate the permitted furnished room without increasing

the legal number of occupants which will result in a greater degree of safety; that the Fourth Floor is proposed to be used for two rooms for private piano instruction; that the Fifth Floor will be used for two rooms for private piano instruction, except that the two rooms will each have a furnished room for one teacher; that the use of the building as a music school is identical with the customary use of a similar music school in the city; that the limited number of students is strictly adhered to and their practices and procedures are dictated by over 35 years of experience and reputation; that the building is equipped with a one-source sprinkler system in the stairway; and that an approved interior fire alarm system and regular monthly fire drills are maintained; that it is proposed to remove the existing fire escape at the rear and replace it with stationary exterior open stairs from first floor to roof providing egress directly to the street through a fireproof passage equipped with a fireproof self-closing door; and

WHEREAS, the applicant contends that the proposed occupancy is of an occasional nature and the number of occupants is less than that now permitted; that the proposed occupancy is substantially the same as that permitted under the certificate of occupancy except that the number of furnished rooms will be decreased; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the application should be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated October 19, 1956, acting on Alt. App, 1443/56, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the uses of the building on the various floors as proposed and as indicated on plans filed with this appeal marked "Received October 23, 1956", 7 sheets, and to *amend* the resolution adopted by the Board on May 17, 1949 to permit the proposed occupancy of the building as indicated and as proposed on plans referred to above *on condition* that the Multiple Dwelling sprinkler system in the main stairway shall be maintained and the interior fire alarm system and monthly fire drills shall be maintained; that the building shall be removed from the Multiple Dwelling classification and in all other respects shall comply with the requirements as indicated on the plans and shall also comply with all laws, rules and regulations applicable thereto and shall not be increased in height or area.

860-57-A

APPLICANT—David Crystal, Inc., lessee; 113 West 18th Street, Inc., owner.

SUBJECT—Application November 8, 1957—Appeal from an order and a decision of the Fire Commissioner, re Exit Locks, factory.

PREMISES AFFECTED—113-123 West 18th Street, north side, 149 feet west of Avenue of The Americas and 110-120 West 19th Street; 5th floor, Block 794, part of Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: David J. Landau.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, Order No. 3556-7 issued by the Fire Commissioner July 11, 1957, and referred to in a decision of the Fire Commissioner dated October 9, 1957 reads:

"You are hereby directed and required to comply with the following order within thirty days: 1. Remove 'exit lock' from all doors, fifth floor, of these premises as per

MINUTES

Section 272 of the State Labor Law, or obtain a variance from the Board of Standards and Appeals for the use of such locks as per Board of Standards and Appeals resolution under Cal. No. 876-50-SM within thirty days."

and

WHEREAS, the decision of the Fire Commissioner dated October 9, 1957, referring to Order No. 3556-7 reads:

"Replying to your communication of September 23, 1957, regarding the above premises, please be advised that a reinspection of these premises was made by a representative of this department on October 4, 1957 with the following result. There were fifteen persons working at cutting tables and one person sewing labels into garments on the fifth floor, occupied by David Crystal, Inc.

"In view of the fact that this work constitutes manufacturing and resolution No. 876-50-SM of the Board of Standards and Appeals does not permit the use of the Fire Exit Locks installed on these premises, it will be necessary for your client to make an immediate appeal to the Board of Standards and Appeals for a variation.

"We trust that you will take the necessary steps immediately so that this department will not have to take further action."

and

WHEREAS, the applicant states that the building has 8 stories, 123 feet in height, 201 feet 4 inches by 184 feet in area of fireproof construction erected in 1932, located in an unrestricted use B area, district, and used and occupied since July 15, 1956 as follows: Cellar—vacant; Basement—Warehouse—Shipping, 36 persons; First Floor—Warehouse—Shipping, 72 persons; Second Floor—Warehouse—Shipping, 300 persons; Third Floor—Warehouse—Shipping, 36 persons; Fourth Floor—Cutting Room, 200 persons; Fifth Floor—Cutting, stock and shipping, 80 persons; Sixth Floor—Stock room and shipping—100 persons; Seventh Floor—Warehouse and Shipping, 10 persons; Eighth Floor—vacant; that no change in use or occupancy is now proposed; that the building is equipped with an approved two-source sprinkler system throughout with central office connection; that there is an approved standpipe system; there are four interior six foot wide steel and concrete stairs, brick enclosed equipped with steel self-closing doors and leading from roof bulkhead direct to street; that Certificate of Occupancy No. 48200 issued November 4, 1957 against Alteration Application 1752/55 describes the building as of Class 3 construction, the last sentence referring to certificate of occupancy; that on June 15, 1956 it rented the entire fifth floor of the premises in question for a term of six years; that on this floor it employs 80 persons, 13 of whom are cutters; that the cut goods are shipped to other plants to be made into finished garments, and returned to the premises in question from whence they are shipped to retail stores throughout the country; that of the remaining 67 employees there is one who examines finished goods and repairs them, the remaining employees do receiving, sorting, stocking, selecting, packing, charging and shipping of the finished goods; that on this floor the applicant maintains a stock of finished goods in excess of one million dollars; that the floor has six doors leading to four interior stairways; that the applicant has been plagued by theft of merchandise; that the insurers refuse to pay under the policy because of the applicant's inability to certify the exact extent of his loss and the particular merchandise involved; that to minimize its losses the applicant has installed exit locks on the six doors in question; that these exit locks are of a type approved by the Board under Calendar Number 876-50-SM; that all that is required to operate these doors is that the individual push a lever which breaks the glass sounding a bell which gives notice that the door is being opened and the door opens automatically; and

WHEREAS, the applicant contends that the mere cutting of piece goods and the examination of finished garments which may involve isolated repairs does not constitute

manufacturing so as to bring the premises into conflict with the State Labor Law or the resolution of the Board; that however, should the Board uphold the finding of the Fire Department a variance is requested insofar as the board's resolution applies so as to permit the continuance of the use of the Exit Locks in question; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the application be granted on condition.

Resolved, that the decision of the Fire Commissioner dated October 9, 1957, acting on Order No. 3556-7, Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the use and installation of the exit lock as approved by the Board under Cal. No. 876-50-SM for use on all doors on the fifth floor where proposed and as shown on plans filed with this appeal marked "Received April 2, 1958", one sheet, *on condition* that all other means of exit and entrance to such floor shall be maintained; that in all other respects the requirements of the Building Code and all other laws, rules and regulations applicable thereto, including the State Labor Law, shall be complied with.

11-58-A

APPLICANT—Robert Teichman, for National Democratic Club, owner.

SUBJECT—Application January 2, 1958—Appeal from a decision of the Borough Superintendent, re 2nd means of egress—factory.

PREMISES AFFECTED—158 West 23rd Street, south side, 175 feet, 1 inch east of 7th Avenue, Block 798, Lot 74, Borough of Manhattan.

APPEARANCES—

For Applicant: R. Teichman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 27, 1957 on Alteration Applic. 1710-57, reads:

"1. Proposed use of fire escape as second means of egress from 7 story factory building is not permitted, Section 271 of the Labor Law."

and

WHEREAS, the applicant states the building is 7 stories, 74 feet in height, 22 feet 5 inches front by 98 feet, 9 inches in depth, at first floor, 92 feet in depth at typical floor, of fireproof construction erected in 1910, located on a Lot 22 feet 5 inches front by 98 feet 9 inches in depth in a business use, B area, Class 1½ height district and used and occupied since 1910, cellar boiler and storage, no persons; first floor, store and restaurant, 40 persons; Second floor, Ribbon factory, 2 persons; Third floor, Staple manufacturing, five persons; Fourth floor, Assembly of Lighting fixtures, 4 persons; Fifth floor, manufacturing Pennants, 3 persons; Sixth floor, manufacturing coats, 12 persons; Seventh floor, Printing, 7 persons; that no change in use or occupancy is now proposed; that the building is provided with an approved interior fire alarm system, regular monthly fire drills are maintained; that there is one three foot wide interior steel stair, enclosed in four inch T. C. block, equipped with fire proof self closing doors and leading from roof bulkhead direct to street and one fire escape on the rear extending to roof by stair and to yard by stair, with egress through adjoining premises. Window and door openings on the course of the fire escape re fire proof self-closing; and

WHEREAS, violation No. 6582 was issued September 23, 1957 in that all floors are not provided with a legal second means of egress to street; that the rear fire escape is defec-

MINUTES

tive and weight box of counter balance stairs and channel from stairs support of weight box are rusted and defective; and

WHEREAS, the applicant contends that the rear fire escape is a regulation labor law fire escape having fire proof windows and openings along its course and extending from the roof to rear yard with egress from its termination through buildings opening on this rear yard and with direct exit to the street through No. 158 West 23rd street and No. 219 Seventh Avenue, and that the roof of the adjoining building to the east is five stories higher and to the west five stories lower. The building is equipped with a fire alarm system; that under Cal. No. 5-21-32-S the board granted a variance from an order of the Fire Commissioner requiring a fire proof passage from the rear termination of fire escape to street; that the conditions are the same as were approved by the board in 1932; that it would be a severe hardship and require considerable cost to alter the building structurally to provide an additional interior stairway and would cause the owner to suffer the loss of rental revenue from the space taken on each floor; that the outside of the building is only 22 feet 5 inches in width; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, Acting on Alt. App. 1710/57, Objection No. One and that the appeal be and it hereby is granted, on condition that the requirements of the resolution adopted November 15, 1932 shall be complied with; that the fire escape shall be repaired so as to be put in good condition; that the means of reaching the ground shall be as proposed on plans filed with this appeal marked "Received January 2, 1958", 3 sheets, including the counter-balanced ladder at the bottom of the fire escape exiting through the adjoining premises, as previously permitted.

55-58-A

APPLICANT—Samuel S. Arlen, for 24 Holding Corp., owner.

SUBJECT—Application February 13, 1958—Appeal from a decision of the Borough Superintendent, re stairways, live load, etc.

PREMISES AFFECTED—24 West 45th Street, south side, 329 feet west of 5th Avenue, Block 1260, Lot 51, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles I. Goldman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 29, 1958, on Alteration Application 1691/57 reads:

"1. Building does not comply with C26-304.1—provide a fire tower or provide 2 legal stairways to the street and with access thereto by all tenants. Provide construction for 50# office live load."

and

WHEREAS, the applicant states that the building is 9 stories, 102 feet in height, 21 feet front by 92 feet 5 inches in depth, of fireproof construction erected in 1902 located in a Retail use B area, Class 2 Height district, used and occupied since 1953; Cellar—Boiler Room and Storage; First Floor—Store and Offices; 5 persons; Second Floor—Offices, 6 persons; Third Floor, Offices, 6 persons; Fourth

Floor—Offices, 6 persons; Fifth Floor, Offices, 6 persons; Sixth to Ninth Floors 2 apartments to each floor; and that the building is recorded as an heretofore erected Class A Multiple Dwelling and it is now proposed to remove the building from a Multiple Dwelling classification and occupy it throughout for offices above the first floor with an occupancy of 6 persons per floor and continue the existing use of the cellar and the first floor; and

WHEREAS, the applicant states that the building is provided with a one source sprinkler system and an approved standpipe system and an approved interior Fire Alarm system and there is one 3 foot wide steel stairs enclosed in fireproof blocks, plastered both sides equipped with 1-hr. Fire Test self-closing doors and leading from roof bulkhead direct to street; that there is one fire escape on the rear extending to roof by stair and to yard by ladder with egress to street through cellar; that window and door openings on the course of the fire escape are not fire proof self closing; and

WHEREAS, violation No. 1662 was issued March 12, 1956 for changing the use of the sixth, seventh, eighth and ninth floors from residence to commercial use contrary to Certificate of Occupancy #40721; and

WHEREAS, item 7 of violation order No. 40 issued July 30, 1957 stated that: "Parapet wall and coping broken and defective roof-rear-repair"; and

WHEREAS, Certificate of Occupancy No. 40721 issued January 19, 1953 against Alteration Application #2182 of 1948 described the building as a Class 1 Fire Proof heretofore erected existing Class A Multiple Dwelling, and permitted the following use and occupancy: Cellar—Boiler Room and Storage; First Floor—1 store and offices, 5 persons; Second to Fifth Floors—inclusive—offices on each story, 6 persons each story; Sixth to Ninth Floors—inclusive—2 apartments each story; that this certificate stated that the building complied with Section 67 of the Multiple Dwelling Law; that the standpipe system is approved by the Fire Department January 9, 1953; that the interior Fire Alarm System was approved by the Fire Department October 7, 1952; that Watchman's Time Detective System was approved by the Fire Department October 7, 1952; and that the Sprinkler System was approved by the Fire Department August 25, 1952; and

WHEREAS, the applicant states that the building was erected under new building application #1236 of 1901 as an apartment hotel with two apartments of two rooms each on the second to ninth floors inclusive; that the building was altered under Alteration Application 2182/48; and Certificate of Occupancy #40721 issued; that the building has the original 3 foot wide stairway enclosed with fire proof partitions with self-closing fireproof 1-hr. test doors at each opening and an exterior fire escape serving only the rear offices and apartments; that the public halls and interior stairways throughout the building are protected with a sprinkler system and the stair hall is ventilated by a window to an inner court at each story; and

WHEREAS, the applicant states it is now proposed to alter the building by eliminating the multiple dwelling occupancy and substituting on the upper floors the same type of office occupancy now existing on the second to fifth floors inclusive; that no structural changes will be made other than the removal of existing kitchen equipment; and

WHEREAS, the applicant contends that during the past five years the dual occupancy has proven the disadvantage of having domestic traffic of children and elderly people mingling with commercial and professional traffic in the elevator; and

WHEREAS, the applicant contends as to Objection C-1 issued by the Borough Superintendent that the occupancy proposed for the floors above the sixth are similar to that existing below the sixth level; that the exits for all levels will be similar; that the actual number of occupants on the upper floors will be reduced; that the hazards of cooking and use of domestic appliances will be eliminated; that the building will be occupied on the basis of nine hours instead of a full twenty-four hours a day; that the reduction

MINUTES

in the occupancy and the elimination of tenancy by children or persons of advanced age is in the interest of public safety and welfare; and

WHEREAS, the applicant contends as to Objection C-2 issued by the Borough Superintendent; that the fact that the department has previously approved the second to the fifth floors for the required 50 pound live load; and that the framing of all floors above the first is similar; and that no sign of structural weakness has appeared since the 1953 change in occupancy; and as the steel and concrete were notably under-stressed at the time the building was erected it is requested that a modification be granted; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the application should be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated January 29, 1958, acting on Alt. App. 1691/57, Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* to permit the continuance of the existing means of exit as proposed and as shown on plans filed with this application marked "Received February 13, 1958", 4 sheets; that the occupancy of the building shall be as proposed and as shown on such plans; that the building in all other respects shall comply with the requirements of the Building Code and shall not be further increased in height or area; that the exit from the rear fire escape shall be maintained; that there shall be a passage either in the basement or first floor from the rear so that there shall be an exit from the rear fire escape through at least a one-hour test passage through the building to 45th Street; that the floor loads shall be posted and shall be maintained as stated by the applicant; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto including fireproof self-closing windows along the course of the fire escape on all floors.

95-58-A

APPLICANT—H. M. Cole, for The New Lincoln School, owner.

SUBJECT—Application March 4, 1958—Appeal from a decision of the Borough Superintendent, re Class 3 construction, offices and School use, 3rd and 4th floors.

PREMISES AFFECTED—6-8 East 82nd Street, south side, 147 feet east of 5th Avenue, 3rd and 4th floors; Block 1493, Lots 66 and 166, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating,

Commissioner Foley and Commissioner Sleeper..... 4

Negative: 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 3, 1958, on Alteration Application 1233/57 reads:

"1. Proposed change of use in a four story and basement structure used for classrooms on basement, first and second floors, to include administrative offices for school and faculty lounge on third and fourth floors is contrary to Sec. C26-2540 Administrative Code. Fireproof building is required."

and

WHEREAS, the applicant states that the building is 4 stories and basement, 45 feet in height, 40 feet 6 inches front by 77 feet in depth of Class 3 construction, erected 1888, located on lot 40 feet 6 inches front by 102 feet 2 inches in depth, in a residence use B area, Class 1½ height district and used and occupied since 1939, cellar, shops, storage, boiler room and toilets, number of occupants not stated; Basement,

kitchen and classrooms 50 persons; First floor classrooms 50 persons; Second floor classrooms, 50 persons; Third floor, one apartment, Fourth floor, 2 apartments, for which use and occupancy, Certificate of Occupancy No. 31461 was issued January 7, 1946, against Alteration Application 118/45, describing the building as a non-fireproof converted Class A multiple dwelling; the building is equipped with an approved interior fire alarm system; that monthly fire drills are maintained; there is one 3 foot 8 inch wide interior steel stairs brick enclosed equipped with fireproof self closing doors and extending from roof bulkhead direct to street, and one exterior stairs, and that one fire escape on the rear extending to roof by stair and to yard by stair, with egress to street through building or door in fence to adjoining premises; that window and door openings on the course of the fire escape are fire proof self closing; and

WHEREAS, the applicant states that it is now proposed to use and occupy the building as follows: cellar, shop, storage, boiler room and toilet; number of occupants not stated, basement, kitchen, classrooms and toilets, 50 persons, Third floor, administrative office for school, 10 persons; Fourth floor, administrative office for school and Faculty lounge, 10 persons; and

WHEREAS, violation was filed October 14, 1957, by the Division of Housing for violation of Sections 300, 301 and 302, in that the use of the building has been changed from multiple dwelling to school; and

WHEREAS, the applicant states that the building was originally two, one family residences erected in 1888; that under alteration application 1830/39, the buildings were connected on all floors and used jointly as a school and a basement, first and second floors; that the third and fourth floors were occupied as one apartment; that the wood stairs and halls were fire retarded and an exterior iron stair constructed at the rear from roof to yard level; that Certificate of Occupancy No. 25510 was issued December 12, 1939, describing the use as a "Private School"; that under Alteration Application No. 118 of 1945, the two buildings were combined; that the wood stairs were removed throughout and a new 3 foot 8 inch steel stair constructed from cellar to roof; enclosed in brick walls with fireproof self closing doors on each floor; and that fire proof floors constructed in the stairhall; that the halls on all floors were fire retarded; that a new exterior iron stair was constructed at the rear from yard to roof with fireproof windows and fireproof doors glazed with clear wire glass on the course of the stairs; that the basement, first and second floors continued to be used as a school, while the third and fourth floors were converted to a total of 3 Class A, Multiple dwelling apartments; that Certificate of Occupancy No. 31461 was issued January 7, 1946 for this use; that while the tenants occupied the apartments on the third and fourth floors the administrative offices of the school were housed in a separate building located a few miles from the school; that this arrangement was unsatisfactory and did not permit proper supervision of the school; that since the tenants have recently vacated the apartments on the third and fourth floors, it is proposed to use these floors as administrative offices, and faculty rooms for the school; that the building is equipped with an interior fire alarm system approved by the fire commissioner with a station and a gong on each floor and regular fire drills are held; and

WHEREAS, the applicant contends that since the proposed changes to the third and fourth floors would not be detrimental to the general welfare or public health and safety or have an adverse effect upon the character of the neighborhood; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the application should be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated March 3, 1958, acting on Alt. App. 1233/57, Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the occupancy of the several floors of the building as proposed and as indicated on plans marked "Received March 4, 1958", 12 sheets, *on condi-*

MINUTES

tion that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the openings in the masonry wall between sections of the building there shall be installed doors of one-hour test opening in the direction of exit.

120-58-A

APPLICANT—Gilbert Lazerus, for Ocean Builders, Inc., owner.

SUBJECT—Application March 11, 1958—Appeal from a decision of the Borough Superintendent re height of chimney.

PREMISES AFFECTED—1199 Ocean Avenue, northeast corner of Glenwood Road, Block 5241, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gilbert Lazerus, Harry Wustefeld, Charles Steffen and Bernard Livingston.

For Opposition: David Edelman, Louis Ray and Bertha P. Ray.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 11, 1958 on N.B. Applic. 158/57 reads:

"1. Chimney of adjacent property has to be extended by the builder of the new structure of greater height as per Sect. 9-4-10 Par. a-1 of the Bldg. Code."

and

WHEREAS, the applicant states that the proposed building now in course of erection will be 6 stories, 59 feet 10 inches in height, 147 feet 10 inches front by 92 feet in depth of class 3 construction, used and occupied as a multiple dwelling; and

WHEREAS, the applicant states that this appeal from a decision of the Borough Superintendent refusing to permit the construction of the building in question within 10 feet of the chimney of an adjoining two story building without carrying up such chimney to a height above the level of the roof parapet wall of the proposed building or equipping such chimney with such mechanical devices as will insure updraft and prevent downdraft in accordance with requirements of Section C26-570.0 of the Administrative Code; and

WHEREAS, the applicant states that the height of chimney of the adjoining structure above curb level is 39 feet; that the height of the roof parapet wall of the proposed structure will be 59 feet 10 inches or 20 feet 10 inches higher than the top of the chimney in question; and

WHEREAS, the applicant states that the plans and application for the erection of the building in question were approved March 22, 1957; that by inadvertence due to the fact that the survey did not show that there existed a chimney within 10 feet from the proposed structure; that the plans did not provide any treatment with respect to such chimney in accordance with Section C26-570.0 of the Administrative Code; that promptly after the issuance of the N.B. Permit construction was commenced; that on or about September 10, 1957 a violation was issued on the grounds that the approved plans did not show any provision for protecting the adjoining property; that on September 16, 1957 an amendment was filed to the N.B. Applic. showing proposed compliance to Section 26-570.0 of the Administrative Code and approved by the Multiple Dwelling Division of the Department of Buildings on September 17, 1957; that an objection to this amendment however was issued by the Construction Division of the Department of Buildings October 2, 1957; that the objection required that the owner file a separate Building Notice covering the

work to be done on the premises of the adjoining building at 1191 Ocean Avenue; that since filing of a separate Building Notice for the adjoining chimney at 1191 Ocean Avenue which required the consent of the owner of such building, attempts were made to obtain such consent without success and a summons was issued for violation of Section C26-570.0 of the Administrative Code, returnable to Magistrate's Court March 10, 1958 and the owner was convicted and fined \$25 and sentence suspended by the Magistrate.

Resolved, that the decision of the Borough Superintendent, dated February 11, 1958, acting on N.B. App. 158/57, Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted* to waive the requirements of the extension by the builder of the adjoining Multiple Dwelling of the chimney in the adjacent dwelling in view of the refusal by the adjoining owner to allow such work to be done; but that in the event the adjoining owner changes his mind and permits the work to be done such extension of the chimney shall be carried out in accordance with the requirements of the Code.

773-57-A

APPLICANT—H. E. Horwood for Dwight C. Harris, Rex Perpall and Lita Harris, owners.

SUBJECT—Application October 30, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, factory, egress, etc.

PREMISES AFFECTED—196-198 Chambers Street, south side, 96 feet, 6 inches east of West Street, Block 138, Lot 34, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Appeal withdrawn without prejudice; applicant to correct unfavorable condition and may request restoration of appeal.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Commissioner Kleinert 1

123-58-A

APPLICANT—Abraham Grossman, for Benjamin Gordon, owner.

SUBJECT—Application March 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, stair enclosure, factory, etc.

PREMISES AFFECTED—821-823 Broadway and 51 East 12th Street, northwest corner, Block 564, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and Jacob Rappaport.

ACTION OF BOARD—Appeal withdrawn; applicant to restudy conditions and file revised plans.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Commissioner Kleinert 1

167-58-A

APPLICANT—H. E. Horwood, for Edward Migliaccio, owner.

SUBJECT—Application March 12, 1958—Appeal from a decision of the Borough Superintendent, re egress, factory building.

PREMISES AFFECTED—97 Crosby Street, east side, 113.2 feet south of Prince Street, Block 496, Lot 10, Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Appeal withdrawn without prejudice; applicant to submit a better means of egress from fire escape.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Commissioner Klemert 1

90-56-A

APPLICANT—Mayflower Doughnut Corp., lessee, for Savoy Plaza, Inc., owner.

SUBJECT—Application December 28, 1955—Appeal from a decision of the Commissioner of Health, re sanitary Certificate.

PREMISES AFFECTED—767 5th Avenue, southeast corner of East 59th Street, Block 1294, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Milton H. Fox.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Kleinert 2

385-57-A

APPLICANT—H. E. Horwood, for Max Pollock, owner.

SUBJECT—Application May 10, 1957—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—418-420 East 75th Street, south side, 215 feet 6 inches east of 1st Avenue, Block 1469, Lot 39, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Kleinert 2

115-56-A

APPLICANT—Miles A. Gordon, for Dora and Joyce Green, owners.

SUBJECT—Application December 22, 1955—Appeal from a decision of the Borough Superintendent—re review of Borough Superintendent's decision re zoning matter.

PREMISES AFFECTED—100-104 Central Park South and 1431-1439 Avenue of the Americas, southwest corner, Block 1011, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: David S. Meyer.

ACTION OF BOARD—Laid over, date to be set; for applicant to obtain and file decision of the Borough Superintendent.

1202-21-BZ—Vol. V

APPLICANT—Leonard F. Rothkrug, for Automotive Craftsmen, Inc., owner; North American Folding Box, Inc., lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7h of the Zoning Resolution, permitting in a residence and business use district, the change in use from manufacturing and plating of metal products to storage of paper boxes for a term of 10 years.
PREMISES AFFECTED—2714 Beverly Road and 200-222 East 28th Street, southwest corner and 2713-2723 Cortel-you Road, Block 5171, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. V, on January 14, 1958, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 13, 1922, as thereafter *amended* by resolutions adopted through January 14, 1958, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that revised plans have been filed with the Borough Superintendent as to the off street loading berth, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. App. 3597-56.)

812-23-BZ—Vol. II

APPLICANT—Daniel J. O'Connell, for Chatham Properties, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in the residence use portion of a lot located in a residence and business use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—1964 Belmont Avenue and 681-695 East Tremont Avenue, northeast corner, and 1967 Crotona Avenue, Block 3079, part of Lot 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Daniel J. O'Connell.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 3, 1951, on certain conditions; and

WHEREAS, the term of variance was extended on June 23, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 3, 1951, as thereafter *amended* by resolution adopted on June 23, 1953, only so far as it refers to the terms of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit . . .; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. App. 711/50).

216-29-BZ

APPLICANT—Robert Calcagno, owner.

SUBJECT—Application for consideration—to rescind reopening on February 19, 1952—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, now changed to residence use district, for a term of years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Nassau Boulevard and Little Neck Road, Block 4108, Lot 100, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution of February 19, 1952 rescinded.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was reopened by the Board on February 19, 1952 for an extension of the term of variance; and

WHEREAS, no action was taken by the applicant.

Resolved, that the reopening of February 19, 1952 be and hereby is *rescinded*.

706-41-BZ

APPLICANT—Viola Murtha, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—115-117 Beach 96th Street, northwest corner of Shore Front Parkway, Block 635, Lot 76, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Raymond V. Murtha.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 14, 1942, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on May 22, 1956; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 14, 1942, as thereafter *amended* by resolutions adopted through May 22, 1956, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit . . .; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Misc. App. 5827/41).

487-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Cushman and Sons, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 19A(h) of the zoning resolution, permitting in a residence use district, for a term of years, the change of present uses of bake shop, storage and locker room, garage for more than 5 motor vehicles and packing room (previously granted by the Board) to storage of plumbing supplies, pipe cutting and threading, garage for more than five motor vehicles, offices, locker room, loading and unloading with door openings to loading berth less than the required width.

PREMISES AFFECTED—518-522 72nd street, south side, 298 feet east of York Avenue and 517-523 East 71st street, north side, 273 feet east of York Avenue, Block 1483, Lot 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Kleinert 2

WHEREAS, this application was amended by the Board as Vol. II, on May 25, 1954, on certain conditions; and

WHEREAS, the resolution was again amended on September 14, 1954; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 28, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 25, 1954 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." Alt. App. 143/54.

483-50-BZ—Vol. IV

APPLICANT—Samuel Carr, for Levkay Realty Company, owner.

SUBJECT—Application for consideration—reopening for

MINUTES

amendment of resolution and extension of time to complete which expired April 9, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7e, 7h and 7i of the Zoning Resolution, permitting the business use portion of the plot in a business and unrestricted use district, the erection of an extension of the service building of the existing gasoline service station to be used for the testing of motor vehicles as required by state law and to continue the uses as previously granted.

PREMISES AFFECTED—5140-5160 Broadway, northeast corner of West 220th Street, Block 2215, Lot 842, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Carr.

ACTION OF BOARD—Application reopened time to complete extended and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on April 9, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 31, 1950 as there after *amended* by resolutions adopted through April 9, 1957, under Vol. IV, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution; and to permit a metal window instead of door in the south elevation, as shown on plans filed with this request for amendment marked ‘Received April 9, 1958’, two sheets; and that a new island for gas pumps may be permitted toward the northerly portion of the premises, as shown on revised plans cited above; as passed on by the Borough Superintendent under Alt. App. 1235/56, objection dated April 7, 1958.”

838-47—BZ

APPLICANT—Lama, Proskauer and Prober, for The Texas Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a building to be used as a gasoline service station, auto laundry, lubritorium and motor vehicle repair shop.

PREMISES AFFECTED—Northeast corner of Eastchester Road and Stillwell Avenue, Block 4218, Lots 1, 2 and 4, Borough of The Bronx.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 23, 1948, on certain conditions; and

WHEREAS, the resolution was amended on June 2, 1948 and September 18, 1951; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 23, 1948 as thereafter *amended* by resolutions adopted through September 18, 1951 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

“... granted for a term of ten years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution.” (N.B. App. 406/47, Misc. 775/51)

250-55-BZ

APPLICANT—Albert Melniker, for Anthony Pietracatella, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7f, 7i and 21 of the Zoning Resolution, permitting in a business use district portion of a plot located in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, for a term of 15 years.

PREMISES AFFECTED—1605 Hylan Boulevard and 320 Raritan Avenue, southwest corner, Block 3336, Lot 26, Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 24, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 21, 1957; and

WHEREAS, the resolution was amended on December 10, 1957; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 10, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that work is substantially completed, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 424/53.)

842-55-BZ

APPLICANT—Henry Nordheim, for Maria Petrera, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of

MINUTES

the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, a parking and storage of motor vehicles.

PREMISES AFFECTED—3544 Eastchester Road, east side, 100 feet south of Needham Avenue and 1211 Mickle Avenue, Block 4726, Lots 6 and 37, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 15, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 15, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that the work is in process, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. App. 9941/55.)

470-56-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for The Booth Felt Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a local retail use district, the erection of a one story building to be used for the processing of felt products, shipping and receiving, office, boiler room, loading and unloading and the parking of employees cars and owners trucks for a stated term of 25 years.

PREMISES AFFECTED—1712-1720 10th Avenue, northwest corner of 18th Street, Block 877, Lots 45, 46, 47, 48 and 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 4, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 4, 1958 by adding thereto:

“that in the event the owner desires to make certain changes in the requirements of the resolution, such changes may be permitted as follows:

“that the building may be changed in size from 75 feet by 90 feet to 65 feet by 90 feet, without cellar, as indicated on revised plans marked “Received April 22, 1958”, 2 sheets, as passed by the Borough Superintendent under N.B. App. 964/57.”

744-56-BZ

APPLICANT—Paul Friedman, for Mary Paino and Joycon Corp., owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7f and 7i of the Zoning Resolution, permitting in a business and residence use district, the erection of a 1-story structure to be used as offices and private storage garage for more than 5 motor vehicles, minor auto repairs, underground gasoline tanks with pumps for private use and parking for more than 5 motor vehicles of the lessee, its patrons and employees on the unbuilt upon portion of the premises, for a stated term of 20 years.

PREMISES AFFECTED—2533-2547 Coney Island Avenue, east side, 82 feet 11½ inches north of Gravesend Neck Road, 2254-2268 East 12th Street and 1017-1033 Gravesend Neck Road, northwest corner, Block 7371, Lot 30, (Lots 30, 37 and 100 part of lots 28 and 72) Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

ACTION OF BOARD—Application reopened; time extended and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 7, 1957, on certain conditions; and

WHEREAS, the resolution was amended on December 17, 1957 and January 28, 1958; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 7, 1957 and *amended* by resolutions adopted through January 28, 1958, by adding thereto:

“that the wall along the building line of East 12th Street shall be as proposed and as shown on revised plan marked ‘Received May 2, 1958’ one sheet, of masonry faced with face brick not less than five feet six inches in height, extending for the distance as shown on such plan, namely, approximately 150 feet; that there may be a dividing wall to separate a portion of the parking lot not now proposed to be used, which shall be a masonry wall as shown on such plans, with no openings therein except one opening three feet in width to permit access to the portion of the premises proposed to be unused; and that in all other respects the resolution above cited shall be complied with; and to extend the time to complete work by adding thereto:

“and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.” (N.B. 1492/56)

426-57-BZ

APPLICANT—Patrick D. Concagh, for Moschella Homes Inc., owner.

SUBJECT—Application for consideration—reopening to consider revision of resolution of restoration for hearing

MINUTES

adopted March 18, 1958—re Application, decision of the Borough Superintendent; previously withdrawn, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D-1 area district, the erection of a 1-story, Class 3 building, to be used for eight retail stores and occupying more than the permitted area.

PREMISES AFFECTED—2509-2519 Eastchester Road, west side, 100 feet north of Mace Avenue, Block 4480, Lot 78, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution of March 18, 1958 corrected.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was reopened by the Board on March 18, 1958, on certain conditions; and

WHEREAS, the applicant requested a correction of the resolution of March 18, 1958.

Resolved, that the Board of Standards and Appeals does hereby *correct* the resolution adopted by the Board on March 18, 1958, so that as corrected the action of the Board shall read as follows:

- "1. Application reopened subject to the regular procedure waiving the requirement for plans and photographs unless there have been changes in the area; and
- "2. requiring new decision of the Borough Superintendent; and that the list of owners is to be checked as to any changes that may have occurred since the previous filing."

615-57-BZ

APPLICANT—Paul Friedman, for E. M. J. Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7h and 7A of the Zoning Resolution, permitting on a plot partly in a restricted retail and partly in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic car washing, minor repairs with hand tools only, office, sales and storage of auto accessories and parking and storage of more than 5 motor vehicles, with ground sign in restricted retail district, and with a sign on building fronting on 154th Place within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—154-11 Horace Harding Expressway (154-01 to 154-19) north side, from Kissena Boulevard and 154th Place; 60-11 to 60-15 Kissena Boulevard and 59-46 to 59-52 154th Place, Block 6731, Lots 1 and 6(1), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 14, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 14, 1958 by adding thereto:

"that in the event the owner desires to make certain changes from the requirements of the resolution above cited such changes may be permitted as follows:

1. that instead of three pump islands as heretofore approved, there may be one pump island of five approved pumps as shown on revised plan marked "Received April 10, 1958", one sheet;

2. that the middle curb cut on the Horace Harding Expressway Service Road may be relocated ten feet westerly of the heretofore approved location;

3. that the accessory building may be relocated 20 feet east of the heretofore approved location and may be thirty feet in depth;

4. that there may be erected within the premises at the intersection of the Service Road and 154th Place a post standard for supporting a sign advertising solely the brand of gasoline on sale and permitting such sign to be at right angles to the Service Road, that such sign may be illuminated and shall not extend beyond the building line more than four feet, as indicated on revised plan above cited; that in all other respects the resolution above cited shall be complied with where not inconsistent with the terms of this *amended* resolution; as passed on by the Borough Superintendent under N.B. App. 2429 disapproved March 27, 1958."

752-29-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Walbell Real Estate Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a business and unrestricted use district, the erection and maintenance of a building to be used as an automobile showroom, display and sale of auto accessories and parts and motor vehicle repair shop incidental to authorized auto dealer's use and permitting the outdoor parking for patrons and employees; and permitting a gasoline service station for a term of 10 years (previously granted by the Board for the parking and storage of more than 5 motor vehicles).

PREMISES AFFECTED—8801-8809 4th Avenue and 402-412 88th Street, southeast corner, Block 6065, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Kleinert 2

919-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 729 East 98th Street, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting in a business and unrestricted use, D area district, a lumber storage building to be used in

MINUTES

conjunction with existing woodworking shop with area of building on lot in excess of that permitted.

PREMISES AFFECTED—736-750 Bristol Street, 699-731 East 98th Street, northeast corner of 9801-9807 Ditmas Avenue, Block 3641, Lots 1, 6, 53 and 60, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure to consider extension of woodworking use and storage of lumber.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner Kleinert 2

1053-47-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Bacrol Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the change in use from storage and warehouse to storage and service repairs of refrigerators, welding, spraying, storage and refrigerator parts and office.

PREMISES AFFECTED—115-119 King Street, south side, 275 feet west of Richards Street and 72-76 Sullivan Street, Block 556, Lots 15, 43, 45 and 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure to consider extension of building and change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner Kleinert 2

312-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Flash Holding Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7A of the Zoning Resolution, permitting in a business use district, the maintenance of existing gasoline service station and lubricatorium, and to permit existing four-car garage and auto accessory stores to remain with openings interconnecting stores, and permitting entrances and show windows more than the permitted distance from the intersection.

PREMISES AFFECTED—2041-2049 Flatbush Avenue and 2-14 Baughman Place, southeast corner, Block 7868, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider extension and change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner Kleinert 2

80-54-BZ

APPLICANT—Philip Freshman, for Hotel Dryden, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the conversion and use of present apartments, on the 1, 2, 3, 4 and 5th stories to business use (offices) and a proposed coffee shop and cocktail lounge.

PREMISES AFFECTED—148-152 East 39th Street, south side, 100 feet west of 3rd Avenue, Block 894, Lot 52, Borough of Manhattan.

APPEARANCES—

For Applicant: Philip Freshman.

ACTION OF BOARD—Application reopened and set for hearing on May 27, 1958, at 10 a.m., to extend the time to complete the work, which expired on December 13, 1956, in view of statement by applicant that part of the work has been done and the balance of the work is proposed to be finished.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner Kleinert 2

298-57-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morris Cohen, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the change in occupancy of the present building furniture showroom to storage garage for more than 5 motor vehicles.

PREMISES AFFECTED—307-311 East 115th Street, north side, 100 feet east of 2nd Avenue, Block 1687, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened subject to the regular procedure as Vol. II to consider change of use and to assign a new calendar number to the "A" appeal in connection therewith.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner Kleinert 2

823-19-BZ—Vol. II

APPLICANT—Arnold H. Fassler, for William Scheinberg, owner (Federal Backing and Coating Corp., lessee).

SUBJECT—Application reopened January 17, 1956 as Vol. II—re decision of the Borough Superintendent under section 7e of the zoning resolution, to permit in a business district and extending into a residence district, the erection of a garage.

MINUTES

PREMISES AFFECTED—1901 10th Avenue, southeast corner of 19th Street, Block 890, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: James A. Brunn.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Kleinert 2

224-50-BZ

APPLICANT—Henry Nordheim, for August J. Cunningham, owner.

SUBJECT—Application March 31, 1950—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a residence use, D1 area district, the erection and maintenance of a 2 family dwelling and 1 car private garage.

PREMISES AFFECTED—2734 Laconia Avenue, east side, 325 feet south of Arnov Avenue, Block 4521, Lot 21, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Kleinert 2

326-50-BZ

APPLICANT—Michael Romagno, Jerry & Ida Zipparo, Domenick Macry, Arelio Cervellini, Deborah Levy, Frank & Josephine Pirrallo and Charles Bertolo, owners.

SUBJECT—Application May 10, 1950—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D1 area district, the change in occupancy from 1 family dwellings to 2 family dwellings.

PREMISES AFFECTED—2557-2569 Laconia Avenue, west side, 100 feet, 125 feet, 150 feet, 175 feet, 200 feet, 225 feet and 250 feet south of Alerton Avenue, Block 4452, Lots 56, 57, 58, 59, 60, 61 and 62, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Kleinert 2

906-55-BZ

APPLICANT—Simeon Heller, for Louis and Rhoda Appel, owners.

SUBJECT—Application November 14, 1955—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a "G1" area district the erecting of a second floor on an existing masonry extension to a

two-story frame dwelling with less than the required distance from the rear lot line.

PREMISES AFFECTED—33-03 Parsons Boulevard, southeast corner of 33rd Avenue, Block 4982, Lot 16, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Kleinert 2

272-56-BZ

APPLICANT—John Sellers Yates, for John Sellers and Marguerite T. Yates, owners.

SUBJECT—Application March 2, 1956—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a G area district, the construction of an extension for an additional entrance to an existing one-family dwelling with less than the required setback.

PREMISES AFFECTED—961 Todt Hill Road, east side, 15.05 feet south of Coventry Road, Block 896, Lot 45, Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: John P. Yates.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Kleinert 2

679-46-SM

APPLICANT—Great Lakes Steel Corp., Stran-Steel Division, owner.

SUBJECT—Application for consideration—to consider if the approval for general use under Cal. No. 679-46-SM should not be extended beyond the date as set forth by the Special Order of Business Calendar—re Quonsct 24 Building; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this material was approved by the Board on March 18, 1948, on certain conditions.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 18, 1947 by adding thereto:

"that the terms of the resolution adopted March 18, 1947 shall be inoperative as to future construction of buildings as formerly permitted under this application."

240-46-SM

APPLICANT—Great Lakes Steel Corp., Stran-Steel Division, owner.

SUBJECT—Application for consideration—to consider if the approval for general use under Cal. No. 240-46-SM

MINUTES

should not be extended beyond the date as set forth by Special Order of Business Calendar—re Stran-Steel Division, Quonset 40 and Quonset 20 (light weight steel buildings); previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this material was approved by the Board on May 7, 1946, on certain conditions.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 7, 1946 by adding thereto:

“that the terms of the resolution adopted on May 7, 1946 shall be inoperative as to future construction of buildings as formerly permitted under this application.”

902-40-SM

APPLICANT—H. C. Oswald Supply Company, Inc., new owner.

SUBJECT—Application for consideration—reopening for report and change of ownership from Parker Mfg. Company to H. C. Oswald Supply Company—re Parker Incinerator Hopper Door; previously dismissed.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to change of ownership.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Commissioner Kleinert 1

32-41-SM

APPLICANT—Keasbey and Mattison Company, owner.

SUBJECT—Application for consideration—reopening for test and report as to additional fireproofing—re Sprayed Limpet Asbestos (acoustical treatment); previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to fireproofing.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Commissioner Kleinert 1

190-47-SM

APPLICANT—Fenestra Incorporated, owner.

SUBJECT—Application for reconsideration—reopening for test and report—re Fenestra Holorib Roof Deck; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to Econorib.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper... 4

Negative: 0

Absent: Commissioner Kleinert..... 1

334-53-SA

APPLICANT—Surface Combustion Corporation, owner.

SUBJECT—Application for consideration—reopening for test and report as to additional models and use in garages—re Janitrol Gas-fired Conditioner Series FHS-25, Models 65, 90, 125 and 150; previously approved.

APPEARANCES—

For Applicant: K. G. Hull.

ACTION OF BOARD—Application reopened for test and report as to additional models for use in garages.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Commissioner Kleinert 1

Adjourned: 6:45 P.M.

JOSEPH J. DOYLE, Chief Clerk.

(Continued from Front Page)

uled hearing to enable petitioners to apply for and serve said subpoenas. Settle order on notice.” (New York Law Journal, August 30, 1957, page 6).

A notice of appeal to the Appellate Division has been served and filed.

Matter of Cafazzo vs. Murdock:—On February 19, 1957, the Board granted a variance under Section 7f of the Zoning Resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only; Cal. No. 427-56-BZ; Premises 6916-6928 New Utrecht Avenue, 1527-1541 70th Street, northwest corner, Borough of Brooklyn.

At Special Term, Part One, Supreme Court, Mr. Justice Brenner sustained the Board in the following decision: (N.Y.L.J. May 1, 1958, page 11).

“Motion by respondents to vacate an order of certiorari. An application was filed under section 7f of the zoning resolution to permit, in a business use district, the erection and maintenance of a gasoline service station. Objections were filed by various owners in the affected area on the ground that the proposed use would increase traffic hazards, depreciate realty values, increase hazards to children going to and from a public school close by and also children using a playground diagonally opposite. After a hearing and inspection of the site respondents granted the application for fifteen years under certain conditions. The record discloses that respondents gave due consideration to the objections and acted on a reasonable basis and on sufficient evidence in exercising their discretionary powers. The determination is neither arbitrary, capricious nor contrary to law and consequently, may not be set aside. (*Matter of Douglaston Civic Ass'n v. Board of Standards and Appeals*, 278 App. Div. 659, 660, aff'd 302 N. Y. 920; (*Matter of Sima v. Board of Standards and Appeals*, 278 App. Div. 785). The motion is granted, the determination of respondents affirmed, petition dismissed and the order of certiorari herein vacated. Submit order.”

Matter of Balzarini vs. Murdock, et al:—On February 19, 1957, the Board granted a variance under Sections 7-f and 7-i of the Zoning Resolution, to permit, for a term of fifteen (15) years, in a business use district the proposed erection and maintenance of a gasoline service station. Car washing (non-automatic), minor repairs with hand tools only, office and sales, storage of accessories, parking for more than five (5) cars waiting to be serviced; Cal. No. 418-56-BZ; Premises 7101-7127 New Utrecht Avenue, 1573 72nd Street, northeast corner, 1572 71st Street and 7102-7124 16th Avenue, Borough of Brooklyn.

In Supreme Court, Kings County, Mr. Justice McDonald affirmed the determination of the Board in the following decision, appearing New York Journal of April 24, 1958:—

“This is an application by the respondent Board of Standards and Appeals to vacate the order of certiorari, dismiss the petition upon which it was granted and affirm the determination made by the Board of Standards and Appeals in granting the application for a variance made pursuant to Section 7(f) and 7(i) of the Zoning Resolution. The record indicates that the Board of Standards and Appeals has acted on a reasonable basis and on sufficient evidence in granting the application for a variance subject to appropriate conditions and safeguards. The determination of the Board is therefore not arbitrary, capricious or illegal, and consequently may not be set aside. (*Matter of Douglaston Civic Assn. v. Board of Standards and Appeals*, 278 App. Div. 659, 660, aff'd. 302 N. Y. 920; *Matter of Sima v. Bd. of Standards and Appeals*, 278 App. Div. 785.)

The order of certiorari is vacated, the petition dismissed and the determination of the Board of Standards and Appeals is affirmed.”

RULES

Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

DEFINITION OF "FIRE DRILL"

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenants shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION

Premises
Name of concern
Building No. Story

FOREMAN OR PERSON IN CHARGE

Regular Substitute

WATCHMAN

MALE SEARCHER

FEMALE SEARCHER

STREET ALARM BOX RUNNER

FIRE BRIGADE

EXIT GUARDS

Exit
"
"
"
"
"

Squad Monitors

Squad No. 1
" 2
" 3
" 4
" 5
" 6

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

RULES

Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the Fire Department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory,

and drills shall be conducted at least twice, each year in which all of the persons on the premises shall participate simultaneously.

Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

Rule 11. Duties of Engineer.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc. are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

NOTICE

Applicants, under the zoning resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

3

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RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the power conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

2.05

287

BULLETIN

OF THE

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CITY OF NEW YORK

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SEAN P. KEATING, Vice Chairman
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MAX H. FOLEY
HAROLD R. SLEEPER

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

CONTENTS

Court Decision.

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, May
13, 1958, Affecting Calendar Numbers 558-23-BZ—Vol.
II, 205-29-BZ—Vol. III, 193-37-BZ—Vol. II, 370-42-
BZ—Vol. III, 712-47-BZ—Vol. II, 871-49-BZ—Vol. III,
231-52-BZ—Vol. II, 116-54-BZ—Vol. II, 374-57-BZ,
768-57-BZ, 843-57-BZ, 864-57-BZ, 926-57-BZ, 929-57-
BZ, 970-57-BZ, 977-57-BZ, 978-57-BZ, 187-58-A, 23-
58-BZ, 549-30-BZ—Vol. II, 235-31-BZ—Vol. III,
410-31-BZ—Vol. III, 58-41-BZ—Vol. III, 1089-48-BZ
—Vol. II, 45-53-BZ—Vol. II, 529-53-BZ—Vol. II,
524-56-BZ—Vol. II, 1011-57-A, 36-57-BZ, 589-57-BZ,
616-57-BZ, 632-57-BZ, 636-57-BZ, 641-57-BZ, 732-57-
BZ, 753-57-BZ, 778-57-BZ, 917-57-BZ and 921-57-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, May
13, 1958, Affecting Calendar Numbers 125-47-SM, 500-
47-SM, 297-50-SM, 1040-55-SA, 1041-55-SA, 78-56-SA,
687-56-SA, 306-57-SA, 369-57-SM, 570-57-SA, 44-58-SA,
241-50-SA, 830-39-SM, 854-39-SM, 940-28-A—Vol. II,
255-43-A—Vol. III, 564-53-A, 422-55-A—Vol. II, 104-

COURT DECISION

Matter of Castdell Realty Corp. vs. Harris H. Murdock, et al:—
On July 25, 1952, the Board granted a variance under Sections 7c
and 21 of the Zoning Resolution to permit in a business use district
the reconstruction of a new accessory building to be used as a lubri-
torium, sales of accessories and office, and the rearrangement of the
gasoline station plot, to be confined to Lot 43; Cal. No. 286-52-BZ,
Vol. I; Premises 7202 Seventh Avenue, and 684-690 - 72nd Street,
southwest corner, Borough of Brooklyn.

On April 30, 1958, in Supreme Court, Kings County, a stipulation
and agreement by and between attorneys for the respective parties in
the above proceeding was entered for discontinuance.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

NOTICE

Effective September 1, 1957, the subscription price of
the Bulletin is \$15.00 per year, payable in advance and
single copies, twenty-five (25) cents at the office of the
Board and thirty (30) cents by mail.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman

58-A, 558-24-BZ—Vol. IV, 449-41-BZ—Vol. III, 273-
43-BZ—Vol. II, 339-47-BZ, 959-47-BZ, 821-50-BZ,
550-52-BZ, 653-56-BZ, 824-56-BZ, 177-57-BZ, 384-57-
BZ, 14-50-BZ—Vol. II, 778-48-BZ—Vol. II, 30-53-BZ
and 162-50-BZ—Vol. II.

CALENDAR

DOCKET

New Cases filed up to May 13, 1958

Cal. No. Dept. Premises Affected

281-58-A—B.Q.—84-01 Midland Parkway, east side, 257.07 feet north of Henley Road, Block 9948, Lot 14, Jamaica Estates, Borough of Queens, Alt. 584-58—re use of frame building for school purposes; stairways, egress, etc.

282-58-BZ—B.Q.—95-08 95th Avenue, south side, 50 feet east of 93rd Street, Block 9036, Lot 3, Woodhaven, Borough of Queens, Alt. 1586-57—re manufacturing use in residence use district.

283-58-A—B.M.—79-83 Pine Street, south side, from Water to Pearl Streets, 128-132 Water Street and 164-168 Pearl Street, Block 39, Lots 8, 9, 10 and 36, Borough of Manhattan, B.N. 3760-57—re range hood.

284-58-BZ—B.B.—2310-2322 Stillwell Avenue and 2-4 28th Avenue, northwest corner and 2759-2777 Bath Avenue, Block 6887, Lot 1, Borough of Brooklyn, N.B. 615-58—re gasoline service station, minor repairs, car wash, lubritorium, parking and storage—local retail use district.

285-58-BZ—B.Q.—108-02 Otis Avenue, northeast corner of Van Cleef Street, Block 1962, Lot 1 (1, 35 and 36), Corona, Borough of Queens, Alt. 2504-57—re extension of use for manufacturing of garments, office, loading and unloading space into residence portion of plot; area excessive—business and residence use, C and D area districts.

286-58-A—B.M. and F. D.—345 West 13th Street, northeast corner of Hudson Street, 6th floor; Block 629, Lot 4, Borough of Manhattan, Amendment to F.P. 1705-57—re Oil Burner, etc.

287-58-A—B.M.—767-781 2nd Avenue, west side, from East 41st to East 42nd Streets, 223-247 East 41st Street and 220-238 East 42nd Street, 1 to 9th floors inclusive, Block 1365, Lot 24, Borough of Manhattan, Amendment to Alt. 622-57—re fire alarm system in factory building; sprinkler system.

288-58-BZ—B.Bx.—860-862 Castle Hill Avenue and 2203-2211 Hermany Avenue, northeast corner, Block 3692, Lot 1, Borough of The Bronx, N.B. 82-58—re gasoline service station, lubrication, minor auto repairs, parking of cars awaiting service, etc.; entrances, show windows and signs, etc.—local retail and residence use district.

289-58-BZ—B.B.—398-410 Kings Highway, southwest corner of Kings Place, Block 6678, Lots 73, 75 and 77, Borough of Brooklyn, N.B. 412-58—re gasoline service station, repairs, parking of cars; sign, etc.—business use district.

290-58-SM—Tufflite Plaster; 4 hour rating, for Beam and Steel Floor Construction, manufactured by Busatti Corpo-

ration of America and Certified Industrial Products, Inc., Material.

291-58-BZ—B.M.—37 West 56th Street, north side, 300.7 feet east of 6th Avenue, Block 1272, Lot 15, Borough of Manhattan, Amendment to Alt. 1923-45—re cabaret use—restricted retail use district.

292-58-BZ—B.Bx.—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx, N.B. 259-58—re gasoline service station, lubritorium, minor repairs, car washing, office, sales, parking of motor vehicles—local retail use district.

293-58-A—B.Q.—168-23 to 168-45 Jamaica Avenue, northwest corner of 169th Street, Block 9799, Lot 1, Jamaica, Borough of Queens, Amendment to N.B. 4359-57—re escalators.

294-58-SA—Ro-An Heat Reclaimer, Model 400; for reclaiming heat from Domestic Oil Burners, manufactured by Ro-An Heat Reclaimer Corp., Appliance.

295-58-BZ—B.Q.—106-48 156th Street, west side, 50 feet north of 107th Avenue, Block 10123, Lot 23, Jamaica, Borough of Queens, Alt. 737-58—re change in use to garage, office, gasoline storage tanks and dispensing pumps, maintenance and repair of owners trucks and parking of motor vehicles—residence use district.

296-58-BZ—B.Q.—23-50 Bell Boulevard, south side, 363.05 feet south of 23rd Avenue, Block 5900, Lot 100, Bayside, Borough of Queens, N.B. 576-58—re gasoline service station, lubritorium, car washing—non automatic, repairs with hand tools only, parking of more than 5 cars, etc.; ground sign—retail use district.

297-58-BZ—B.Q.—190-05 Hillside Avenue, north side, 100 feet, west of 191st Street, Block 10499, Lot 75, Hollis, Borough of Queens, N.B. 897-58—re area excessive, floor area excessive, garage ventilation of rear of building, etc.—residence and retail use, F, G-1 and D area district.

Restored to Docket

14-50-BZ—Vol. II—B.Q.—80-63 208th Street, east side, 162.16 feet north of 82nd Avenue, Block 7782, Lot 14, Flushing, Borough of Queens, N.B. 5539-51—reopened and restored to calendar for rehearing by order of the Court—re in a residence use, G-1 area district, the maintenance of existing building without the required rear yard, without the required front yard set-back, without the required side yard and permit stoop to encroach on side yard, using more than area permitted.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

CALENDAR

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors)...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Jan. 8, 1957.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	Apr. 13, 1937—Vol. 22, No. 15
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Nov. 20, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for..	April 15, 1958.
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1958.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MAY 20, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 20, 1958, at 10 o'clock in Room 013, Municipal Building, Manhattan on the following matters:

58-23-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Tanwood Building Corporation, owner; 1500 McDonald Avenue Corp., lessee.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use district, the change of the use of building D from garage

for the storage of more than five (5) motor vehicles and motor vehicle repair shop to yarn manufacturing and to maintain the present uses in buildings A, B and C.

PREMISES AFFECTED—44-100 Empire Boulevard, south side, 394 feet 6 $\frac{1}{8}$ inches east of Franklin Avenue, Block 1313, Lot 26, Borough of Brooklyn.

Laid over from May 13, 1958 to May 20, 1958, at the request of the objector.

370-42-BZ—Vol. III

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs and storage and parking of more than five (5) motor vehicles on the unbuilt upon portion of the site. PREMISES AFFECTED—9243-9251 4th Avenue, east side, 129 feet 11 $\frac{3}{8}$ inches north of 94th Street and 9240-9248 5th Avenue, Block 6108, Lots 7, 9 and 11, Borough of Brooklyn.

Laid over from May 13, 1958 to May 20, 1958, at the request of the objector.

850-57-BZ

APPLICANT—Michael Alfano, for Prospect Parking, Inc. owner.

SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, on the residential portion of the plot the parking and storage of more than five (5) motor vehicles of the pleasure type for a term of five (5) years.

PREMISES AFFECTED—2360-2368 Prospect Avenue, east side, 70 feet south of East 187th Street, Block 3114, Lots 52 and 54, Borough of The Bronx.

497-20-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Degraw-Hamilton Corp., owner, Jacob Morgenthaler's Sons, lessee.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7b and 7c of the Zoning Resolution, to permit in an unrestricted use district extending into a business use district the change of occupancy from a public garage for more than five (5) motor vehicles to a woodworking shop using power driven tools.

PREMISES AFFECTED—638-644 Degraw Street, south side, 90 feet west of 4th Avenue and 637-641 Sackett Street, Block 427, Lot 31, Borough of Brooklyn.

388-57-BZ

APPLICANT—Morris Hannes, for Elizabeth Russo, owner; Michael Ezze, lessee.

SUBJECT—Application May 14, 1957—decision of the Borough Superintendent under sections 7e, 7g and 7h of the Zoning Resolution, to permit in a residence use district, a garage for more than five (5) motor vehicles, motor vehicle repairs with hand tools only and the parking and storage of more than five (5) cars on the unbuilt upon portion of the lot.

PREMISES AFFECTED—2822 West 22nd Street, west side, 155 feet south of Neptune Avenue, Block 7016, Lot 17, Borough of Brooklyn.

607-57-BZ

APPLICANT—John F. Fitzsimons, for Santa and Dominick LoPrete, owners.

SUBJECT—Application September 3, 1957—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F

CALENDAR

area district, or an irregular plot presently occupied by a one family dwelling, the construction of a two-car garage as accessory to the additional use of premises for the sale of nursery stock including flowers, shrubs, trees, etc. and without the required 15 foot setback from the street line.
PREMISES AFFECTED—242-08 Hillside Avenue, south side, 9.91 feet west of 84th Road, Block 7961, Lot 43, Bellerose, Borough of Queens.

939-53-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Iandor Realty Corp., owner; Roadside Tavern, Inc., lessee.
SUBJECT—Application reopened February 4, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the erection of a two story extension and second floor addition to an existing one and two story building for use as waiters dressing room and storage on the first floor and storage, kitchen, dressing and reception, office and banquet room on the second floor, the proposed extension to encroach on the required setbacks and provide a 60 foot extension to the existing parking lot.

PREMISES AFFECTED—2544 Flatbush Avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson Street, Block 8559, Lot 1, Borough of Brooklyn.

976-57-BZ

APPLICANT—Burke, Green and Groh, for Joseph S. and Joseph Paul Amirati, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use, E area district, the erection and maintenance of a gasoline service station, auto washing—non automatic, lubrication, office, sale of accessories, minor repairs with hand tools only, parking and storage of cars awaiting service with a ground sign and the proposed building encroaching on the required setback from the street line.

PREMISES AFFECTED—167-10 South Conduit Boulevard, southeast corner of 167th Street, Block 12369, Lot 210, Rosedale, Borough of Queens.

93-38-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Coastal Sales Corp., owner.

SUBJECT—Application reopened December 3, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story building for use as a motor vehicle repair shop for front wheel alignment and brake adjustments, this work will require the use of portable electric machines in addition to hand tools.

PREMISES AFFECTED—27-11 30th Avenue, north side, 50.39 feet west of 29th Street, Block 575, Lot 23, Long Island City, Borough of Queens.

127-57-BZ

APPLICANT—Friedland and Masone, for Cecelia Tarulli, owner; Safeway Sheet Metal and Roofing Co., lessee.

SUBJECT—Application February 19, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a residence use district, the change of occupancy of the present one story building from garage for two cars to tinsmith shop, office and storage of roofing and tinsmith supplies.

PREMISES AFFECTED—51-31 to 51-33 69th Street, east side, 195.33 feet south of Calamus Avenue, Block 2456, Lot 15, Maspeth, Borough of Queens.

848-57-BZ

APPLICANT—Guerino Salerni, for U-Park-It System, Inc., owner.

SUBJECT—Application November 25, 1957—decision of the

Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of vacant land for parking motor vehicles.

PREMISES AFFECTED—32-78 and 32-80 34th Street, west side, 100 feet north of 34th Avenue, Block 621, Lots 68 and 69, Long Island City, Borough of Queens.

847-57-BZ

APPLICANT—Charles M. Spindler, for Charles A. Koligian, owner.

SUBJECT—Application November 21, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only with a show window and business sign within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1215-1225 Rogers Avenue and 2701-2709 Newkirk Avenue, northeast corner, Block 5214, lot 25, Borough of Brooklyn.

916-57-BZ

APPLICANT—John F. Fitzsimons, for Barney and Edith Levinson, owners.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the relocation of a one-car accessory garage to within one foot of the rear and side lot lines.

PREMISES AFFECTED—437 Beach 144th Street, west side, 300 feet south of Cronston Avenue, Block 703, Lot 22, Neponsit, Borough of Queens.

914-57-BZ

APPLICANT—Patrick D. Concagh, for Mona Donner, owner; Atlas Bazaar Equipment and Supply Co., Inc., lessee.

SUBJECT—Application December 16, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and retail use district, the erection and maintenance of a gasoline station, lubrication, car wash, minor auto repairs, storage and sale of auto accessories and accessory parking.

PREMISES AFFECTED—3770-3788 Boston Road and 3481-3489 Baychester Avenue, southwest corner, Block 4887, Lot 7, Borough of The Bronx.

934-57-BZ

APPLICANT—Maxfield Blaufeux, for Joseph Angelone, owner, Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the accessory parking of more than five (5) motor vehicles, used in conjunction with self-service supermarket, into the residence portion of the plot.

PREMISES AFFECTED—6607-6611 15th Avenue, 6615-6645 New Utrecht Avenue, northeast corner and 1515-1521 67th Street, Block 5558, Lot 1, Borough of Brooklyn.

20-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Neil Thomas and Edward Thomas, owner.

SUBJECT—Application January 21, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, minor auto repairs, office, sales, storage room, car washing, parking and storage of motor vehicles with curb cuts, show windows and sign within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—3230 Richmond Avenue and 2-40 Drumgoole Boulevard, southwest corner, Block 5613, Lot 400, Arden Heights, Borough of Richmond.

CALENDAR

612-57-BZ

APPLICANT—Morris Hannes, for Kroy Realty Corp., owner; York Auto Trading Corp., lessee.

SUBJECT—Application August 20, 1957—decision of the Borough Superintendent, under sections 7c, 7b and 21 of the zoning resolution, to permit in a business and residence use district, the use of the sale of used cars to extend from the business use district into the balance of the lot which is located in the residence use district.

PREMISES AFFECTED—878-888 Coney Island Avenue, west side, 158 ft. 10 $\frac{5}{8}$ in. north of 18th Avenue, Block 5403, Lot 21, Borough of Brooklyn.

842-57-BZ

APPLICANT—Michael Alfano, for Filippo Aprea, owner.

SUBJECT—Application November 18, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a retail store and use of the unbuilt upon portion for the parking of more than five (5) motor vehicles for patrons only for a term of fifteen (15) years.

PREMISES AFFECTED—901-905 East 213th Street and 3600-3604 Bronxwood Avenue, northeast corner, Block 4684, Lot 32, Borough of The Bronx.

1019-57-BZ

APPLICANT—William I. Holhauser, for Arthur Enterprises Inc., owner; New York State Unemployment Insurance, lessee.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7e and 7c of the Zoning Resolution, to permit in a business and residence use district the use of the lower level of the subject premises, heretofore occupied as a motion picture theatre, for a supermarket for the sale of food, vegetables and similar merchandise, and the extension of the mezzanine (second floor) to cover the entire area to be used for offices.

PREMISES AFFECTED—560 West 181st Street, south side and 549-559 West 180th Street, north side, 100 feet east of St. Nicholas Avenue, Block 2153, Lot 81, Borough of Manhattan.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of a residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed gasoline station; and for determination by the Board as to procedure thereafter.

948-57-BZ

APPLICANT—F. C. Dahlem and V. E. Block, for Sid-jack Realty Corp., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1691-1711 Bryant Avenue, west

side, 100 feet south of East 174th Street, Block 2997, Lot 30, Borough of The Bronx.

Laid over from April 8, 1958, to April 22, 1958, at the request of an objector, applicant concurring; then to May 20, 1958, for inspection and decision; hearing closed.

671-57-BZ

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner (Temple Garage, lessee).

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, roof parking for passenger type motor vehicles on an existing garage building.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

Laid over from April 8, 1958, to April 22, 1958, applicant to file a brief with respect to application of Section 21A; then to May 20, 1958, for inspection and decision; hearing closed.

672-57-A

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner.

SUBJECT—Application September 17, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, increase in tabular height.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

674-57-BZ

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 14, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business-1 use district, roof parking for passenger-type motor vehicles on an existing garage building.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

Laid over from April 8, 1958, to April 22, 1958, for further hearing after applicant has filed a brief as to application of Section 21A; then to May 20, 1958, for inspection and decision; hearing closed.

675-57-A

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction exceeding tabular limits.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

717-57-BZ

APPLICANT—Albert Melniker, for Beatrice and Clara Migliori, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution to permit in an unrestricted and business use district, a variance to erect and maintain a gasoline service station, lubricatorium, car washing (non automatic), minor motor vehicle repairs with hand tools only, sale of accessories and parking for more than five (5) motor vehicles.

PREMISES AFFECTED—373-385 Tompkins Avenue and 174-182 Lynhurst Avenue, northeast corner, Block 2843, Lot 1, Rosebank, Borough of Richmond.

Laid over from March 25, 1958, to April 22, 1958, for applicant to file a survey of the block front and for both

CALENDAR

streets, one additional photograph of the site, and file an Administrative Appeal as to street widening.

Laid over from April 22, 1958, to May 20, 1958, for inspection and decision; hearing closed.

710-57-BZ

APPLICANT—Albert Melniker, for Rosecroft Manor Development Corp., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4379 Hylan Boulevard, 4300 Richmond Avenue, southwest corner and 411 Lyndale Avenue, Block 5348, Lot 51, Eltingville, Borough of Richmond.

Laid over from May 6, 1958, to May 20, 1958, for inspection and decision; hearing closed.

711-57-BZ

APPLICANT—Albert Melniker for Rosecroft Development Corp., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4401 Hylan Boulevard, 412 Lyndale Avenue, southwest corner and 411 Retford Avenue, Block 5348, Lot 400, Eltingville, Borough of Richmond.

Laid over from May 6, 1958, to May 20, 1958, for inspection and decision; hearing closed.

712-57-BZ

APPLICANT—Albert Melniker, for Grosvenor Park, Inc., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4423 Hylan Boulevard, 416 Retford Avenue, southwest corner and 425 Preston Avenue, Block 5349, Lot 1, Eltingville, Borough of Richmond.

Laid over from May 6, 1958, to May 20, 1958, for inspection and decision; hearing closed.

713-57-BZ

APPLICANT—Albert Melniker, for Grosvenor Park, Inc., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4449 Hylan Boulevard, 426 Preston Avenue, southwest corner and 221 Hales Avenue, Block 5350, Lot 1, Eltingville, Borough of Richmond.

Laid over from May 6, 1958, to May 20, 1958, for inspection and decision; hearing closed.

205-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Co., owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of the accessory building of the present gasoline service station and extend the uses to include office, lubritorium, car washing, minor repairs, parking and storage of motor vehicles and increase to twelve the number of gasoline tanks.

PREMISES AFFECTED—157-28 to 157-30 (157-30 Official) Willets Point Boulevard and 21-08 to 21-12 Clintonville Street, southeast corner, Block 4860, Lots 15 and 18, Whitestone, Borough of Queens.

Laid over from April 15, 1958, to May 6, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for further study; then to May 20, 1958, for applicant to consult with owner.

HARRIS H. MURDOCK, *Chairman.*

MAY 20, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 20, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

241-50-SA

APPLICANT—Burns Heating Supply Co., Inc., for Jackson & Church Co., Inc., owner.

SUBJECT—Application reopened for amendment of resolution as to additional manner of installation—re Jackson and Church Oil-fired Suspension Units (various models); previously approved.

830-39-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products Corp., owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re NYK-A and NYK-B 1 Hr. Metal Covered Fire Doors; previously approved.

854-39-SM

APPLICANT—County Fire Door Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to change of ownership, old owner Pioneer Fireproof Door Corporation—re Acme Kalamein 1½ Hr. to 2 Hr. Fireproof Door; previously approved.

907-54-SA

APPLICANT—Eljer Company, owner.

SUBJECT—Application November 29, 1954—Eljer Company Anti-Syphon Ballcock, Model E-9861, approval of.

579-55-SA

APPLICANT—The Wayne Pump Company, owner.

SUBJECT—Application July 6, 1955—Wayne Remote Gasoline Pumps, Models 509-30 and 509-50, approval of.

648-57-SA

APPLICANT—The Wayne Pump Company, owner.

SUBJECT—Application August 2, 1957—Wayne Dispensing Pump, Model 511-1D, approval of.

338-57-SA

APPLICANT—Carrier Corporation, owner. Thermodyne Corporation, Agent.

SUBJECT—Application April 10, 1957—Carrier Flake Master—Flake Ice Producing Machine, Model 26L10, Air Cooled, Model 26L20 Water Cooled and Carrier Chip Master, Chip Ice Producing Machine, Model 26R5 Air Cooled and Model 26R5 Water Cooled, approval of.

856-57-SM

APPLICANT—Kuhns Brothers Company, owner.

SUBJECT—Application November 12, 1957—"K" Pipe Lock Coupling, Model 800-D, approval of.

1037-57-SA

APPLICANT—Hook Manufacturing Company, Inc., owner.

SUBJECT—Application November 25, 1957—Hook Gas Boiler, Series 20,000 and Series 30,000 for heating and volume hot water supply, approval of.

CALENDAR

683-38-SA—Vols. I, II, III and IV.

APPLICANT—Surface Combustion Corporation, owner.
SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional trade names National US Radiator Corp. under name of Nat-US, Models 30, 50, 65, 85, 100, 125, 155, 175, 200 and 225—re Janitrol Gas-fired Unit Heaters, Models UCS 30-55, 50-55, 65-55, 85-55, 100-55, 125-55, 155-55, 175-55, 200-55 and 225-55, Series UBS-94 and DUCT-94, Models UBS-50-94, UBS-65-94, UBS-85-94, UBS-100-94, UBS-125-94, UBS-175-94, UBS-200-94 and UBS-225-94, UG-37, CG-37, UAS-14, UAC-14 and BAC-14; previously approved.

374-39-SM—Vol. II

APPLICANT—The J. G. Wilson Corporation, owner.
SUBJECT—Application reopened February 18, 1958 for amendment of resolution as to change of construction of rolling fire shutter—re Wilson Steel Rolling Fire Shutter, Type #23; previously approved.

270-50-SA

APPLICANT—Spacarb, Inc., owner-manufacturer.
SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to include additional models of beverage dispensers, Models 4D-52, D-53 and D-56 Spacarb Mix-A-Drink—re Spacarb Mix-A-Drink, Models 4D51, 4D53 and 3D53; previously approved.

350-51-SA

APPLICANT—Automatic Burner Corporation, owner.
SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional trade name Mt. Hawley Div. of Bryant Manufacturing Co.—Mt. Hawley Division, Model 40 Oil Burner—re ABC Oil Burner, Model 40, Thatcher Furnace Co. under name of Thatcher Oil Burner, Models 751-1, 751-2 and 751-3; previously approved.

890-51-SA

APPLICANT—L. J. Mueller Furnace Company, old owner. Mueller Climatrol Division of Worthington Corporation, new owner.
SUBJECT—Application reopened November 16, 1954 for amendment of resolution as to additional models of gas-fired forced warm air furnace, Series 117, 118, 119, 120, 124, 130, 131, 132, 133, 135, 137, 162, 166 and 167—re Mueller Climatrol Gas-fired Air Conditioners, Models 101, 103, 105, 108, 109, 110, 111, 112, 114, 115 and 155; previously approved.

893-51-SA

APPLICANT—L. J. Mueller Furnace Company, owner.
SUBJECT—Application reopened November 16, 1954 for amendment of resolution as to additional model of gas-fired unit heater, Series 160—re Mueller Climatrol Gas-fired Unit Heaters, Models UH, 150 and 151; previously approved.

211-53-SA

APPLICANT—Speed Queen Corporation, owner.
SUBJECT—Application reopened May 18, 1954 for amendment of resolution as to additional model washing machines, namely A-12, A-18, A-19, A-20, A-21, A-22, A-21W A-22W and A-20F—re Speed Queen Automatic Washer (domestic type), Models A10 and A11; previously approved.

105-55-SA—Vol. II

APPLICANT—Thatcher Furnace Company, owner.
SUBJECT—Application reopened October 23, 1956 for amendment of resolution as to additional model, namely Thatcher Oil-fired Furnace, Model 532-187—re Thatcher Oil Burner, Models 532-70, 532-100 and 532-140, for heating homes, garages, filling stations or similar spaces; previously approved.

814-57-A

APPLICANT—Wheeler Yacht Co., Inc., owner.
SUBJECT—Application October 28, 1957—Appeal from an order of the Fire Commissioner and a decision of the Borough Superintendent re Sprinkler System in lieu of Yard Hydrant System.
PREMISES AFFECTED—520 Compton Avenue, foot of Patterson Avenue, Block 3502, Lots 2-7, Pugsley Creek, Borough of The Bronx.

104-58-A

APPLICANT—Charles Abrahams for Ruth Levy, owner; National Backing Corp., lessee.
SUBJECT—Application March 6, 1958—Appeal from decisions of the Borough Superintendent, re manufacture inflammable mixture—tanks, ventilating flue, etc.
PREMISES AFFECTED—38-25 9th Street, east side, 210.29 feet south of 38th Avenue, Block 475, Lot 24, Long Island City, Borough of Queens.

735-57-A

APPLICANT—Harry G. Savran, for Josephson Management Co., owner.
SUBJECT—Application October 14, 1957—Appeal from a decision of the Borough Superintendent, re standpipe system.
PREMISES AFFECTED—1057 Hoe Avenue, southwest corner of East 165th Street, Block 2743, Lot 30, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MAY 27, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 27, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

171-53-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Pacwest Realty Corp., owner.
SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, facilities for gasoline service or oil selling for occupants only in connection with the garage, presently approved, located in the sub-cellar, cellar, first floor and mezzanine of a 22 story building now under construction.
PREMISES AFFECTED—660-666 Madison Avenue, 8-28 East 61st Street, southwest corner and 13-19 East 60th Street, Block 1375, Lot 56, Borough of Manhattan.

70-37-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Felix De Vito, owner.
SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the alteration of an existing garage and warehouse, for use as a gasoline service station, auto-wash (non-automatic), lubrication, parking of automobiles, office, sale of auto accessories, minor repairs with hand tools only and safety inspection station for a stated term of fifteen years.
PREMISES AFFECTED—70-07 to 70-21 (70-15 Official) Astoria Boulevard and 22-16 to 22-24 71st Street, northwest corner, Block 1002, Lot 13, Long Island City, Borough of Queens.

29-58-BZ

APPLICANT—Lama, Proskauer and Prober, for August Droll and Neary Realty Co., Inc., owners.
SUBJECT—Application January 28, 1958—decision of the Borough Superintendent, under section 7h of the Zoning

CALENDAR

Resolution, to permit in a local retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2092 Nostrand Avenue, west side, 130 feet north of Glenwood Road, and 671-675 East 29th Street, Block 5252, Lots 6 and 68, Borough of Brooklyn.

16-58-BZ

APPLICANT—Ervin Palmer, for Thomas J. McCahill, owner; National Parking System, Inc., lessee.

SUBJECT—Application January 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, the extension of the present parking lot from the retail portion into the residence portion of the plot.

PREMISES AFFECTED—443-447 3rd Avenue, east side, 19 feet, 9 inches south of East 31st Street and 206 East 31st Street, Block 911, Lot 64, Borough of Manhattan.

203-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Inter County Associates, Inc., owner.

SUBJECT—Application March 20, 1957—decision of the Borough Superintendent, under sections 7e and 21, of the Zoning Resolution, to permit in a residence use "E-1" area district, the erection of a four (4) story and cellar, class A multiple dwelling of class III construction.

PREMISES AFFECTED—433-443 West 263rd Street, north side, 204 feet east of Riverdale Avenue, Block 3423, Lots 1612 and 1614, Borough of The Bronx.

766-57-BZ

APPLICANT—Leonard F. Rothkrug, for Harry Heiman, Inc., owner; Socony Mobil Oil Co., owner under contract.

SUBJECT—Application October 25, 1957—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop (hand tools only), lubricatorium, car washing (non-automatic), office and sales and parking of vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—715 Soundview Avenue, south west corner of St. Lawrence Avenue, Block 3596, Lot 35, Borough of The Bronx.

38-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons, for Metropolitan Life Insurance Co., owner.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a 1¼ and 2 times height district, to maintain the present 23 story building with 14 story tower above, making a total of 37 story and penthouse building, used as an office building, separate and apart from the building on Block 1278, Lot 67, designated as 2-4 East 44th Street not in conformity with Board of Standards and Appeals resolution Cal. No. 741-27-BZ.

PREMISES AFFECTED—519-521 5th Avenue, northeast corner of East 43rd Street, Block 1278, Lot 1, Borough of Manhattan.

39-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons for Bankers Trust Co., and Metropolitan Life Insurance Co., owners.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under section 19A and 21 of the Zoning Resolution, to permit the separation of Lot 67 from the Certificate of Occupancy of Lot 1 and extend the 12 story building on Lot 69 to 19 stories and erect thereto a 19 story extension of Lot 67, eliminating the required loading and unloading berth.

PREMISES AFFECTED—2-4 East 44th Street and 523-529 5th Avenue, southeast corner, Block 1278, Lots 67 and 69, Borough of Manhattan.

629-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Anton Kladde, owner.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with the accessory uses of car wash, lubricatorium, sale of accessories, office, parking and storage of more than five motor vehicles and auto repairs with hand tools.

PREMISES AFFECTED—1805 Washington Avenue, southeast corner of East 175th Street, Block 2907, Lot 33, Borough of The Bronx.

749-57-BZ

APPLICANT—Frederick A. Ketcher, for Louis Calder Foundation, owner; Kesbec Inc., lessee.

SUBJECT—Application October 21, 1957—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the permanent extension of the existing legal gasoline service station, and to permit the reconstruction and maintenance of the accessory building with the additional uses of lubrication, storage, car wash, office and sales and sale of used cars, minor motor vehicle repairs and a temporary variance to permit the storage of more than five motor vehicles.

PREMISES AFFECTED—688 Gunhill Road, south side, 1365-1375 White Plains Avenue, block bounded by Gunhill Road, White Plains Avenue, and Olinville Avenue, Block 4628, Lot 35, Borough of The Bronx.

797-57-BZ

APPLICANT—S. T. Kieley, for The New York and Harlem Railroad Co., owner; New York Central Railroad, lessee.

SUBJECT—Application October 28, 1957—decision of the Borough Superintendent, under sections 7g and 21 of the Zoning Resolution, to permit in a restricted retail use district, use of a portion of the premises for a parking space for more than five (5) motor vehicles.

PREMISES AFFECTED—70 East 45th Street, south side, 344 feet 4 inches east of Vanderbilt Avenue, Block 1280, Lot 1, Borough of Manhattan.

218-55-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Louis Jablowsky, owner.

SUBJECT—Application reopened January 21, 1958 as Vol II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station, the additional use of parking and storage of more than five motor vehicles.

PREMISES AFFECTED—152-174 Hegeman Avenue, south side, from Osborn Street to Thatford Avenue; 622-626 Osborn Street and 541-555 Thatford Avenue, Block 3637, Lot 32, Borough of Brooklyn.

923-57-BZ

APPLICANT—Goldwater and Flynn, for Westchester Square Associated, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking for more than five motor vehicles, the use for such purpose to be restricted to doctors and attendants at the hospital and for visitors and patients of the hospital, the lot will be used solely as an appurtenance to the hospital which is across the street.

PREMISES AFFECTED—2449-2451 St. Raymond Avenue,

CALENDAR

1601-1649 Seddon Street, northwest corner and 2446-2448 Dorsey Avenue, Block 3992, Lots 32, 37 and 40, Borough of The Bronx.

879-57-BZ

APPLICANT—Ludwig P. Bono, for E. John Dolan, M.D., owner.

SUBJECT—Application December 9, 1957—decision of the Borough Superintendent, under section 7d and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a two story and cellar building to be used as medical offices for a group of doctors with parking of more than five (5) motor vehicles, for doctors, patients and visitors on the unbuilt upon portion of the site.

PREMISES AFFECTED—1625 St. Peters Avenue, west side, 105.53 feet south of Maclay Avenue, Block 3994, Lots 36 and 39, Borough of The Bronx.

839-57-BZ

APPLICANT—Leonard F. Rothkrug, for 3rd and Avenue X Realty Corp., owner; Packers Supermarket, lessee.

SUBJECT—Application November 15, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in the residence use district portion of a lot located partly in a business and partly in a residence use district, the extension of an existing accessory patron parking lot to be used solely in conjunction with the supermarket for a term of 14 years.

PREMISES AFFECTED—258-272 Avenue X, southwest corner of West 3rd Street, Block 7192, Lots 6 and 14, Borough of Brooklyn.

721-39-BZ—Vol. III

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened March 25, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7d, 9A and 21 of the Zoning Resolution, to permit in a residence use, "E-1" area and class ½ height district, the extension of the existing telephone exchange building by erecting a third floor to the existing two-story and cellar building, the proposed third story encroaches on the required setbacks, exceed the permitted area coverage, exceed the permitted height and is located within two (2) miles of an airport.

PREMISES AFFECTED—182-08 to 182-26 140th Avenue, south side, from 182nd to 183rd Streets; 140-01 to 140-09 182nd Street and 140-02 to 140-10 183rd Street, Block 13040, Lot 1, Springfield Gardens, Borough of Queens.

74-33-BZ—Vol. III

APPLICANT—Joseph Schafran, for Bermont Operating Corp., owner.

SUBJECT—Application reopened April 15, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, at the existing two-story and cellar building, presently occupied as an auto showroom and garage for more than 150 cars, the change in use of a portion of the first and second floors to bowling alleys with accessory restaurant, kitchen, bar and lunch counter and the remainder to retain the garage for more than 150 cars.

PREMISES AFFECTED—4650-4656 Broadway and 2-16 Sherman Avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan.

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent, under sections 7c and 7A of the zoning resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto

repairs, lubricatorium, car washing, parking and storage of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

Laid over from March 11, 1958, to April 8, 1958, for further hearing after applicant has corrected his plans; then to April 29, 1958, for applicant to file new list of owners; for inspection and for continued hearing, then to May 27, 1958, for continued hearing.

256-58-A

APPLICANT—Herman Kron, for Gramercy Park Terminal Inc., owner.

SUBJECT—Application April 23, 1958—filed pursuant to Section 35, General City Law re premises within bed of mapped streets—proposed widening of 73rd and 75th Avenues.

PREMISES AFFECTED—73-01 to 73-15 Parsons Boulevard and 158-01 to 158-11 75th Avenue, northeast corner and 158-02 73rd Avenue, Block 6822, Lots 20, 21 and 26, Flushing, Borough of Queens.

80-54-BZ

APPLICANT—Philip Freshman, for Hotel Dryden, Inc., owner.

SUBJECT—Application reopened May 6, 1958 for consideration as to extension of time to complete, expired December 13, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, permitting in a residence use district, the conversion and use of present apartments, on the 1, 2, 3, 4 and 5th stories to business use (offices) and a proposed coffee shop and cocktail lounge.

PREMISES AFFECTED—148-152 East 39th Street, south side, 100 feet west of 3rd Avenue, Block 894, Lot 52, Borough of Manhattan.

420-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owner.

SUBJECT—Application June 4, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicles belonging to patrons, customers and employees of such market.

PREMISES AFFECTED—256-262 Clinton Street and 172-196 Congress Street, southwest corner, Block 301, Lots 61, 63, 65 and 71, Borough of Brooklyn.

Laid over from March 25, 1958 to April 22, 1958, at request of attorney for objectors, applicant concurring; then to May 27, 1958, for inspection and decision; hearing closed.

939-57-BZ

APPLICANT—Harry A. Yarish, for Charles Krebs, owner; Solomon Schneider, lessee.

SUBJECT—Application December 19, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit an E-1 area district, the continuance of an existing one-story building for use as a diner, that encroaches on the required rear yard.

PREMISES AFFECTED—248-18 Sunrise Highway, south side, 89.22 feet and 111.57 feet east of Hook Creek Boulevard, Block 13623, Lot 19, Rosedale, Borough of Queens.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed.

166-55-BZ—Vol. II

APPLICANT—Paul Friedman, for Warren J. Heeg and Thomas Adams, owners.

SUBJECT—Application reopened February 4, 1958 as Vol.

CALENDAR

II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, automatic car wash, lubritory, minor repairs with hand tools only, office, storage and sale of automobile accessories, parking and storage of more than five (5) motor vehicles with ground signs in a retail use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—105-19 to 105-37 Horace Harding Expressway and 59-02 to 59-28 Granger Street, northwest corner; 105-20 to 105-38 Westside Avenue, and 60-01 to 60-11 Xenia Street, Block 1963, Lot 5, Corona, Borough of Queens.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed.

453-46-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Herman Birnbaum, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline service station for the following uses, office, lubritorium, auto repairs with hand tools only, auto laundry and the parking of cars awaiting service with a curb cut and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—3437-3445 Fort Hamilton Parkway and 2-12 Chester Avenue, southwest corner, Block 5302, Lot 48, Borough of Brooklyn.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed.

122-39-BZ—Vol. II

APPLICANT—William S. Worrall, Jr., for The Cord Meyer Company, owner; Maxwell Strauss, lessee.

SUBJECT—Application reopened December 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the erection of a one-story building to be maintained for use as a high speed auto laundry and car polishing establishment with parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—88-14 to 88-26 (88-20 official) Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed.

800-57-BZ

APPLICANT—Leonard F. Rothkrug, for Mildred Cohen, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory auto laundry—non automatic, auto repair shop with hand tools only, lubritorium, office and sales, all for a term of fifteen (15) years.

PREMISES AFFECTED—1290-1304 Remsen Avenue, southwest corner of Avenue J, Block 8040, Lot 61, Borough of Brooklyn.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechhurst, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for consultation with engineer as to revision of plans and for inspection and decision; hearing closed; then to April 29, 1958, for applicant to confer with examiner and submit a revised plan; then to May 27, 1958 to restudy plans.

961-57-BZ

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a one story building from minor motor vehicle repair shop to receiving, storage and shipping of United States serviceman's belongings.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet 11¼ inches east of 18th Avenue, Block 5480, Lot 14, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, at the request of an objector; then to April 29, 1958, for inspection and decision; hearing closed; then to May 27, 1958, for inspection and decision; hearing closed.

962-57-A

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—Appeal from a decision of the Borough Superintendent; re area of Class III construction excessive.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet, 11¼ inches east of 18th Avenue, 1st floor; Block 5480, Lot 14, Borough of Brooklyn.

712-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L and G Realty Corp., owner.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the maintenance of the present gasoline service station as it now exists with the pumps set 3 feet 10 inches and 8 feet 3 inches from the street building line and to omit the concrete bumpers for a distance of 5 feet from the intersection.

PREMISES AFFECTED—1602-1610 39th Street and 3901-3921 16th Avenue, southeast corner, Block 5383, Lot 1, Borough of Brooklyn.

Laid over from May 13, 1958 to May 27, 1958, for applicant to file revised plans showing relocation of pumps.

193-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L.B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto laundry, minor auto repairs with hand tools only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1016-1030 Broadway and 874-876 Willoughby Avenue, southwest corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for applicant to file revised plans and to permit inspection; then to May 27, 1958, at the request of the applicant.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

MAY 27, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 27, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

300-57-SA

APPLICANT—Heavy Oil Burner Distributors, for Cleaver-Brooks Company, owner.

SUBJECT—Application March 26, 1957—Hev-E-Oil Burner Models AMG, GL and G, Sizes 2, 3, 4, 5, 6 and 7, approval of.

569-57-SM

APPLICANT—R. H. Mitchell for Dura-Vent Corporation, owner.

SUBJECT—Application July 24, 1957—Dura-Vent Gas Vent Pipe (round and oval pipe and fittings) Models DVR and DVO, approval of.

640-57-SM

APPLICANT—C. M. Montgomery for Van Packer Company, owner.

SUBJECT—Application August 27, 1957—Van Packer Gas Vent, Model G, approval of.

647-57-SA

APPLICANT—Sun-Ray Burner Manufacturing Corp., owner.

SUBJECT—Application August 1, 1957—Sun-Ray Conversion Oil Burner, Models J-3, J-5 and J-7, approval of.

659-57-SA

APPLICANT—R. E. McIntyre for John Wood Company, owner.

SUBJECT—Application August 15, 1957—John Wood Fluid Heat Oil-fired Furnaces, Models OE-84, OE-95, OE-123, OE-84, OH-112, OC-84, OC-95, OG-78, OS-84, OS-112, OE-134, OE-168, OE-250 and OE-335, approval of.

708-57-SM

APPLICANT—F. C. McGready for General Products Company, Inc., owner.

SUBJECT—Application September 11, 1957—Air-Jet Gas Vent, approval of.

808-57-SA

APPLICANT—The H. B. Smith Company, Inc., owner.

SUBJECT—Application October 25, 1957—Smith-Mills Boiler Burner Unit, Model 25J4, 5 to 10 Sections, approval of.

1027-57-SM

APPLICANT—Concrete Plank Company, Inc., owner.

SUBJECT—Application December 30, 1957—One leg Precast Concrete Channel Roof and Floor Slabs, approval of.

36-58-SA

APPLICANT—Melchior, Armstrong, Dessau Company, owner.

SUBJECT—Application January 27, 1958—Melco Roof Type Air Conditioning Units, MCR-81HA Combination Heating and Cooling and Model MCR-81A for Cooling Only, approval of.

258-40-SM—Vol. II

APPLICANT—W. L. Gates for Celotex Corp., owner.

SUBJECT—Application reopened May 21, 1957 for amendment of resolution as to additional tile, named RWB Tile—re Celotex Acoustical Products; previously approved.

232-46-SM

APPLICANT—Williamsburg Steel Products Company, owner.

SUBJECT—Application reopened February 4, 1958 for amendment of resolution as to additional type stiffener—re Williamsburg 3 Hr. Test Hollow Steel Door; previously approved.

204-49-SM

APPLICANT—Porete Manufacturing Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional use of Poretherm—re Porette and Poretherm Lightweight Concrete; previously approved.

892-51-SA

APPLICANT—Mueller Climatrol Division of Worthington Corp., owner.

SUBJECT—Application reopened November 16, 1954 for amendment of resolution as to additional model of gas-fired conversion burner, namely Series 501—re Mueller Climatrol Gas-fired Conversion Burner, Models 500, 503, and 509; previously approved.

313-54-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional type of shingles, namely Gold Bond Asbestos Cement Shingles—re Gold Bond Asbestos Sidings Shingles and Accessories (for exterior finish on Class 4 Buildings); previously approved.

335-56-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to paper backing—re Gold Bond Twinsulation Blankets; previously approved.

358-55-SM

APPLICANT—Keystone Portland Cement Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to additional type of Air-Entraining Cement, Type IIA—re Keystone Air Entraining Portland Cement; previously approved.

547-56-SA

APPLICANT—A to Z Equipment Corp., owner.

SUBJECT—Application reopened February 11, 1958 for amendment of resolution as to additional use—re AZCO Propane Burning Drying Heater, Model 150-A (to supply temporary heating for construction work); previously approved.

841-56-SA

APPLICANT—American Radiator & Standard Sanitary Corp., owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution for additional oil burners, namely Model "DH"—re Areoflame Conversion Oil Burner, Model PH; previously approved.

829-56-A

APPLICANT—Lama, Proskauer and Prober, for Jenny Lazzaro, owner.

SUBJECT—Application November 26, 1956—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—84 University Place, west side, 48 feet north of East 11th Street, Block 569, Lot 26, Borough of Manhattan.

CALENDAR

349-57-A

APPLICANT—Herman Kron, for Wallace Furniture Corp., owner.

SUBJECT—Application April 22, 1957—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—507 East 80th Street, north side, 148 feet east of York Avenue, Block 1577, Lot 7, Borough of Manhattan.

441-57-A

APPLICANT—Samuel Rosenblum, for Towers Warehouses, Inc., owner.

SUBJECT—Application June 4, 1957—Appeal from a decision of the Borough Superintendent, re standpipe system.

PREMISES AFFECTED—511-525 West 22nd Street, north side, 150 feet 6 inches west of 10th Avenue, Block 694, Lot 20, Borough of Manhattan.

467-57-A

APPLICANT—Robert J. Crinnion, for Vincent Macri, owner.

SUBJECT—Application June 20, 1957—Appeal from a decision of the Borough Superintendent, re factory bldg., egress, live load, etc.

PREMISES AFFECTED—2239 Webster Avenue, northwest corner of East 182nd Street, Block 3143, Lot 174, Borough of The Bronx.

475-57-A

APPLICANT—Otto J. and Warren A. Sambach, for Marquette Corp., owner.

SUBJECT—Application June 21, 1957—Appeal from a decision of the Borough Superintendent, re egress, stairs, etc.

PREMISES AFFECTED—37-21 30th Street, east side, 115 feet south of 37th Avenue, Block 372, Lot 8, Long Island City, Borough of Queens.

111-58-A

APPLICANT—Martin J. Lipka, for Jewish Community Center of Springfield Gardens, owner.

SUBJECT—Application March 10, 1958—Appeal from a decision of the Borough Superintendent, re erection of class 4 structure for religious and social gatherings—exits, etc.

PREMISES AFFECTED—144-42 180th Street, southwest corner of South Conduit Avenue, Block 13318, Lot 59, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 3, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, June 3, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

1106-48-BZ—Vol. II

APPLICANT—Michael Levine, for Lucky Star Realty Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, "E-1" area district, the erection of a one story and basement building to be used for factory purposes, the proposed building encroaches on the required side yard and setbacks and to occupy more than the permitted area coverage.

PREMISES AFFECTED—149-06 to 149-16 (149-10 official) New York Boulevard and 177-22 to 177-30 149th Avenue, southwest corner, Block 13383, Lots 63, 66 and 69, South Ozone Park, Borough of Queens.

894-56-BZ

APPLICANT—Charles L. Koester, for Mary Yarocki, owner.

SUBJECT—Application December 31, 1956—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a hair-dressing establishment in the basement of a 1½ story, one family dwelling.

PREMISES AFFECTED—239-02 Hillside Avenue, southeast corner of 239th Street, Block 7958, Lot 28, Bellerose, Borough of Queens.

949-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Pelham Bridge Realities, Inc., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7f, 7e and 7A of the Zoning Resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, minor repairs with hand tools only, office, sale of accessories with show windows and business entrances within 75 feet of the residence use district.

PREMISES AFFECTED—1141-1151 Williamsbridge Road and 2100-2110 Lydig Avenue, northeast corner, Block 4310, Lots 30 and 33, Borough of The Bronx.

915-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Stanton Management Inc., owner.

SUBJECT—Application December 16, 1957—decision of the Borough Superintendent, under sections 7f, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, minor repairs, sale of auto accessories, auto laundry and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3625 Eastchester Road, 1495-1499 Oakley Avenue, northwest corner and 1144-1148 East 222nd Street, Block 4716, Lot 28, Borough of The Bronx.

729-52-BZ—Vol. II

APPLICANT—Hans and Bresin, for Allerton Three, owner.

SUBJECT—Application reopened June 11, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—25-15 Francis Lewis Boulevard, east side, 36.21 ft. south of 25th Avenue, Block 5769, Lot 18, Flushing, Borough of Queens.

742-57-BZ

APPLICANT—Office of Alfred Easton Poor, for Chase Manhattan Bank, owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a class two and one-half height district, the erection of a 21 story commercial building exceeding the permitted height.

PREMISES AFFECTED—24 Pine Street, north side, 94 ft. 1½ inches east of Nassau Street, Block 44, Lot 106, Borough of Manhattan.

585-52-BZ—Vol. IV

APPLICANT—Robert J. Crinnion, for Eisner and Lubin, owners.

SUBJECT—Application reopened October 29, 1957 as Vol. IV—re decision of the Borough Superintendent under section 7h of the zoning resolution, to permit in a restricted retail use district, the maintenance of a public

CALENDAR

parking lot for the parking of more than five (5) motor vehicles for a stated term of five years.

PREMISES AFFECTED—809-817 1st Avenue, west side, 40.5 ft. north of East 45th Street and 339-341 East 45th Street, Block 1338, Lots 21, 25, 26, 27, 28 and 124, Borough of Manhattan.

688-54-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application August 17, 1954—decision of the Borough Superintendent under sections 7c and 7i of the zoning resolution, to permit in a business use district, at an existing gasoline service station, the extension of the present use to include parking and storage for more than five (5) motor vehicles and auto repairs.

PREMISES AFFECTED—2203-2209 Amsterdam Avenue, southeast corner of West 170th Street, Block 2112, Lot 26, Borough of Manhattan.

151-57-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Robert Pollen and Jerome Gerber, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of an automobile showroom and gasoline service station with accessory uses of auto washing (non-automatic), lubrication, office and sale of accessories, minor repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2914-2932 Nostrand Avenue, west side, 300 feet north of Avenue P, Block 7690, Lots 82, 86 and 88, Borough of Brooklyn.

1-58-BZ

APPLICANT—Reginald S. Hardy, for Margaret Smith Gilsenan, Executrix under will of Edward L. Smith, deceased.

SUBJECT—Application December 31, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a retail market or store, together with the use of a portion of said premises for the parking of motor vehicles belonging to customers, patrons and employees of such market. In addition thereto, the application seeks permission to maintain a sign upon the wall of the proposed market.

PREMISES AFFECTED—99-30 Corona Avenue, 48-02 to 48-16 102nd Street, southwest corner and 99-11 to 99-27 Alstine Avenue, Block 1926 Lot 13, Corona, Borough of Queens.

-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for J. Starr Parking Service, owner.

SUBJECT—Application January 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five motor vehicles on a vacant parcel of land.

PREMISES AFFECTED—1039-1041 Boynton Avenue, west side, 300 feet south of Watson Avenue, Block 3714, Borough of The Bronx.

69-46-BZ—Vol. III

APPLICANT—Abraham N. Horwitz, for Harry and Harriet Weiner, owners.

SUBJECT—Application reopened March 4, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a

residence use district the maintenance of an office and warehouse for the distribution of books, magazines, periodicals and newspapers and the installation of a gasoline tank.

PREMISES AFFECTED—49-10 47th Avenue, south side, 30 feet east of 49th Street, Block 2287, Lot 28, Woodside, Borough of Queens.

993-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Pennsylvania Exchange Bank, owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales, storage room, lubricatorium, auto wash, minor auto repairs and the parking and storage of more than five (5) motor vehicles with business entrances and show windows within 75 feet of the residence use district.

PREMISES AFFECTED—4728-4736 White Plains Road, and 701-707 St. Owens Street, northeast corner, Block 5113, Lot 21, Borough of The Bronx.

677-57-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for A. J. Fritschy Corp., owner.

SUBJECT—Application September 20, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a "C" area district, the erection of a two-story building to be used in conjunction with the existing structural steel and ornamental iron fabrication shop, the proposed addition will occupy more than the permitted area coverage.

PREMISES AFFECTED—220 Dupont Street, 121-135 Provost Street, southwest corner and 237-251 Eagle Street, Block 2497, Lot 23, Borough of Brooklyn.

957-57-BZ

APPLICANT—Burke, Green and Groh, for Mandel Weinstein, owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, to maintain a parking lot for the parking of the cars of the doctors and staff of the hospital on Block 725, Lot 25 without fee.

PREMISES AFFECTED—47-01 31st Avenue, northeast corner of 47th Street, Block 729, Lot 7 (7 and 8), Astoria, Borough of Queens.

489-38-BZ—Vol. III

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened December 11, 1956 as Vol. III—re decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the extension to an existing gasoline service station, accessory building for two additional service bays and the additional use of minor auto repairs with hand tools only, the parking of motor vehicles awaiting service, installation of two additional 550 gallon gasoline tanks and one additional dispensing pump, all for a term of 15 years.

PREMISES AFFECTED—219-01 North Conduit Avenue, northeast corner of Springfield Boulevard, Block 13085, Lot 4, Springfield, Borough of Queens.

Laid over from February 13, 1957 to March 19, 1957 for inspection and decision; hearing closed; then laid over for further study by the Board; date of determination to be set; then set for June 3, 1958.

648-20-BZ—Vol. II

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Company, lessee.

SUBJECT—Application reopened September 24, 1957, as Vol. II—re decision of the Borough Superintendent, un-

CALENDAR

der sections 7a, 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, an extension of the present uses of a gasoline service station to include a one-bay lubritorium, accessory parking in the retail district and the installation of the necessary curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—3940-3952 Amboy Road and 2-20 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

Laid over from April 15, 1958, to June 3, 1958, for inspection, revised plans and decision; hearing closed.

1017-57-A

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Co., lessee.

SUBJECT—Application December 27, 1957—filed pursuant to section 35, General City Law re building partially in bed of a mapped street—proposed widening of Amboy Road.

PREMISES AFFECTED—3952 Amboy Road and 2 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

1132-39-BZ—Vol. II

APPLICANT—De Rose and Cavalieri, for J. Clarence Davies, Inc., owner.

SUBJECT—Application reopened January 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story extension to an existing one story commercial building occupied by two retail stores into the residence use district.

PREMISES AFFECTED—31, 32, 33, 34 Westchester Square, west side, 185.515 feet south of Frisby Avenue and 2584-2588 Frisby Avenue and 1420-1434 Benson Street, Block 3984, Lots 4, 5, 6, 7, 8, 9 and 30, Borough of The Bronx.

Laid over from April 29, 1958, to June 3, 1958, for inspection and decision; and for applicant to give consideration to removing sidewall further from lot line and to file revised plan, hearing closed.

603-57-BZ

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the subject premises for business purposes (offices).

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

Laid over from April 29, 1958, to June 3, 1958, for inspection and decision; hearing closed.

604-57-A

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction—commercial use.

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

920-57-BZ

APPLICANT—Reuben Rappaport, for David Meredith Hare, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of a one story extension occupying more than the permitted area and to be used as a sculptors studio by the tenant owner.

PREMISES AFFECTED—34 Leroy Street, south side, 60

feet east of Bedford Street, Block 586, Lot 6, Borough of Manhattan.

Laid over from April 29, 1958 to May 6, 1958, for hearing; then to June 3, 1958, for inspection and decision; hearing closed.

574-21-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Emil Mosbacher, owner; Red and White Markets, Inc., lessee.

SUBJECT—Application reopened February 11, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the small area which is in the residence use district and which is now part of the present theatre, to be used as part of the proposed food market.

PREMISES AFFECTED—1-15 East Kingsbridge Road and 2658-2690 Jerome Avenue, northeast corner, Block 3317, Lot 6, Borough of The Bronx.

Laid over from May 6, 1958, to June 3, 1958, for inspection and decision; hearing closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 6, 1958, at request of applicant who is trying to acquire adjoining property to enlarge the plot; then to June 3, 1958, at request of the applicant, to acquire additional property for possible conforming use.

116-54-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Eswin Construction Corp., owner.

SUBJECT—Application reopened October 8, 1957 as Vol. II—re decision of the borough superintendent under Sections 7e and 7h of the Zoning Resolution, to permit in the local retail portion of the plot, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, office and sale of accessories, storage and parking of cars waiting to be serviced.

PREMISES AFFECTED—231-13 to 231-21 Linden Boulevard and 116-64 to 116-72 232nd Street, northwest corner, Block 11332, Lot 1, Springfield, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed.

929-57-BZ

APPLICANT—Charles M. Spindler, for Anna Pfriemer, owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, on the retail portion of the plot, the erection and maintenance of a gasoline service station, lubrication, auto wash—non automatic, office, sale of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles with a ground sign for a term of fifteen years.

PREMISES AFFECTED—210-01 to 210-21 (210-11 official) Jamaica Avenue and 94-35 to 94-43 210th Street, northeast corner, Block 10543, Lot 3, Hollis, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed.

CALENDAR

843-57-BZ

APPLICANT—John F. Fitzsimons, for William and Carmela Leonardo, owners.

SUBJECT—Application November 19, 1957—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to two family use.

PREMISES AFFECTED—110-01 225th Street, east side, 134.16 feet south of 109th Avenue, Block 11208, Lot 53, Queens Village, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed.

926-57-BZ

APPLICANT—Haus and Bresin, for M. L. M. Realty Co., and Robin Associates, Inc., owners.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing—non-automatic, office, sale of accessories, minor repairs with hand tools only, and the parking and storage of cars awaiting service for a temporary term of fifteen (15) years.

PREMISES AFFECTED—245-10 South Conduit Avenue, south side, 35.29 feet east of 245th Street, Block 13614, Lots 12 and 14 (new lot No. 12); Rosedale, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed.

978-57-BZ

APPLICANT—Charles M. Spindler, for Angelo Conde, owner; Sun Oil Co., lessee.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district on a lot presently occupied as a used car lot, the erection and maintenance of a gasoline service station, lubricatorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, auto safe inspection station, parking and storage of motor vehicles with show windows and signs within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—1546-1556 Bushwick Avenue and 45-53 De Sales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed.

187-58-A

APPLICANT—Charles M. Spindler, for Angelo Conde, owner; Sun Oil Co., lessee.

SUBJECT—Application March 27, 1958—Appeal from a decision of the Borough Superintendent, re gas pumps at building line; gasoline storage near subway tunnel, etc.

PREMISES AFFECTED—1546-1556 Bushwick Avenue and 45-53 De Sales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn.

170-57-BZ

APPLICANT—Haus and Bresin, for David Berlin, owner.

SUBJECT—Application December 26, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto wash—non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and the parking and storage of motor vehicles awaiting service with a show window and business sign within 75 feet of the residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-12 to 195-20 Linden Boule-

vard and 117-02 to 117-10 196th Street, southwest corner, Block 12613, Lot 6, St. Albans, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed.

977-57-BZ

APPLICANT—Burke, Green and Groh, for Albert Artsis, owner.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, auto laundry—non-automatic, minor repairs with hand tools only, office and accessory sales and the parking and storage of motor vehicles awaiting service.

PREMISES AFFECTED—223-06 Linden Boulevard, southeast corner of 223rd Street, Block 12740, Lot 55 (55 and 60), Springfield Gardens, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed.

864-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubricatorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for further inspection and decision; then to June 3, 1958 for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*

JUNE 3, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 3, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

580-55-SA

APPLICANT—The Wayne Pump Company, owner.
SUBJECT—Application July 6, 1955—Wayne Remote Gasoline Pumps—submersible gasoline pumps to supply remote dispensers—Series 510, approval of.

269-57-SM

APPLICANT—Harold Perrine, for Johns-Manville Sales Corp., owner.
SUBJECT—Application March 27, 1957—J-M Suspension System, Models H, Z, U, E and T, approval of.

359-57-SA

APPLICANT—H. A. Simmons, for Empire Stove Company, owner.
SUBJECT—Application April 22, 1957—WFA-35 Empire Recessed Wall Heater, approval of.

822-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.
SUBJECT—Application November 1, 1957—Hoffman Perchloroethylene Stills, Models 21302 and 21305, approval of.

CALENDAR

823-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman Filter-Petroleum Solvent—for dry cleaning equipment—Models 33413, 33420, 33430, 33450, 33480 and 33410, approval of.

824-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman H-Jet 290 Dry Cleaning Equipment, Models 30970, 30972, 30980, 30982, 30974, 30976, 30984, 30985, 30975, 30977, 30981 and 30983, approval of.

825-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman H-Jet 245 Dry Cleaning Equipment, Models 30735, 30738, 30739, 30740, 30741, 30736, 30737 and 30742, approval of.

826-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman Perchlorethylene Tubular Filter, Models 33413, 33414, 33420, 33421, 33430, 33431, 33450 and 33451, approval of.

827-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman Vapor-saver Dry Cleaning Equipment, Models 9624, 9625 and 9630, approval of.

828-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman H-Jet 445 Dry Cleaning Equipment, Models 30632, 30634, 30635 and 30636, approval of.

829-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman H-Jet 440 Dry Cleaning Equipment, Models 30630, 30631 and 30633, approval of.

937-57-SM

APPLICANT—Concrete Plank Company, Inc., owner.

SUBJECT—Application November 25, 1957—Concrete Plank Company, Inc., Precast Concrete Joist, approval of.

1026-57-SM

APPLICANT—Concrete Plank Company, Inc., owner.

SUBJECT—Application December 30, 1957—Precast Concrete Channel Roof and Floor Slabs, approval of.

953-57-SM

APPLICANT—Falcon Alarm Company, Inc., owner.

SUBJECT—Application December 10, 1957—Falcon Tank Overfill Alarm, Gas Operated Horn Activated by a float, approval of.

981-57-SA

APPLICANT—J. J. Conway, for Ralph B. Carter Company, owner.

SUBJECT—Application December 13, 1957—Carter Pneumatic Ejectors, Eject-O-Matic, Eject-O-Pac and Eject-O-Flo—for pumping of solid latedn liquids, approval of.

184-58-SA

APPLICANT—Gilbert & Barker Manufacturing Company, owner.

SUBJECT—Application December 31, 1957—Gilbarco Gasoline Dispensers, Models FMP-2, FMP-3 and FMP-4, approval of.

192-58-SA

APPLICANT—Duplex Corporation, owner.

SUBJECT—Application April 1, 1958—Duplex Washer—Extractor, Model DWE-1, approval of.

830-53-SA

APPLICANT—The National U. S. Radiator Corp., owner.

SUBJECT—Application for consideration, reopening and amendment of resolution as to additional model gas-fired boiler, 49 Series—National Gas Boiler (steam or water) Series 22, 33 and 44, previously approved.

230-55-SA

APPLICANT—Power-Flame Division of Siemon Manufacturing Company, owner.

SUBJECT—Application for consideration, reopening and amendment of resolution as to additional gas burner, namely BFG-750E through BFG-20000E—re Siemon Power-Flame (gas-fired) Burners, Models FG-175B, FG-330B, FG-500B and FG-500BE; previously approved.

931-55-SM

APPLICANT—Ceil-Lite Division of Fluorescent Company of America, owner.

SUBJECT—Application for consideration, reopening and amendment of resolution as to hangers of plastic ceiling—Ceil-Lite (plastic light diffuser); previously approved.

336-56-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application for consideration, reopening and amendment of resolution as to additional thickness of Rock Wool Insulation—re Gold Bend Rock Wool Insulation Products (thermal insulation for residence and other buildings); previously approved.

HARRIS H. MURDOCK, *Chairman.*

JUNE 10, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, June 10, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

273-39-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Emma Ekholm and Charles Kotan, owners.

SUBJECT—Application reopened March 25, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, minor auto repairs, car washing, storage, office and sales and parking of cars waiting to be serviced with curb cuts and ground sign within 75 feet of a residence use district for temporary term of fifteen (15) years.

PREMISES AFFECTED—196-45 to 196-49 (196-47 official) Northern Boulevard and 42-50 to 42-72 Francis Lewis Boulevard, northwest corner, Block 5373, Lots 18 and 22, Bayside, Borough of Queens.

994-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Frank Infuso and Henry Infuso, owners.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7h of the Zon-

CALENDAR

ing Resolution, to permit in a residence use district, the use of the vacant lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1627-1631 Undercliff Avenue, west side, 349.8 feet south of West 176th Street, Block 2880, Lot 129, Borough of The Bronx.

862-56-BZ

APPLICANT—Morris Brody, for The Long Island Railroad Co., owner.

SUBJECT—Application December 18, 1956—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in an unrestricted and residence use district, the extension of a parking lot from the unrestricted portion to the residence portion of the plot.

PREMISES AFFECTED—1708-1726 Brooklyn Avenue, west side, 417 feet 6 inches north of Avenue I, Block 7580, part of Lot 26 and Block 7581, Lot 27, Borough of Brooklyn.

745-56-BZ

APPLICANT—Louis Santangelo, for Michael Bunda, owner.

SUBJECT—Application November 1, 1956—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the change in occupancy of the existing two-story and basement, two-family dwelling to a three family dwelling.

PREMISES AFFECTED—3210 Middletown Road, south side, 73.46 feet east of Dwight Place, Block 5411, Lot 327, Borough of The Bronx.

71-58-BZ

APPLICANT—Charles M. Spindler, for Helena E. M. Arams, owner; Sun Oil Co., lessee.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station together with minor repairs with hand tools only, safety inspection station and parking within the local retail use zone of cars awaiting service.

PREMISES AFFECTED—3770-3778 East Tremont Avenue and 2889-2897 Roosevelt Avenue, northeast corner, Block 5562, Lots 21, 25 and 28, Borough of The Bronx.

108-58-BZ

APPLICANT—Samuel Rosenblum, for Yadbob Realty Corp., owner; Samoroff Building Inc., lessee.

SUBJECT—Application March 7, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, in an existing three-story building, the change in use of the first floor from non-storage garage for five (5) cars to garage, photographic studio and darkroom and to continue the use of the second and third floors as dwellings.

PREMISES AFFECTED—172 East 73rd Street, south side, 175 feet west of 3rd Avenue, Block 1407, Lot 44, Borough of Manhattan.

716-56-BZ—Vol. II

APPLICANT—Larry Meltzer, for Jewish Center of New Hyde Park, Inc., owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of an extension to a present synagogue and occupying more than the permitted area.

PREMISES AFFECTED—771-779 East 49th Street, east side, 100 feet north of Avenue D, Block 4770, Lots 50, 52 and 53, Borough of Brooklyn.

158-23-BZ—Vol. II

APPLICANT—Philip Freshman, for Empire State Warehouse Corp., owner.

SUBJECT—Application reopened March 4, 1958 Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of an existing (9) nine-story building together with the adjoining eight (8) story and penthouse building and one-story garage from warehouse and garage to warehouse in the basement and first floor with accessory garage and the use of the upper floors for light manufacturing.

PREMISES AFFECTED—372-390 Gates Avenue and 390 Nostrand Avenue, southwest corner, Block 1812, Lot 42, Borough of Brooklyn.

107-58-BZ

APPLICANT—Frederick A. Ketcher, for Rayco Corporation, owner; Flatbush Rayco Inc., lessee.

SUBJECT—Application March 6, 1958—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a business and residence use district, a permanent variation to permit the installation of auto seat covers and minor motor vehicle repairs with hand tools, limited to muffler and tailpipe installation and service and a temporary variation to permit the parking of more than five (5) motor vehicles for patrons.

PREMISES AFFECTED—2385 Flatbush Avenue and 1953-1961 East 51st Street, southeast corner, Block 8529, Lot 7, Borough of Brooklyn.

41-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Antonio Caraccio and John Del Vecchio, owners.

SUBJECT—Application February 5, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles on land to be cleared.

PREMISES AFFECTED—1365 Nelson Avenue, west side, 40 feet north of West 170th Street, Block 2521, Lot 35, Borough of The Bronx.

881-57-BZ

APPLICANT—Max Horn, for Peter P. Bendzlowicz, owner.

SUBJECT—Application December 10, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail use district, the relocation, into a recently consolidated lot, and the reconstruction of a gasoline service station, lubricatorium, office, sale of auto parts, minor auto repairs and the parking of cars awaiting service, this change is required due to the proposed widening of the two streets on which the building has frontage.

PREMISES AFFECTED—259-59 Francis Lewis Boulevard and 147-60 Hook Creek Boulevard, northeast corner, Block 13686, Lot 5, Rosedale, Borough of Queens.

544-26-BZ—Vol. III

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the construction of a fifth floor and bulkhead to an existing four story and cellar building used as a telephone exchange, the proposed extension to exceed the permitted height.

PREMISES AFFECTED—676-680 (680 Official) Fairview Avenue and 1928-1944 Gates Avenue, southeast corner, Block 3478, Lot 31, Ridgewood, Borough of Queens.

121-49-BZ—Vol. II

APPLICANT—Herman Furrer, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a retail use district, the erection of a one-story masonry

CALENDAR

extension and a frame extension to an existing gasoline service station and extend the use to include motor vehicle repair shop amending plans approved with Cal. No. 121-49-BZ—Vol. I and parking and storage of more than five (5) motor vehicles awaiting service.
PREMISES AFFECTED—96-16 Metropolitan Avenue and 87-47 69th Avenue, southwest corner, Block 3886, Lot 845, Forest Hills, Borough of Queens.

27-58-BZ

APPLICANT—John F. Fitzsimons, for Esther Lynch, owner.
SUBJECT—Application January 28, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a building to be used as a plumber shop, office, store, cellar and one car garage.
PREMISES AFFECTED—45-25 47th Street, east side, 117.12 feet south of Greenpoint Avenue, Block 151, Lot 23, Woodside, Borough of Queens.

259-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Sherwood Management Corp., owner; Lamar Paint Products Co., lessee.
SUBJECT—Application April 23, 1958—decision of the Borough Superintendent, under sections 7e and 7A of the Zoning Resolution, to permit in a local retail use district for a temporary period of ten (10) years, the use of the present building for wholesale and retail sales and storage of paints, painters supplies and varnish in sealed containers.
PREMISES AFFECTED—83-45 Dongan Avenue, north side, 40 feet west of Broadway, Block 1544, Lot 39, Elmhurst, Borough of Queens.

312-57-BZ

APPLICANT—Louis Lieberman, for F. and R. Realty Corp., owner.
SUBJECT—Application April 17, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the continuance of an existing illuminating business sign, two (2) feet high and forty (40) feet wide on the existing two-story structure.
PREMISES AFFECTED—94-00 Ditmars Boulevard, 22-01 to 22-73 94th Street, southeast corner, 22-02 to 22-50 and 22-62 to 22-70 95th Street and 94-01 to 94-21 23rd Avenue, Block 1071, Lots 1, 25, 27, 29, 31 and 37, Jackson Heights, Borough of Queens.

711-56-BZ

APPLICANT—Paul Friedman, for Felmor Realty Corp., owner.
SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.
PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

Laid over from March 5, 1957, to April 9, 1957, for applicant to file lay-out plan and inspection and decision; hearing closed; then placed on the reserve calendar, pending erection of church on adjacent property; now set for hearing on October 1, 1957; then to October 8, 1957 for further inspection and decision; then to November 6, 1957, for further inspection and decision; then to December 10, 1957, at request of the applicant, to file revised plans; then to

June 10, 1958, for further consideration by Board; inspected by committee of the Board, which is of the opinion that the application should be laid over further in order to give the church proposed to be erected on the adjoining plot more time to determine whether they can proceed with the development for church or school.

867-57-BZ

APPLICANT—H. M. Karson, for Hong Yick Realty Corp., owner; Min Sang Laundry, lessee.
SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the construction of a mezzanine floor, elevate the roof and extend the laundry use.
PREMISES AFFECTED—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

Laid over from April 15, 1958, to May 6, 1958, for hearing at request of objector; applicant to send new notices by registered mail to property owners in the area of notification; then to June 10, 1958, for inspection and decision; hearing closed.

889-57-BZ

APPLICANT—Charles M. Spindler, for John Scotti, owner.
SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the change in occupancy from a building material supply yard and the manufacture of cement blocks to automobile wrecking yard, sale of new and used car parts, sale and display of new cars on a portion of the lot and the sale of new and used plumbing supplies and the storage of lumber on a portion of the lot.
PREMISES AFFECTED—114-15 New York Boulevard (114-11 to 114-35), east side, 87.14 feet south of Linden Boulevard, Block 12327, Lot 8, Jamaica, Borough of Queens.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

916-46-BZ—Vol. II

APPLICANT—Henry George Greene, for Joseph Carrollo, owner.
SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7e and 7A of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor car repairs, office, sales area, storage and utility room.
PREMISES AFFECTED—35-12 to 35-22 (35-12 official) Francis Lewis Boulevard and 36-07 to 36-11 194th Street, southeast corner, Block 5318, Lot 25, Flushing, Borough of Queens.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

215-50-BZ—Vol. II

APPLICANT—Elliot Saltzman, for Hannah Schwartz, owner.
SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7h, 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, minor auto repair shop with hand tools only, office and auto accessory salesroom, and parking and storage of more than five (5) motor vehicles for a term of twenty-five (25) years.

PREMISES AFFECTED—2228-2250 Linden Boulevard, south side, from Ashford Street to Cleveland Street; 797-805 Ashford Street and 886-896 Cleveland Street, Block 4359, Lots 1 and 6, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

CALENDAR

463-57-BZ

APPLICANT—Larry Meltzer, for M.J.F. Realty Corp., owner.

SUBJECT—Application June 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles for patrons and employees of the factory.

PREMISES AFFECTED—94-21 83rd Street, east side, 100.16 feet north of 95th Avenue, and 94-16 84th Street, Block 9014, Lot 13, Ozone Park, Borough of Queens.

Laid over from May 6, 1956, to June 10, 1958, for inspection and decision; hearing closed.

958-57-BZ

APPLICANT—Burke, Green and Groh, for L. and S. Packing Co., Inc., owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing one-story building from a garage to a food processing factory.

PREMISES AFFECTED—30-55 80th Street, east side, 100 feet north of 31st Avenue, Block 1129, Lot 45, Jackson Heights, Borough of Queens.

Laid over from May 6, 1958 to June 10, 1958, for inspection and decision; hearing closed.

539-57-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Casper P. Colla, for Anthony DiGiovanni, owner; Shell Oil Company, lessee.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection of a one story extension to an existing building and maintain a gasoline service station, auto repair shop, auto safety inspection, auto laundry—non automatic, lubrication, sale of auto accessories and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—141-145 Throop Avenue and 199-203 Hopkins Street, northeast corner, Block 1723, Lot 1, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

947-57-BZ

APPLICANT—Andrew Di Camillo, for Vincenza Mon-drone, owner; James Scaffa, lessee.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in occupancy of two two-car garages to motor vehicle repair shop.

PREMISES AFFECTED—2237-2247 (2229 displayed) Bath Avenue and 166-172 (160 displayed) Bay 32nd Street, northwest corner, Block 6416, Lot 1, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

128-57-BZ

APPLICANT—Charles M. Spindler, for Macjab Realty Corp., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business signs, show windows, and business entrance within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2456-2470 McDonald Avenue and 248-258 Avenue W, southwest corner, Block 7170, Lots 10 and 11, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

267-57-BZ

APPLICANT—Henry Kohler, for Anna Losquadro, owner.

SUBJECT—Application March 25, 1957—decision of the Borough Superintendent, under sections 21 and 7e of the Zoning Resolution, to permit in a D area, business use district, the continuance of an existing building occupying more than the permitted area, due to a sub-division of the plot and extend the present use of storage of building materials to include the parking of not more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

378-57-A

APPLICANT—Henry Kohler, for Anna Losquadro, owner.

SUBJECT—Application May 7, 1957—Appeal from a decision of the Borough Superintendent, re means of exit.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

231-52-BZ—Vol. II

APPLICANT—Fred C. Dahlem and Victor E. Block, for J. Starr Parking Service, owner.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the extension of the parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—1124-1140 Nelson Avenue, east side, 150 feet north of West 166th Street and 1131-1139 Woodlycrest Avenue, Block 2513, Lots 44, 46, 48, 66 and 83, Borough of The Bronx.

Laid over from May 13, 1958, to June 10, 1958, for inspection and decision; hearing closed.

768-57-BZ

APPLICANT—Arthur Jovis, for Ly-Bar Realty Corp., owner.

SUBJECT—Application October 28, 1957—(decision of the Borough Superintendent) under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, it being intended to provide such storage on a monthly not transient basis.

PREMISES AFFECTED—2145 Barnes Avenue, west side, 100 feet north of Lydig Avenue, Block 4221, Lot 70, Borough of The Bronx.

Laid over from May 13, 1958, to June 10, 1958, for inspection and decision; hearing closed.

23-58-BZ

APPLICANT—343 East 76th Realty Corp., owner.

SUBJECT—Application January 23, 1958—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a retail use district, the change in occupancy of an existing one story building from a non-storage garage to a motor vehicle repair shop.

PREMISES AFFECTED—343 East 76th Street, north side, 247 feet east of 2nd Avenue, Block 1451, Lot 11, Borough of Manhattan.

Laid over from May 13, 1958, to June 10, 1958, for inspection and decision; hearing closed.

CALENDAR

871-49-BZ—Vol. III

APPLICANT—Fredrick A. Ketcher, for Melmar Development Corp., owner, Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business and residence use district, a fifteen (15) foot rear extension to an existing auto seat cover establishment to provide a one bay minor motor vehicle repair shop for the replacement of muffler and tailpipes.

PREMISES AFFECTED—591 East Fordham Road, north side, 128 feet east of Hoffman Street and 584-588 East 191st Street, Block 3273, Lots 261 and 263, Borough of The Bronx.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed; then to June 10, 1958, for re-inspection and decision; hearing closed.

374-57-BZ

APPLICANT—Roe and Kramer, for Olga B. Nielsen, owner.

SUBJECT—Application May 6, 1957—decision of the Borough Superintendent, under section 7c and 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from office, storage of canned goods and three (3) car garage by the substitution of light manufacturing in the place of the storage of canned goods.

PREMISES AFFECTED—44-01 52nd Avenue, northeast corner of 44th Street, Block 2533, Lots 40 and 44, Maspeth, Borough of Queens.

Laid over from May 6, 1958, to May 13, 1958, for applicant to inform the Board of name of tenant and manufacturing use proposed; then to June 10, 1958, at the request of the applicant.

HARRIS H. MURDOCK, *Chairman*

MINUTES

REGULAR MEETING

TUESDAY MORNING, MAY 13, 1958, 10 A.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, April 29, 1958, were approved as printed in the Bulletin of May 6, 1958. Vol. 43, No. 18.

558-23-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Tanwood Building Corporation, owner; 1500 McDonald Avenue Corp., lessee.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a business use district, the change of the use of building D from garage for the storage of more than five (5) motor vehicles and motor vehicle repair shop to yarn manufacturing and to maintain the present uses in buildings A, B and C.

PREMISES AFFECTED—44-100 Empire Boulevard, south side, 394 feet 6 1/8 inches east of Franklin Avenue, Block 1313, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frances Sciascia.

For Opposition: Celia Finkel.

ACTION OF BOARD—Laid over to May 20, 1958, at 10 A.M. at the request of the objector.

205-29-BZ—VOL. III

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Co., owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of the accessory building of the present gasoline service station and extend the uses to include office, lubricatorium, car washing, minor repairs, parking and storage of motor vehicles and increase to twelve the number of gasoline tanks.

PREMISES AFFECTED—157-28 to 157-30 (157-30 Official) Willets Point Boulevard and 21-08 to 21-12 Clinton-

ville Street, southeast corner, Block 4860, Lots 15 and 18, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

For Opposition: None.

ACTION OF BOARD—Laid over to May 20, 1958, at 10 A.M. for applicant to consult with owner as to facing of accessory building; hearing previously closed.

193-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L.B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, non-automatic auto laundry, minor auto repairs with hand tools only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1016-1030 Broadway and 874-876 Willoughby Avenue, southwest corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to May 27, 1958, at 10 A.M. at the request and the applicant.

370-42-BZ—Vol. III

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, motor vehicle repairs and storage and parking of more than five (5) motor vehicles on the unbuilt upon portion of the site.

PREMISES AFFECTED—9243-9251 4th Avenue, east side, 129 feet 11 3/8 inches north of 94th Street and 9240-9248 5th Avenue, Block 6108, Lots 7, 9 and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Peter Keegan.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to May 20, 1958, at 10 A.M. at the request of the objector.

MINUTES

712-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L and G Realty Corp., owner.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the maintenance of the present gasoline service station as it now exists with the pumps set 3 feet 10 inches and 8 feet 3 inches from the street building line and to omit the concrete bumpers for a distance of 5 feet from the intersection.

PREMISES AFFECTED—1602-1610 39th Street and 3901-3921 16th Avenue, southeast corner, Block 5383, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, R. S. Hardy and Harry Phillips.

For Opposition: None.

ACTION OF BOARD—Laid over to May 27, 1958, at 10 A.M. for applicant to file revised plans showing relocation of pumps.

871-49-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Melmar Development Corp., owner, Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business and residence use district, a fifteen (15) foot rear extension to an existing auto seat cover establishment to provide a one bay minor motor vehicle repair shop for the replacement of muffler and tailpipes.

PREMISES AFFECTED—591 East Fordham Road, north side, 128 feet east of Hoffman Street and 584-588 East 191st Street, Block 3273, Lots 261 and 263, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A.M. for inspection and decision; hearing closed.

231-52-BZ—Vol. II

APPLICANT—Fred C. Dahlem and Victor E. Block, for J. Starr Parking Service, owner.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the extension of the parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—1124-1140 Nelson Avenue, east side, 150 feet north of West 166th Street and 1131-1139 Woodycrest Avenue, Block 2513, Lots 44, 46, 48, 66 and 83, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem, Jacob Starr and Mildred Starr.

For Opposition: None.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A.M. for inspection and decision; hearing closed.

116-54-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Eswin Construction Corp., owner.

SUBJECT—Application reopened October 8, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7c and 7h of the Zoning Resolution, to permit in the local retail portion of the plot, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry—non automatic, office and sale of accessories, storage and parking of cars awaiting to be serviced.

PREMISES AFFECTED—231-13 to 231-21 Linden Boulevard and 116-04 to 116-72 232nd Street, northwest corner, Block 11332, Lot 1, Springfield, Borough of Queens.

APPEARANCES

For Applicant: Edward Sharf and Ingram S. Carrier.

For Opposition: Peter F. Le Panto, Carl Di Giacomo, Gladys Demont, Mrs. Emil Roehr, Robert Sprotte, Henry Pottberg, Sr., William Patrick Rogers, Joseph E. Thomas, Margaret M. Roehr and John Gibernaw.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A.M. for inspection and decision; hearing closed.

374-57-BZ

APPLICANT—Roe and Kramer, for Olga B. Nielsen, owner.

SUBJECT—Application May 6, 1957—decision of the Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from office, storage of canned goods and three (3) car garage by the substitution of light manufacturing in the place of the storage of canned goods.

PREMISES AFFECTED—44-01 52nd Avenue, northeast corner of 44th Street, Block 2533, Lots 40 and 44, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Walter M. Schackman.

For Opposition: A. Mortin.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A.M. at the request of the applicant.

768-57-BZ

APPLICANT—Arthur Jovis, for Ly-Bar Realty Corp., owner.

SUBJECT—Application October 28, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, it being intended to provide such storage on a monthly not transient basis.

PREMISES AFFECTED—2145 Barnes Avenue, west side, 100 feet north of Lydig Avenue, Block 4321, Lot 70, Borough of The Bronx.

APPEARANCES—

For Applicant: Arthur Jovis and Norman Winer.

For Opposition: Esther Mallin.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A.M. for inspection and decision; hearing closed.

843-57-BZ

APPLICANT—John F. Fitzsimons, for William and Carmela Leonardo, owners.

SUBJECT—Application November 19, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to two family use.

PREMISES AFFECTED—110-01 225th Street, east side, 134.16 feet south of 109th Avenue, Block 11208, Lot 53, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and William Leonardo.

For Opposition: None.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A.M. for inspection and decision; hearing closed.

864-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubricatorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-

MINUTES

2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Anthony M. Perosini.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A.M. for inspection and decision; hearing closed.

926-57-BZ

APPLICANT—Haus and Bresin, for M.L.M. Realty Co., and Robin Associates, Inc., owners.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing—non-automatic, office, sale of accessories, minor repairs with hand tools only, and the parking and storage of cars awaiting service for a temporary term of fifteen (15) years.

PREMISES AFFECTED—245-10 South Conduit Avenue, south side, 35.29 feet east of 245th Street, Block 13614, Lots 12 and 14 (new lot No. 12); Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Morris Novgrod, Kenneth Haslam and Eugene P. Bainbrich.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A.M. for inspection and decision; hearing closed.

929-57-BZ

APPLICANT—Charles M. Spindler, for Anna Pfriemer, owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, on the retail portion of the plot, the erection and maintenance of a gasoline service station, lubrication, auto wash—non automatic, office, sale of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles with a ground sign for a term of fifteen years.

PREMISES AFFECTED—210-01 to 210-21 (210-11 official) Jamaica Avenue and 94-35 to 94-43 210th Street, northeast corner, Block 10543, Lot 3, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Charles Spindler.

For Opposition: Peter P. Bach, Andrew Twaddle, Dorothy M. Rose, Rose Colano, Pauline Holzhauser, Jane Thorsen, Emily Berglie, Justus F. Rose and John McHale.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A.M. for reinspection and decision; hearing closed.

970-57-BZ

APPLICANT—Haus and Bresin, for David Berlin, owner.

SUBJECT—Application December 26, 1957—decision of The Borough Superintendent, under sections 7e, 7h and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto wash—non automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and the parking and storage of motor vehicles awaiting service with a show window and business sign within 75 feet of the residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-12 to 195-20 Linden Boulevard and 117-02 to 117-10 196th Street, southwest corner, Block 12613, Lot 6, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus and David Berlin.

For Opposition: Joseph Cohen, John Wharton, Robert D. Scott and William Leonard.

For Administration: Patrick Moore, Fire Dep't.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A.M. for inspection and decision; hearing closed.

977-57-BZ

APPLICANT—Burke, Green and Groh, for Albert Artsis, owner.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, auto laundry—non-automatic, minor repairs with hand tools only, office and accessory sales and the parking and storage of motor vehicles awaiting service.

PREMISES AFFECTED—223-06 Linden Boulevard, south-east corner of 223rd Street, Block 12740, Lot 55 (55 and 60), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Albert Artsis.

For Opposition: None.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A.M. for inspection and decision; hearing closed.

978-57-BZ

APPLICANT—Charles M. Spindler, for Angelo Conde, owner; Sun Oil Co., lessee.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district on a lot presently occupied as a used car lot, the erection and maintenance of a gasoline service station, lubricatorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, auto safe inspection station, parking and storage of motor vehicles with show windows and signs within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—1546-1556 Bushwick Avenue and 45-53 De Sales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Santo J. Di Gregorio.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A.M. for inspection and decision; hearing closed.

187-58-A

APPLICANT—Charles M. Spindler, for Angelo Conde, owner; Sun Oil Co., lessee.

SUBJECT—Application March 27, 1958—Appeal from a decision of the Borough Superintendent, re gas pumps at building line; gasoline storage near subway tunnel, etc.

PREMISES AFFECTED—1546-1556 Bushwick Avenue and 45-53 De Sales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A.M. for inspection and decision; hearing closed.

23-58-BZ

APPLICANT—343 East 76 Realty Corp., owner.

SUBJECT—Application January 23, 1958—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a retail use district, the change in occupancy of an existing one story building from a non-storage garage to a motor vehicle repair shop.

PREMISES AFFECTED—343 East 76th Street, north side, 247 feet east of 2nd Avenue, Block 1451, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Richard E. Bauman.

For Opposition: Salvatore A. Andenocci, Theresa Saccullo, Luigia Paci and Richard A. Walker.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A.M. for inspection and decision; hearing closed.

MINUTES

549-30-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Robert N. and Catherine R. Rose, owners.

SUBJECT—Application reopened November 13, 1957 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the parking of employees and patrons cars from the present parking in the local retail use district which is accessory to a dining car on the local retail portion of the plot.

PREMISES AFFECTED—218-59 Hempstead Avenue and 101-12 Springfield Boulevard, northwest corner, Block 10766, Lot 38, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: John Fitzsimons and Victor Mitchell.

For Opposition: James F. Gorman.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating,

Commissioner Kleinert, Commissioner Foley and Com-

missioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 13, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 13, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Springfield Boulevard and 101st Avenue are in local retail and residence use, D and E-1 area, class ½ height districts; 218th Avenue and Hempstead Avenue are in a local retail use D and E-1 area, class ½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 18, 1957 acting on Alt. Applic. No. 2048-57, reads:

"1. The proposed extension of parking use into the residence portion of the premises is contrary to Art. II Sec. 3 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 102.40 feet frontage by 163.81 feet in depth; that it is proposed to extend the present parking area into the residence use district, to provide access by an existing 14 foot curb cut 139 feet north of Hempstead Avenue, to provide suitable fencing and bumper logs and to surface the unpaved area with gravel; that the frame garage will be removed; and

WHEREAS, the applicant states that the premises is situated on the northwest corner of Springfield Boulevard and Hempstead Avenue and is irregular in shape; that of the total frontage of 163.81 feet on Springfield Boulevard, the northerly 60 feet are in the residence use district, in the rear of which is a two car frame garage, 20 feet front by 22 feet deep, of which there is no record in the Department; that the records fail to show any plans on file; that Springfield Boulevard at this point is 100 feet wide; that the property opposite the residence portion of the plot is occupied by a Church; that lot 30 abutting to the north is vacant; that the rear of the residence portion abuts the rear of Lot 24 fronting 51 feet on 101st Avenue; and

WHEREAS, the applicant contends that there has been a dining car on the front of these premises since 1932 (Alt. 1771-32); that the business is growing and the additional parking area requested will avoid the necessity for patrons parking on heavily trafficked Springfield Boulevard and Hempstead Avenue; and

WHEREAS, the applicant states that the present owners have held title to the property since January 30, 1940; that the assessed valuation of land is \$30,500 and of the building \$22,500 making a total of \$53,000; that the building was erected March 29, 1954; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee

recommended that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7h for a term of five years to permit the premises to be occupied for parking and storage where not built upon and to be solely used for the patrons of the diner on the premises on condition that the balance of the plot shall be surfaced with steam cinders or clean gravel and treated with a binder and properly rolled and to permit the curb cuts, one existing from Hempstead Avenue as shown seven feet in width and one existing at Springfield Avenue 14 feet in width; that there shall be erected on all interior building lines a woven wire fence of the chain link type on a masonry base not less than five feet six inches in height continually from the Hempstead Avenue building line along the side and rear lot line to Springfield Boulevard with suitable terminating posts at the building lines and then in addition there shall be attached to such fence, split saplings in the residence portion against lots 24 and 30; that suitable bumpers shall be maintained for protection to such fence; that the sidewalk and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that bumpers along the building line at Springfield Boulevard shall be maintained as shown on such plans marked "Received October 29, 1957, three sheets, and April 2, 1958, one sheet"; that all buildings on the lot shall be removed except the existing diner; that signs shall be permitted at the curb cut entrances advertising the parking space limited to employees and patrons only; that such signs shall not be illuminated and shall not extend beyond the building line; that all permits shall be obtained and all work completed within six months from the date of this Resolution.

235-31-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Mac Weissberg, owner.

SUBJECT—Application reopened February 4, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7f and 21 of the Zoning Resolution, to permit in a business use district, the extension of the present use of auto repair shop, welding, body and fender work, incidental paint and spray work, office and sale of accessories, parking and storage, sale and display of more than five (5) motor vehicles, two lubrication pits and one lift by adding thereto the use of gasoline service station and spraying of undercoating for a stated term of fifteen (15) years.

PREMISES AFFECTED—701-705 Utica Avenue, east side, 50 feet south of Clarkson Avenue, Block 4637, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Eugene S. Ginsberg.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating,

Commissioner Kleinert, Commissioner Foley and

Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on February 4, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 22, 1958 after due notice by publication in the Bulletin; laid over to May 13, 1958 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Utica Avenue are in a business use, C area, class 1 height district; Clarkson Av-

MINUTES

enue and Lenox Road are in business and residence use, C area, class 1 height district; East 51st Street is in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 6, 1957 acting on Alt. Applic. No. 3649-57, reads:

"1. Proposed addition of gasoline service station, spraying of undercoating and office to existing auto repair shop (hand tools only), body and fender work, incidental paint and spray work, welding, parking and storage, sales and display of more than 5 motor vehicles, in a Business Zone, is contrary to Art. II, PP. 4a, subsections 4, 29 and 40 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 110 feet frontage by 100 feet in depth, presently developed with two buildings, designated as buildings A and B; that building A is one story in height of class 3 construction with a frontage of 76 feet, a depth of 30 feet, and is now being used for auto repair shop with hand tools only, body and fender work, incidental paint and spray work and welding; that building B is one story in height of class 3 construction, with a frontage of 18 feet, a depth of 26 feet 6 inches, and is now being used for office and sales of auto accessories; that the open area is now being used for parking and storage, sales and display of more than five motor vehicles, two lubricating pits and one lift; that the present legal uses were established under alteration numbers 714 and 715 of 1952 and under Cal. No. 539-52-BZ; that Certificates of Occupancy No. 138954 and No. 138955 were issued for the present uses as described above; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, a previous action was granted under Cal. No. 539-52-BZ on March 17, 1953; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f and i, for a term of fifteen years, *on condition* that the requirements of the resolution as adopted by the Board on March 17, 1953, under Cal. No. 539-52-BZ and as amended by resolution adopted on April 29, 1958, shall be complied with; that the additional use of motor vehicle repairing and the sale and display of more than five motor vehicles may be permitted provided the repair work is maintained within the accessory building and the work done with hand tools only including body and fender work, spraying and welding excluding all collision work and all heavy work requiring use of a forge or anvil, but permitting use of a torch subject to license issued by the Fire Commissioner; that the premises may be continued for use as parking as permitted by the resolution adopted March 17, 1953 under calendar number 539-52-BZ; that such work shall be carried out as indicated on plans filed with this application marked, "Received December 30, 1957, five sheets; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

410-31-BZ—Vol. III

APPLICANT—Michael Levine, for Louise E. De Vito, owner (Morania Oil Company, Inc., lessee).

SUBJECT—Application reopened March 26, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the extension of the present gasoline service station, auto laundry, lubritorium and office to include minor repairs with hand tools only, the maintenance

of another gasoline pump and the erection of a post standard sign.

PREMISES AFFECTED—175-14 Horace Harding Boulevard, south side, 117.71 feet west of Utopia Parkway, Block 6891, Lot 26, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Michael Levine and Louise E. De Vito.
For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on March 26, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 13, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Horace Harding Boulevard are in a retail use, D area, class 1 height district; Utopia Parkway and 64th Avenue are in retail and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated March 12, 1957 acting on Alt. Applic. No. 2591-56, reads:

"1. The extension of the use of the premises to include minor repairs principally with hand tools and for an additional gasoline pump is contrary to Board of Standards and Appeals Resolution 410-31-BZ, Vol. II and contrary to Art. II Sec. 3 and Art. II, Sec. 4A of the Zoning Resolution and is referred back to the Board for reconsideration.

"2. The erection of a post standard sign in a Retail Use District is contrary to Art. II Sect. 4A of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 112.16 feet frontage by 65.8 feet in depth, upon which there exists a modern gasoline service station used for the sale of gasoline and is also used as auto laundry, lubritorium and office; that it is proposed to maintain an existing post standard and sign advertising only the brand of gasoline on sale; that no provision for this customary sign was made in the previous Resolutions; that there are four existing gasoline pumps on the premises, although only three were shown on the original plans; that permission to maintain the present pumps is requested; and

WHEREAS, the applicant states that the minor repairing, principally with hand tools, as is done in practically all service stations in the City, is not permitted under existing Resolutions covering this case, and it is requested that such use be authorized by the Board; and

WHEREAS, the applicant contends that his client has experienced difficulty in obtaining the Certificate of Occupancy under the above Resolution for the reason that the present use apparently conflicts with the original Resolution in several respects; that the Board is specifically referred to his letter dated October 23, 1956 in which attention is called to the fact that a violation has been placed on the premises because of such discrepancy; that it would work a hardship to require the owner to be denied the right to permit minor repairs to be made or to reasonably advertise the products sold or to increase the pumps; that nothing will be conducted on the premises which will in any manner adversely affect the neighborhood or surrounding territory; and

WHEREAS, the applicant states that the present owner has held title to the property since July 1, 1929; that the assessed valuation of land is \$16,000 and of the building \$12,000 making a total of \$28,000; that the building was erected in 1931; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 29, 1932, as thereafter amended by resolutions adopted through April 10, 1956 by adding thereto:

"that there may be an additional gasoline pump as proposed and as shown on plans filed with this request for amendment marked "Received March 14, 1957", 2 sheets, "February 28, 1958", 2 sheets, and "April 2, 1958", one sheet, making a total of four pumps as shown on such plans showing actual conditions and proposed conditions, and also to permit under Section 7i minor repairing with hand tools only for adjustments maintained solely within the accessory building *on condition* that in all other respects the building and occupancy shall comply with the resolutions above cited; and that all permits shall be obtained and all work completed within six months from the date of this amended resolution and that a new certificate of occupancy shall be obtained.

58-41-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Isadore Gootzeit, owner.

SUBJECT—Application reopened April 24, 1957 as Vol. III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry extension to be used as a non-storage garage for more than five (5) motor vehicles or truck trailers, reduce the seven one car garages to a five (5) car garage and convert the two car garage to an auto laundry—non automatic.

PREMISES AFFECTED—67-12 to 67-18 73rd Place, west side, 107 feet 4¾ inches south of Metropolitan Avenue, Block 3667, Lot 362, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating,

Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on April 24, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 22, 1958 after due notice by publication in the Bulletin; laid over to May 13, 1958 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 73rd Place and Metropolitan Avenue are in a business use, D area, class 1 height district; 67th Road is in business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated March 28, 1957 acting on Alt. Applic. No. 206-56, reads:

"1. Proposed extension of existing non-conforming use in a Business Use District for use as *five* one car garages, auto laundry (non automatic), non-storage garage for more than five cars or truck trailers is contrary to Art. II Sec. 4 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 92 feet 7¼ inches frontage by 75 feet in depth; that the premises were originally approved under N.B. Applic. No. 7803-39 for five one-car garages and an auto laundry, for which Certificate of Occupancy No. Q7646 had been issued; that the premises are presently improved with seven one-car garages and open storage of not more than five truck trailers, for which Certificates of Occupancy No. Q26345 and Q35714 were issued; that the change in use of five one-car garages and auto laundry, to seven one-car

garages was by virtue of the Board's Resolution under Cal. No. 58-41-BZ; that the Board at the same time denied, under Section 21, the erection of a masonry extension at the rear and the change in use to an automobile repair shop in the open portion to the rear of the premises; that under N.B. Applic. No. 2242-45, the Building Department approved plans for the use of the rear open portion for an office and storage of not more than five truck trailers, for which Certificate of Occupancy No. 35714 has been issued; that it is proposed to build a 48 foot by 50 foot masonry extension to premises for a non-storage garage for more than five cars or truck trailers and to have the front portion revert back to five one-car garages and non-automatic auto laundry; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be denied; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. No. 206-56, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

1089-48-BZ—Vol. II

APPLICANT—Charles M. Spindler, for William Benson, owner.

SUBJECT—Application reopened January 7, 1958, as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the change of occupancy from non-storage garage, brakes, ignition, carbureter, radio and electric service to a motor vehicle repair shop.

PREMISES AFFECTED—139-23 Queens Boulevard, east side, 198-09 feet south of 87th Avenue, Block 9626, Lot 75, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Louis Jay.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and

Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 7, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 15, 1958 after due notice by publication in the Bulletin; laid over to May 13, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Queens Boulevard are in a business use, D area, class 1 height district; 87th Avenue and 87th Road are in business and residence use, D area, class 1 height districts; 139th Street is in a residence use, D area, class 1 height district; that as of July 25, 1916 the property was zoned as a one and one quarter times district and a C area district; that on June 30, 1947 the present class 1 height district and the D area district became effective; that the use designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at this time; and

WHEREAS, the decision of the Borough Superintendent, dated December 4, 1957 acting on Alt. Applic. No. 628-57, reads:

"1. Proposed auto repair shop on a premises located in a Business use district is contrary to Art. 2, Sec. 4a, item 29 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 feet frontage by 30 feet and 50 feet in depth; that

MINUTES

it is proposed to remove the existing worn, wood doors, replace with overhead doors and construct a new front; that it is also proposed to use the building as a repair shop, including body and fender repairs; and

WHEREAS, the applicant states that when the present owner took title, he relied on the approval of the building as a non-storage garage, brakes, ignition, carburetor, radio and electric service, and was under the impression that the various occupancies as listed in the approval constituted a motor vehicle repair shop and he operated it as such; that there was a previous application filed under Cal. No. 1089-48-BZ—Volume I at which time a request was made to extend the building on the front; that this application was dismissed by the Board for lack of action on the part of the applicant; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit the change of occupancy from the existing non-storage garage and repairing brakes, ignition, etc., to permit motor vehicle repairing in addition thereto *on condition* that the building shall not be increased in height or area and that the window in the rear shall be closed but permitting a ventilating skylight in the roof, if desired, not nearer than ten feet to the rear wall for light and ventilation; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that there may be a curb cut as shown on such plans and not over 25 feet in width incorporating the existing curb cut, as shown on plans filed with this application marked "Received December 11, 1957", 4 sheets; that the window on the lot line ventilating the toilet at the side toward the rear shall be closed and the toilet vented legally by a vent through the roof; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

45-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Gabriel H. Luff, owner; Luff's Hardware, Inc., lessee.

SUBJECT—Application reopened January 14, 1958 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and retail use district, the parking and storage of more than five (5) motor vehicles for patron and employees of the adjoining hardware store, the parking to be on the residence portion of the plot.

PREMISES AFFECTED — 254-01 Northern Boulevard, Northeast corner of Westmoreland Street, Block 8138, Lot 42, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: J. Kelser and Edward F. M. Hanrahan.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Mnrdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 14, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 22, 1958 after due notice by publication in the Bulletin; laid over to May 13, 1958 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Westmoreland Street and

Morgan Street are in residence and retail use, D and E-1 area, class 1 and class ½ height districts; Northern Boulevard is in a retail use, D area, class 1 height district; that as of July 25, 1916 the entire plot was in a class one height district; that on May 5, 1947 the portion of the property beyond the first 100 feet of Northern Boulevard was changed from a class one height district to a class one-half height district; that as of July 25, 1916 the entire area was originally in a D zone, and on May 5, 1947 the area beyond the first 100 feet from Northern Boulevard was changed from D to an E-1 area designation; and

WHEREAS, the decision of the Borough Superintendent, dated October 21, 1957 acting on Alt. Applic. No. 1448-57, reads:

"1. The proposed free parking for patrons and employees in the Res. portion of a plot partially in a Res. use district and partially in a retail use district, is contrary to Art. II Sec. 3 of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 120.15 feet frontage by 131.03 feet in depth, irregular; that the front portion of the property is presently improved with masonry stores, one story in height; that the rear of the property contains four storage sheds of frame construction, in which are stored lawn mowers, snow shovels, etc.; that the balance of the rear portion of the property is at the present time vacant; that it is proposed to change the rear portion of the property from a vacant piece of property to free parking for patrons and employees of Luff's Hardware store; that the lot is at present improved with a five foot high woven wire fence extending along the rear and the side lot lines; that there will be one, ten-foot curb cut facing on Westmoreland Street, 80 feet 9 inches north of Northern Boulevard; that at the entrance to the parking lot, there shall be constructed gates which shall be open only during business hours and which gates shall be closed and locked after business hours; that the lot shall be treated with cinder or gravel surface, rolled with binder; and

WHEREAS, the applicant contends that the store front, fronts on the north side of Northern Boulevard, which is a very heavily trafficked thoroughfare; that due to the lack of parking facilities along Northern Boulevard, the owners have opened said lot in the rear for the parking of patrons' cars, using their store and have received a violation for the same from the Building Department; that this is now pending in Court and at this point the owner has not been sentenced or fined; that the owner has felt his business decrease over the course of years due to the fact of inadequate parking; that a similar case on the street directly east of the site was granted by the Board under Cal. No. 599-54-BZ; that restrictive covenants were placed on this land in 1891, a copy of which is submitted with this application; that attention is called to a Court of Appeals decision in the case of Premium Point Park Association, Inc., against Polar Bar, Inc., decided April 15, 1954, 306 N.Y. 507, which is directly in point regarding the interpretation of ancient restrictive covenants; and

WHEREAS, the applicant states that the present owner has held title to the property since September 3, 1946; that the assessed valuation of land is \$5,000 and of the building \$71,000 making a total of \$76,000; that the building was erected in 1915; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7 h for a term of five years to permit the premises as proposed and indicated on plans filed with this application marked, "Received November 13, 1957, three sheets," to be occupied for parking

MINUTES

and unloading area at the rear of the store as proposed and as indicated on plans above cited; that the parking shall be solely for patrons and employees of the store without fees being charged; that the space shall be leveled substantially to the grade of Westmoreland Street and shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that fences shall be erected on the lot lines as proposed and shown on such plans; that toward the east there shall be in addition a fence of split saplings of the same height, but to the north where the hedge appears on the full depth of the adjoining lot, there shall be a woven wire fence which may be less in height so as not to extend beyond the top of the existing hedge; that such fence shall be continued along the building line at Westmoreland Street; that there shall be a masonry wall not less than 5 feet in height of brick agreeing with the store building and with an opening therein as shown of not more than ten feet in width fitted with gates and with a curb cut with similar width; that the sidewalk and curbing abutting the premises on Westmoreland Street shall be reconstructed or repaired to the satisfaction of the Borough President; that there shall be no other use permitted during the term of this variance; that no signs shall be permitted except that there may be a sign not over five square feet in area attached to the wall adjoined to the gate stating that the use of the parking lot is solely for their employees and patrons; that such gates shall be locked when the stores are closed and not in operation; that all permits shall be obtained and all work completed within six months from the date of this resolution; and that a certificate of occupancy shall be obtained.

529-53-BZ—Vol. II

APPLICANT—Edwin J. Dauber, for St. Michael's Protestant Episcopal Church, owner.

SUBJECT—Application reopened April 15, 1958, as Vol. II to consider new plans—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a structure to be used as Chapel and Crematory.

PREMISES AFFECTED—73-02 Astoria Boulevard, south side, from 49th Street to Brooklyn-Queens Connecting Highway, Block 1016, Lot 450, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Alfred W. Bergren, Edwin J. Dauber and Clarence G. Peattie.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, on March 9, 1954, as amended, this application was granted by the Board on certain conditions, under Section 7c of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a structure to be used as a chapel and crematory, affecting premises 73-02 Astoria Boulevard, south side, from 49th Street to Brooklyn-Queens Connecting Highway, Block 1016, Lot 450, Jackson Heights, Borough of Queens; and

WHEREAS, the applicant requested reopening of this application and amendment of the Resolution for consideration of revised plans to supersede plans previously received September 10, 1954; and

WHEREAS, this application was reopened on April 15, 1958 and set for hearing on May 13, 1958 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 13, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 12, 1958 acting on N.B. Applic. No. 730-53, reads:

"1. Use of premises located in a residence use district as a crematory is contrary to Art. II Sec. 3 of Zoning Resolution.

"2. Plans submitted are contrary to Bd. S. & A. Cal. No. 529-53-BZ in that they are not substantially as proposed and as indicated on plans filed with the Board marked 'Rec. Jan. 20, 1954 (1 sheet) and June 30, 1953 (8 sheets) in that plans submitted to the Dept. of Buildings propose a bldg. approximately 101' by 39' 6" in size and therefore submitted to Board for reconsideration.'"

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 9, 1954 by adding thereto:

"that in the event the owner desires to make certain changes in the building and has filed new plans therefore, which have been marked 'Received March 14, 1958,' 6 sheets, such changes in arrangement and construction of the building as shown on such revised plans may be permitted on condition that in all other respects the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

524-56-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Joseph R. Aiavoli, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7A and 21 of the Zoning Resolution, to permit in a local retail use district, the erection of a one-story and cellar structure to be used as an undertaking establishment which differs from the original application and with business entrances and exits within 75 feet of a residence use district.

PREMISES AFFECTED—1275-1277 65th Street and 6422-6424 13th Avenue, northwest corner, Block 5746, Lot 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Francis Sciascia.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 7, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 6, 1958 after due notice by publication in the Bulletin; laid over to May 13, 1958, for inspection and decision; applicant to file revised plan for consideration, showing entrance on 13th Avenue instead of 65th Street; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 13th Avenue are in a local retail use, C area, class 1 height district; 64th Street and 65th Street are in local retail and residence use, C area, class 1 height districts; 12th Avenue is in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 27, 1957 acting on N.B. Applic. No. 975-56,, reads:

"4. As lot abuts a residence use district the openings for business use within 75' of residence use district are contrary to Art. IV Sec. 7A of Z.R.

"5. The arrangement submitted is not in accordance with the plans approved by the Bd. of S. & A."

and

WHEREAS, the applicant states that the premises consist

MINUTES

of a plot, 100 feet frontage by 66 feet 8 inches in depth; that it is proposed to have a business entrance and exit, and to have the entrance door exceed three feet six inches; that it is also proposed to have, on each side of the entrance door, a fixed plate glass window eight feet six inches in length; that it is further proposed to rearrange the design of this structure in the following manner: that the garage be omitted in the cellar and to have a storage room in its place; that at the rear of the structure an area of 1104 square feet will be used for a loading area; that it is also desired to have one exterior stair in the cellar instead of two stairs, as previously approved; that at the first floor it is proposed to have one large office, and toilet facilities, instead of two offices as originally approved by the Board; that the sizes of the chapels have been changed by increasing the depth of the two rear chapels and decreasing the depth of the two front chapels; that the width of the building has not been increased and the unoccupied area has not been encroached upon; that the depth of the structure was enlarged to three feet eight inches; that the ten foot side yard is still maintained and a ten foot rear has been maintained; that it is proposed that one section of the building be recessed ten feet from the building line and the other sector be recessed six feet from the building line; that the height of the building has been changed to give the structure a split level effect, but not to exceed the height district, which is class one; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 9, 1957 under Vol. II to permit the reconstruction and addition to the existing funeral parlor as proposed and as indicated on plans filed with this application marked "Received December 2, 1957", 2 sheets, "March 20, 1958", 5 sheets, and "March 21, 1958", one sheet, and under Section 21 as to extension of area and under Section 7A as to additional business use opening within 75 feet of a residential use district *on condition* that the requirements of this resolution shall be complied with and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto except as modified this day under Cal. No. 1011-57-A and shall not be further increased in height or area; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

1011-57-A

APPLICANT—Ferdinand Savignano, for Joseph R. Aievoli, owner.

SUBJECT—Application December 2, 1957—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—1273-1283 65th Street and 6422-6424 13 Avenue, northwest corner. Block 5746, Lot 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Francis Sciascia.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated November 27, 1957, on NB Application 975/56, reads:

"3. Provide two remote means of egress from cellar complying with C26-292.0 of Administrative Code."

and

WHEREAS, the applicant states that the building will be 1 story, 15 feet 9 inches and 17 feet 9 inches in height, 90 feet front by 40 feet 8 inches in depth, of Class 3 construction located on a lot 100 feet front by 66 feet 8 inches

in depth in a local retail use C area, Class 1½ height district and used and occupied: cellar—embalming room, display rooms, storage, boiler room and rest room, 40 persons; 1st floor—4 chapels, 270 persons; the building will be provided with one 5 foot wide masonry stairs, masonry enclosed to first floor, equipped with non-fireproof doors which will not be self closing; in addition there will be one exterior stairs at the side leading to roof by stair with egress to street through rear court; and

WHEREAS, the applicant contends that it is proposed to install one interior stair and one exterior stair in the cellar; that the stair from the cellar floor to the first floor lobby will be an iron stair 4 foot 6 inches in width, with terrazzo finish and enclosed in 8 inch cinder blocks at the cellar and enclosed at the first floor with 3 inch solid gypsum blocks to the underside of the ceiling beam; and the blocks will be finished with plaster; that this stair will lead to two exits from the lobby of the first floor, one at the front leading to 65th Street and the other at the rear leading to the rear yard which in turn leads to 13th Avenue; the doors at the lobby leading to the chapels will be self closing doors, thus creating a safe passageway to both exits; that the second stair from the cellar will be an exterior stair leading directly to the side yard which leads to 13th Avenue; that this stair will be 5 feet wide and will be provided with doors leading to the rest rooms and to the storage and embalming room; that both stairs will be remote from each other; that the occupancy of the cellar will be light; that all cellar partitions will be masonry construction and the rooms used for storage and embalming will be isolated from the rest rooms and toilets by a 1 hour self closing door fire proof, which will be kept locked; and

WHEREAS, the applicant contends that since the exits in the cellar are within the immediate area of the public use and are remote from each other; that the board should grant a variance as to item 3 of the decision of the Borough Superintendent; and

WHEREAS, the premises was inspected by a committee of the Board in connection with Cal. No. 524-56-BZ and the committee recommends that the application should be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated November 27, 1957, acting on NB App. 975/56, Objection No. 3 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits from the cellar as proposed and as indicated on plans filed with Cal. No. 524-56-BZ, Vol. II, and as filed herewith, marked "Received March 21, 1958", 6 sheets, shall be maintained as thereon shown and proposed.

36-57-BZ

APPLICANT—Julius S. Rapson, for Ben D. Pivo, owner.

SUBJECT—Application January 22, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a business use district, the erection of a one-story extension to the existing automobile paint shop, with paint spray booth and infra-red bake unit to be used as an auto body and fender repair shop and the parking of more than five (5) cars for patrons only.

PREMISES AFFECTED—105-06 Sutphin Boulevard, southwest corner of 105th Avenue, Block 10056, Lot 12, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 15, 1958 after due notice by publication in the Bulletin;

MINUTES

laid over to May 13, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Sutphin Boulevard are in a business use, D area, class 1 height district; 105th Avenue and 106th Avenue are in business and residence use, D and E area, class 1 height districts; Waltham Street is in a residence use, E area, class 1 height district; that this property was zoned residence D from July 25, 1916 to July 1, 1924, and from 1924 to the present date it has remained business D; and

WHEREAS, the decision of the Borough Superintendent, dated January 15, 1957 acting on Alt. Applic. No. 1114-56, reads:

"1. Proposed extension of existing auto paint shop, paint spray booth and infra-red bake unit to auto paint shop, paint spray booth and infra-red bake unit and auto body and fender repair shop and parking for more than 5 cars for customers in a business district is contrary to Art. 2, Sec. 4a (25 & 15) of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 150.07 feet frontage by 100.10 feet and 35 feet, irregular in depth; that it is proposed to erect a masonry extension to an existing paint shop, for automobile body and fender repair shop; that the extension in question is 50 feet front and 50 feet deep added to an existing masonry paint shop, 35 feet by 100 feet, on a plot 150 feet on Sutphin Boulevard and 100 feet deep and 35 feet on 105th Avenue; and

WHEREAS, the applicant contends that the business has expanded and there is a great demand for body and fender work; that as this is allied with the existing paint spray business, it would be a great hardship to continue the business without this type of expansion; that Sutphin Boulevard at this point is mostly business and commercial, and all entrances to both the fender repair shop and the paint spray shop are on Sutphin Boulevard, with only the final delivery of the cars on 105th Avenue, for which there is an existing Certificate of Occupancy No. Q-85170; that there is a gas station to the left of the site, a factory diagonally across the street and a large commercial warehouse on the other diagonal corner; that all fender and repair work will be done entirely within the building; and

WHEREAS, the applicant states that the present owner has held title to the property since June 24, 1954; that the assessed valuation of land is \$4,000 and of the building \$15,000 making a total of \$19,000; that the building was erected in 1952; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of use to include motor vehicle repairing and parking substantially as proposed and as indicated on plans filed with this application marked "Received January 22, 1957," one sheet, and "March 5, 1958," 3 sheets, and to permit the parking use as proposed at the rear of the proposed building on condition that the building and occupancy shall comply in all other respects with all laws, rules and regulations applicable thereto other than as modified by this resolution; that the space proposed for parking at the rear of the building shall be leveled substantially to the grade of Sutphin Boulevard and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that on this portion of the plot there shall be erected on all lot lines a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet 6 inches; that entrance and exit to such parking lot

shall be through the building as proposed; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

589-57-BZ

APPLICANT Guerino Salerni, for Mary Manzolillo, owner.

SUBJECT Application August 5, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail and residence use district, the use of vacant land for parking motor vehicles.

PREMISES AFFECTED 31-48 48th Street, west side, 316.21 feet north of Newtown Road, Block 727, Lot 57, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Guerino Salerni.

For Opposition: Mary Hamilton, Leo Shemanke, George K. Scott and Lena Fox.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 22, 1958 after due notice by publication in the Bulletin; laid over to May 13, 1958 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 47th Street and 48th Street are in restricted retail and residence use, B area, class 1 1/4 height districts; Newtown Road is in a restricted retail use, B area, class 1 1/4 height district; 31st Avenue is in a residence use, B area, class 1 1/4 height district; and

WHEREAS, the decision of the Borough Superintendent, dated July 18, 1957 acting on Alt. Applic. No. 1281-57, reads:

"1. Proposed parking lot for more than five (5) motor vehicles in a restricted retail use district and extending into a residence use district is contrary to the Zoning Resolution, Article II, Section 3 & Sect. 4B."

and

WHEREAS, the applicant states that the premises consist of a plot, 39.82 feet frontage by 127.38 feet in depth; that it is proposed to use the vacant land for the parking of motor vehicles; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, as proposed and indicated on plans filed with this application, marked "Received August 5, 1957", 4 sheets, to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure-car type only; that the premises shall be leveled substantially to the grade of 48th Street and shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all lot lines where walls of adjoining buildings do not exist a woven wire fence of the chain link type erected on a masonry base to a total height of 5 feet 6 inches in height; that along the street line of 48th Street there may be an opening on such wall for entrance and exit not over 12 feet in width with a curb cut opposite not over 14 feet in width; that such opening shall be fitted with gates which shall be kept closed when parking lot is not in operation; that against such fences and walls there shall be a suitable bumper for protection

MINUTES

thereto; that such bumpers shall be erected not nearer than five feet to the walls of garages on abutting lots; that such portable fire fighting appliances shall be installed as the fire commissioner shall require; that during the term of this variance the premises shall be occupied for no other use; that no building shall be erected thereon; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

616-57-BZ

APPLICANT—Gustav Goldman, for Barney Scurti, owner.
SUBJECT—Application August 8, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one-story and cellar building to be used as a restaurant and apartment and the unbuilt upon portion to be used for the parking of patrons cars.

PREMISES AFFECTED—2878-2888 Linden Boulevard, south side, 40 feet west of Sapphire Street, and 314 Sapphire Street, Block 4497, Lots 4, 5, 8 and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustav Goldman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 22, 1958 after due notice by publication in the Bulletin; laid over to May 13, 1958 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Linden Boulevard, Amber Street, Sapphire Street and Lorraine Street are in a residence use, FF area, class 34 height district; and

WHEREAS, the decision of the Borough Superintendent, dated August 2, 1957 acting on N.B. Applic. No. 493-57, reads:

"1. Business use in a Res. Zone is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 100 feet in depth, presently vacant; that it is proposed to erect a building 35 feet by 90 feet, which is to be used as a restaurant for 90 persons, and an apartment for the owner; that there will be a small cellar for storage; that the remainder of the lot will be used for parking of patrons' cars; and

WHEREAS, the applicant contends that the owner has been in possession of the property for forty years; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e for a term of 15 years for the reconstruction of the proposed building and the parking of patrons' cars substantially as proposed and as indicated on plans filed with this application marked, "Received August 8, 1957, three sheets, March 5, 1958, one sheet," on condition that the building as proposed shall be of the size and location as indicated and shall meet the requirements of the building code in all other respects; that the parking area may be permitted where shown limited to parking of employees and patrons; that the lot shall be leveled substantially to the grade of Linden Boulevard; that it shall be surfaced with clean gravel or

steam cinders and treated with a binder and properly rolled; that trees on the premises shall be maintained and properly protected against damage; that along the lot line including the street building line there shall be a woven wire fence of the chain link type not less than five feet six inches in height erected on a masonry base; that at the entrance at Sapphire Street and at Linden Boulevard there shall be gates which shall be closed and locked when the premises are not in operation; that suitable bumpers should be maintained against walks and fences to protect them from car damage; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that sidewalks and curbing shall be constructed to the satisfaction of the Borough President; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

632-57-BZ

APPLICANT—Burke, Green and Groh, for Armagh Realty Co., Inc., owner.

SUBJECT—Application September 13, 1957—decision of the Borough Superintendent under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of accessories and minor repairs with hand tools only.

PREMISES AFFECTED—68-05 Queens Boulevard (68-01 to 68-07 official), northeast corner of 68th Street, Block 1348, Lot 53, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 15, 1958 after due notice by publication in the Bulletin; laid over to May 13, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Queens Boulevard and 69th Street are in a business use, B area, class 1½ height district; 43rd Avenue and 68th Street are in residence and business use, B area, class 1½ height districts; that these designations have not been changed since July, 1916 and no zoning relative to this proceeding is pending at this time; and

WHEREAS, the decision of the Borough Superintendent, dated September 11, 1957 acting on N.B. Applic. No. 2238-57, reads:

"1. Proposed gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only on a lot in a business use district is contrary to Art. 2, Sec. 4a, items 29 & 46 of the Z.R.

2. Proposed ground sign on a lot in a business use district is contrary to Art. 2, Sec. 4a, item 49 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 89.37 feet frontage by 66.06 feet in depth, irregular, presently developed with a number of building, which will be entirely demolished; that there are also curbcuts along both streets which will be closed up; that it is proposed to develop the site with a modern gasoline service station; that the accessory building will have a flat roof and the exterior walls facing the streets will be faced with face brick; that a face brick fence wall will be installed along both interior lot lines, except where the proposed accessory building and walls of masonry buildings occur; that this fence wall will be five feet six inches high along the north lot line and only four feet high for the small portion along the east lot line;

MINUTES

that two thirty foot wide curb cuts will be installed along the Queens Boulevard frontage and one twenty foot wide cut, complying with Section 7A of the Zoning Resolution, will be installed along 68th Street; that only one pump island containing five approved gasoline pumps will be installed fifteen feet back of the Queens Boulevard frontage; that the minor repairing requested will be done solely within the accessory buildings; that the approval of twelve buried 550 gallon gasoline tanks is also requested; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received September 13, 1957", 4 sheets, *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be arranged and constructed as indicated on plans above cited; that the accessory building shall comply with the requirements of the Building Code and shall have no cellar; that there shall be no windows opening in the rear or side walls; that there shall be a masonry wall four feet six inches in height faced with face brick, the same as the accessory building, from such accessory building to the street building line of 68th Street and from the wall of the adjoining building on the adjacent lot to the east to the lot line of Queens Boulevard; that such wall may be reduced to a height of 4 feet 6 inches toward the building line and a suitable terminating post shall be constructed; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of Queens Boulevard; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that the balance of the premises where not occupied by the accessory building and pumps shall be paved with asphaltic or concrete pavement; that the sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that curb cuts shall be restricted to two curb cuts each 30 feet in width to Queens Boulevard and one 20 feet in width within the first 25 feet from the intersection along 68th Street; that no portion of any curb cut shall be nearer than five feet to a street building line as prolonged; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs and advertising devices but permitting the erection at the intersection of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line of Queens Boulevard at right angles thereto for a distance of not more than four feet; that this sign is in place of a sign shown on plans above cited located toward the east; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that planting shall be maintained along the wall to the north with suitable planting material of the width as shown and protected with curbing not less than eight inches in height and six inches in width; that there shall be no windows on the rear or side lot lines to adjoining premises; that there may be under section 7i minor repairing with hand tools only, for adjustments maintained solely within the accessory building; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

636-57-BZ

APPLICANT—Moritz Simon, for Alice Tunis, owner; Power Flite Products, Inc., purchaser under contract.

SUBJECT—Application September 18, 1957—decision of Borough Superintendent under section 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a one story motor vehicle repair shop to serve the growing automobile industry with a special feature namely, the sale and installation of hydromatic transmissions only.

PREMISES AFFECTED—153-67 Rockaway Boulevard, east side, 100.90 feet north of 137th Avenue (90-82 feet, proposed); Block 12292, Lot 48, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Moritz Simon.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 15, 1958 after due notice by publication in the Bulletin; laid over to May 13, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Rockaway Boulevard and 137th Avenue are in a retail use, D area, class 1 height district; 154th Street is in retail and residence use, D and E area, class 1 height districts; 134th Avenue is in retail and residence use, D and E area, class 1 height districts; that during the preparation of plans and applications, the use district regulations were changed on May 23, 1957 from business use district into retail use district; and

WHEREAS, the decision of the Borough Superintendent, dated August 30, 1957 acting on N.B. Applic. No. 2566-57, reads:

"1. The use of the premises as a machine shop, storage, boiler room in cellar and retail sale and installation of hydromatic transmissions into motor vehicles on 1st floor in a retail use district is contrary to Art. II Sec. 4A of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 80.73 feet frontage by 100 feet in depth, presently vacant; that it is proposed to erect the building in face brick on the street fronts with two large show windows, thus maintaining the characteristics of buildings located in retail districts; and

WHEREAS, the applicant further states that these individual and independent parts of a motor vehicle will be on display in the two large show windows and are only available to retail customers who drive in with their cars for the purchase and installation of this mechanical device; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7i to permit the erection of the proposed building as indicated on plans filed with this application marked "Received September 18, 1957," 5 sheets, as a repair shop for hydromatic transmissions as proposed *on condition* that in all other respects such building shall comply with the requirements of the Building Code; that there shall be no windows in the wall to the north facing on adjacent property; that the ramp shall be rearranged so as to have a space level with the sidewalk for a distance of ten feet and the ramp slope not to exceed one foot in eight feet; that along such ramp there shall be erected a retaining wall extending above the

MINUTES

ramp for a distance of not less than one foot with a woven wire fence of the chain link type erected thereon from the building line of Rockaway Boulevard along the lot line to the south, east and north to the edge of the building line at the northerly lot line, such fence to be not less than 5 feet 6 inches in height and shall have a proper terminating post at the building line of Rockaway Boulevard; that the yard space in the back shall be suitably surfaced; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

641-57-BZ

APPLICANT—Aaron Halpern, for N. F. Walker, Inc., owner.

SUBJECT—Application September 19, 1957—decision of the Borough Superintendent under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the construction of a one story and cellar extension with less than the required setback and extend the use of the funeral home for parking of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—87-34 80th Street, west side, 25.02 feet south of 87th Road, Block 8912, Lots 12, 13 and 16, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Donald McNeice.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 22, 1958 after due notice by publication in the Bulletin; laid over to May 13, 1958 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 80th Street are in a residence use, E-1 area, class 1 height district; 87th Place and 88th Avenue are in residence and retail use, E-1 area, class 1 height districts; 78th Street is in a retail use, E-1 area, class 1 height district; that as of July 25, 1916 the property was zoned as a business district and a C area district and on November 29, 1956 the present use and area designations became effective; that the height designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated September 4, 1957 acting on Alt. Applic. No. 1378-57, reads:

"1. The extension of a funeral home in a res. use dist. is contrary to Art. 2, Sect. 3 of Zone Res.

"2. The front wall setback from the 80th St. building line is contrary to Art. 4, Sec. 15A of the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 130.10 feet frontage by 100.11 feet in depth, presently improved with a two story and cellar masonry structure which was erected under N.B. Applic. No. 5049-41 and for which Certificate of Occupancy No. 026238 was issued on May 29, 1942 for a funeral home; that also on the property are two 2-story frame dwellings and a one-car frame garage; that it is proposed to raze the existing old frame dwellings and frame garage at the southerly portion of the premises, in order to provide space to erect a one story extension 47 feet by 42 feet in size, in order to provide urgently required space for the existing funeral home use; that the removal of these frame structures will also provide necessary off-street parking space for more than five cars for visitors' use at the rear of the premises; that

this proposed extension is designed to blend with the colonial architecture of the existing funeral home structure; that as such, the same setback has been used for the proposed one story extension as that used for the existing two story structure; and

WHEREAS, the applicant contends that this proposed alteration will provide improved facilities and will not affect adjoining property owners; and

WHEREAS, the applicant states that the present owner has held title to the property since July 2, 1941, April 27, 1956 and July 15, 1957; that the assessed valuation of land is \$9,900 and of the building \$42,500 making a total of \$52,400; that the building was erected in 1942; and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board; and the committee recommended that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Section 7c to permit extension of the proposed existing funeral hall substantially as proposed and as indicated on plans filed with this application marked, "Received September 19, 1957, one sheet, March 13, 1958, five sheets," on condition that in all other respects it shall comply with all laws, rules and regulations applicable thereto; that under Section 21 the front yard may be as now existing for the existing building and similarly for the proposed extension; that there may be under Section 7c the parking of motor vehicles toward the rear as proposed provided such property of the premises is properly surfaced; that there shall be erected and maintained along the lot lines to the south and west a woven wire fence on a masonry base to a total height of 5 ft. 6 inches; that where grass plots exist they shall so be maintained; that there shall be a planting along the side lot where indicated with suitable planting material and protected with a curbing of not less than 8 inches in height and 6 inches in width; that suitable bumpers shall be maintained for the protection to the fencing; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), minor repairs with hand tools only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 11, 1958 after due notice by publication in the

MINUTES

Bulletin; laid over to March 11, 1958, for inspection and decision; hearing closed; then to April 8, 1958, for inspection and decision; hearing closed; then to May 6, 1958, for applicant to file plan showing proposed fencing of existing lot and adjoining lot 65, to May 13, 1958, for the applicant to file plans showing fencing; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Cross Bay Boulevard and 158th Avenue are in a business use, D area, class $\frac{1}{2}$ height district; 157th Avenue and 95th Street are in business and residence use, D area, class $\frac{1}{2}$ height districts; that prior to November 13, 1925 the premises were in an undetermined area and on that date they were incorporated in a business district; that the premises were originally in a one times height and a D area district, but these designations were changed to the present ones on July 22, 1954; and

WHEREAS, the decision of the Borough Superintendent, dated August 28, 1957 acting on N.B. Applic. 2850-57, reads:

"1. Proposed erection of a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs with hand tools only, parking of motor vehicles awaiting service on a lot in a business use district is contrary to Art. 2, Sec. 4a, items 29 and 46 of the Z.R.

"2. Proposed erection of a ground sign in a business use district is contrary to Art. 2, Section 4a, item 49 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 115 feet frontage by 90 feet in depth, vacant; that it is proposed to level the premises substantially to the grade of the abutting streets and to erect a one story accessory building to be used as office, sales room, lubritorium, non-automatic auto laundry, and for the making of minor repairs to motor vehicles, along the easterly lot line; that this building will have a frontage of 57 feet and a depth of 30 feet, and its walls will be faced on all sides with face brick; that it is also proposed to install twelve 550 gallon approved underground gasoline storage tanks and six low vending pumps located on two islands; that one of these islands will be located along the Cross Bay Boulevard frontage and the other along the 157th Avenue frontage; that all of the pumps will be set back fifteen feet from the building lines; that entrance to the gas station will be had by means of four 30-foot curb cuts, two leading from Cross Bay Boulevard and two from 157th Avenue; that the premises, where not occupied by the accessory building, will be suitably paved and portions thereof will be used for the parking of motor vehicles awaiting service; and

WHEREAS, the applicant states that Miriam Mandel and Marion Kroll contracted to purchase this property from The City of New York on May 22, 1957, but title, however, has not closed because of certain objections thereto; that they, as the equitable owners of the property, submit this application instead of The City of New York; that it is anticipated that title will close shortly and that they will be the owners of record at the time of the hearing upon this application; and

WHEREAS, the applicant further states that arrangements have been made with one of the major oil companies to lease the premises and to operate the gas station thereon if the Board acts favorably on this application; and

WHEREAS, the applicant contends that Cross Bay Boulevard is a principal thoroughfare, 150 feet wide, running in a north-south direction; that it is heavily travelled at all times, the traffic during the warmer months of the year being exceptionally heavy; that 157th Avenue runs in an east-west direction and because of the fact that Shell Bank Basin is a short distance to the south, it is the only thoroughfare which connects the property west of Cross Bay Boulevard, with that lying to the east of Shell Bank Basin; that at the present time 157th Avenue is sixty feet wide, but it is proposed to widen it to eighty feet, as shown on the radius diagram; that proceedings to acquire title to the property necessary to accomplish this widening have not been insti-

tuted, but it is understood that the preliminary maps are in the course of preparation and that the proceeding will be commenced shortly; that for that reason, the ten foot strip which will be acquired by the City from the site under appeal has been excluded; and

WHEREAS, the applicant further contends that the easterly side of Cross Bay Boulevard at this point is mostly vacant and unimproved; that a plot of land on that side to the north of 157th Avenue, block 14148, lot 45, is improved with a gas station erected while the property was in an undetermined area; that it was, however, rebuilt and modernized pursuant to a Resolution of the Board adopted under Col. No. 82-39-BZ; that the northeasterly corner of Cross Bay Boulevard and 157th Avenue, block 14148, lot 33, is occupied by a one story refreshment stand or restaurant and the balance of the property is for the parking of cars of the customers of such business; that the easterly side of Cross Bay Boulevard south of the premises is entirely vacant; that the former owners of most of this property failed to pay taxes thereon and the title thereto has been acquired by The City of New York in In Re proceedings; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as proposed as a gasoline service station as indicated on plans filed with this application marked "Received September 17, 1957," 5 sheets, and "March 6, 1958," one sheet, *on condition* that all buildings and uses on the premises shall be removed and the premises shall be constructed and arranged substantially as indicated on such plans; that the accessory building shall be in the location and of the design and arrangement as indicated on such plans, without cellar and faced on all sides with face brick; that pumps shall be of a low approved type erected not nearer than 15 feet to the street building line as shown; that tanks shall not exceed twelve 550 gallon approved gasoline storage tanks; that on the lot line to the south there shall be erected a woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 feet six inches with suitable terminating post at the building line of Cross Bay Boulevard; that along the easterly lot line where the wall of the accessory building occurs there shall be erected a similar fence except that it may be constructed of aluminum panels; that no window openings shall be constructed in the accessory building except that if there are openings they shall be filled with glass block as approved for exterior walls; that the balance of the premises shall be paved with concrete or asphaltic pavement except that there shall be planting along the easterly wall on either side of the accessory building as proposed and shown not less than five feet in width; with suitable planting material and suitably protected with a curbing not less than eight inches in height and six inches in width; that sidewalks and curbing abutting the premises on both streets shall be constructed or repaired as required by the Borough President; that there may be to 157th Avenue two curb cuts each 30 feet, where shown, and two curb cuts of similar width to Cross Bay Boulevard, with no portion of any curb cut nearer than five feet to a side lot line as prolonged; that at the intersection there shall be constructed and maintained a block of concrete extending for a distance of five feet along the building lines from the intersection not less than twelve inches in height; that signs shall be restricted to permanent signs attached to the facade of the accessory building facing Cross Bay Boulevard excluding all roof signs and temporary signs and advertising devices but permitting the erection of a post standard within the intersection for supporting a sign, which

MINUTES

may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend at right angles to Cross Bay Boulevard for a distance of not more than four feet beyond the building line; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that there may be under Section 7i minor auto repairing with hand tools only for adjustments maintained solely within the accessory building; that under Section 7e there may be, for a similar term, parking of motor vehicles awaiting service provided such parking does not interfere with the servicing of the station; that no trees shall be removed from the sidewalks adjoining the premises unless permitted by the Borough President or Park Department, whichever has jurisdiction, and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

753-57-BZ

APPLICANT—Leonard F. Rothkrug, for Prisco Luongo, owner; Dolphas Kelly, doing business as Kelly's Auto Repairs, lessee.

SUBJECT—Application October 22, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use from storage to motor vehicle repair shop in the existing one story extension for a term of ten (10) years.

PREMISES AFFECTED—1263 Bedford Avenue and 9 Herkimer Street, northeast corner, Block 1860, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 22, 1958 after due notice by publication in the Bulletin; laid over to May 13, 1958 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, and Bedford Avenue are in a business use, B area, class 1¼ height district; Fulton Street and Herkimer Street are in business and residence use, B and C area, class 1¼ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated October 16, 1957 acting on Alt. Applic. No. 3019-57, reads:

"1. Proposed motor vehicle repair shop within a business use district is contrary to Art. 2 Sect. 4a-29 of zone resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 19 feet 8 inches frontage by 101 feet 10¾ inches in depth, irregular in area, on which is located a four story building erected in 1877, used for retail stores and dwellings and not affected by this application, and a one story extension 37 feet 4 inches frontage on Herkimer Street by 41 feet 6¾ inches in depth, irregular in area, erected in 1920 of class 3 construction, for storage use, and proposed to be occupied as a motor vehicle repair shop; and

WHEREAS, the applicant states that the existing four story building was erected under N.B. Applic. No. 195-1877 and Certificate of Occupancy No. 1790-A was issued for stores on the first and second stories and one family dwellings on the third and fourth stories; that this application affects only the one story extension erected under Permit

No. 7801-20—Alt. 9233-20—and used for storage use; that the storage use was terminated soon after the erection of the extension and in the owner's recollection the motor vehicle repair shop has been used by a succession of tenants for the last thirty years; that the present tenant has been in possession for two years; that the conduct of this proposed motor vehicle repair shop brings it within the nature of a conforming use in the business use district; that the lessee limits the auto repairs to minor repairs, principally, using hand tools—no body and fender work is conducted; and

WHEREAS, the applicant contends that this neighborhood is one of the earliest developed areas in the Borough and is densely developed; that it was developed for the most part, prior to 1916 when the Zoning Resolution became effective and therefore the proposed use, or any other use which would now be considered non-conforming, could have been established on these premises without any zoning restrictions; that the unique pattern of use district designations within a 500 foot radius indicates the varied nature of established and permitted uses; that Bedford Avenue is in a business use district, Fulton Street is in a business use district, Herkimer Street is in a business and residence use district, Herkimer Place and Perry Place are in unrestricted use and Atlantic Avenue is in business and unrestricted use; that the proposed motor vehicle repair shop use will not adversely affect any of the surrounding properties; that all repairs are conducted inside the building and there are no loud noises or offensive odors associated with the use; that it is not proposed to extend or alter the use as it has existed for the last thirty years; that there is no economic demand for development of the premises with a conforming use; that the part of the premises affected is small in area and could not be used for factory use, and the existing retail stores in the neighborhood adequately serve the needs of the community; and

WHEREAS, the applicant states that the present owner has held title to the property since March 17, 1925; that the assessed valuation of land is \$22,000 and of the building \$13,000 making a total of \$35,000; that the building was erected in 1877; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7i for a term of five years to permit the one-story building to the rear to be occupied as a motor vehicle and repair shop for general repairing excluding all collision work and all heavy work with no anvil or forge; that use of a torch shall be subject to a permit by the Fire Commissioner; that the building shall not be increased in height or area and in all other respects shall comply with the requirements other than as herein permitted; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct as indicated on plans filed with this application marked, "Received October 22, 1957", one sheet, and "March 7, 1958", four sheets; that all permits shall be obtained and all work completed within six months from the date of this resolution; that a certificate of occupancy shall be obtained; and that such certificate of occupancy shall be solely for the repair shop herein permitted.

778-57-BZ

APPLICANT—Burke, Green and Groh, for Morris Koral, owner.

SUBJECT—Application October 31, 1957—decision of the Borough Superintendent under sections 7e and 7A of the Zoning Resolution, to permit in a retail and residence use

MINUTES

district the erection and maintenance of a gasoline service station, auto washing, lubratorium, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles with a curb cut within 75 feet of the residence use district.

PREMISES AFFECTED—91-10 Astoria Boulevard, southeast corner of 91st Street, Block 1365, Lot 22, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Michael Siroki.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 15, 1958 after due notice by publication in the Bulletin; laid over to May 13, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in retail and residence use, C and D area, class $\frac{1}{2}$ and class $\frac{3}{4}$ height district; that the first 100 feet south of Astoria Boulevard is zoned for retail use, C area, class $\frac{1}{2}$ height and beyond that, the lot is zoned for residence use, D area and $\frac{3}{4}$ height; that on July 25, 1916 the lot was zoned for business use for the first 100 feet and residence use beyond that; that the area was C and the height 1; that on May 4, 1943, the first 100 feet was changed from business to retail use, and on July 31, 1937 the area beyond 100 feet was changed from C to D area; that on August 31, 1938 the first 100 feet south of Astoria Boulevard was changed from class 1 to $\frac{1}{2}$ and the rest of the lot beyond the first 100 feet, from class 1 to class $\frac{3}{4}$; that there are no changes pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1958 acting on N.B. Applic. No. 2896-57, reads:

"1. Proposed gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles on a lot in a retail district and extending into a residence district is contrary to Art. 2 Sec. 4-A and Art. 2, Sec. 3 of the Z.R.

2. Proposed ground sign on the retail portion of the lot is contrary to Art. 2, Sec. 4-A of the Z.R.

3. Proposed curb cut within 75'-0" of a residence district is contrary to Sec. 7A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 106.75 feet frontage by 110.12 feet in depth, irregular, presently vacant; that it is proposed to develop the site with a modern gasoline service station; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e and 7A of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on NB App. 2896-57, Objection No. 1, 2 and 3 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

free parking area with curb cuts and retail exits on the residence portion of the plot.

PREMISES AFFECTED—43-20 Bell Boulevard, west side, 90 feet south of 43rd Avenue, Block 6287, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 8, 1958 after due notice by publication in the Bulletin; laid over to April 29, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for revised plans; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 43rd Avenue are in residence and retail use, D area, class 1 height districts; Bell Boulevard is in retail and business use, D area, class 1 height districts; Northern Boulevard is in a business use, D area, class 1 height district; 213th Street is in business and residence use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated March 31, 1958 acting on N.B. Applic. No. 3868-57, reads:

"1. Proposed exits of a retail use into a residence use district is contrary to Art. II, Sec. 3, Z.R.

2. Proposed entrance and exit to parking area is contrary to Art. II, Sec. TA, Z.R.

3. Use of open spaces for parking of cars as accessory to retail use in a residence use district is contrary to Art. II, Sec. 3, Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 160 feet frontage by 181.98 feet in depth, irregular; that it is proposed to erect the building along Bell Boulevard, leaving a sixty foot wide driveway extending to the parking area; that the building will be constructed of poured concrete foundations, steel girders, wood floor, roof beams, exterior masonry walls and built-up rubberoid roofing; that the parking area will be properly graded, surfaced, drained, fenced, etc., in accordance with the Rules of the Board; and

WHEREAS, the applicant contends that Bell Boulevard is a busy thoroughfare and no parking is available, except for curb parking, requiring cars to park in adjacent residential sections or to go to other shopping areas which provide parking facilities; and

WHEREAS, the applicant states that the present owner has held title to the property since December 12, 1956; that the assessed valuation of land is \$38,700 and of the building \$13,500 making a total of \$52,200; that the building was erected in 1910; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of the building uses in the more restricted district with exits into the parking area as shown and as proposed and for use as parking substantially as proposed on plans marked, "Received December 17, 1957, one sheet, April 1, 1958, five sheets, and March 7, 1958, one

917-57-BZ

APPLICANT—A. H. Salkowitz, for Famtan, Inc., owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence and retail use district, the erection of a supermarket and accessory

MINUTES

sheet," on condition that such area proposed for parking shall be laid out and arranged and constructed as indicated on such revised plan marked, "Received May 7, 1958;" that there shall be erected on the lot line a wall to the south and a woven wire fence of the chain link type on a masonry base to a total height of not less than five feet, six inches; that a similar wall shall be erected along the lot lines of lots 15 and 17 owned by others; that along the rear lot line but five feet therefrom as indicated, there shall be erected a brick masonry wall not less than five feet, six inches in height properly coped with terra cotta; that such wall shall be continuous along the line of 43rd Avenue to lot number 15 with no opening therein except two where shown for exit to 43rd Avenue, each fitted with gates which shall normally be closed when the store building is not in operation and curb cuts opposite each such opening not exceeding 15 feet in width including splays; that such wall may be reduced to a height of not less than four feet, six inches in height within five feet of either side of each opening; that in such masonry wall along 213th Street there may be one opening fitted with a gate for pedestrian use only not exceeding four feet in width; that within the setback from the line of 213th Street there shall be suitable planting maintained and properly protected with a concrete curbing; that the sidewalk and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that cars parked on the plot where permitted herein shall be of the pleasure-car type only and suitable aisles shall be maintained as indicated on such plan; that on Bell Boulevard there may be a similar wall and a woven wire fence of the chain link type with suitable terminating posts at either side of the entrance where shown which shall be fitted with gates which shall normally be kept closed when the store building is not in operation and that opposite there may be a curb cut not exceeding 15 feet in width; that suitable bumpers shall be maintained at a proper distance from such walls and masonry walls of buildings for protection thereto; that during the term of this variance the premises where parking is herein permitted shall not be occupied for any other use; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

921-57-BZ

APPLICANT—Charles M. Spindler, for Murray Eisenberg, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with show windows, business entrances and signs within 75 feet of the residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—6602-6610 New Utrecht Avenue, and 1460-1466 (1472-1478 displayed) 66th Street, southwest corner, Block 5762, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 15, 1958 after due notice by publication in the Bul-

letin; laid over to May 13, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and New Utrecht Avenue are in a business use, C area, class 1 height district; 66th Street and 67th Street are in business and residence use, C area, class 1 height districts; 14th Avenue is in a local retail use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent dated December 13, 1957 acting on N.B. Applic. No. 2199-57, reads:

"1. Proposed building and premises, in a Business zone, to be used for gasoline service station, lubrication, auto washing (non-automatic), office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, is contrary to Art. II, PP. 4a, subsections 29 and 46 of the Zoning Resolution.

2. Proposed show windows, business entrances and signs within 75' of a Residence Zone is contrary to Art. II, PP. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 89.08 feet frontage by 102 feet in depth, irregular, upon which there is presently existing an old wood and metal shed occupied as a garage, which will be removed; that the large billboards will also be removed; that it is proposed to erect a building to be used as a modern gasoline service station; that the proposed building will have face brick facades on three sides; that pumps will be of an approved type, set on a concrete island and located a minimum of fifteen feet from the building lines; that minor repairing within the building is also proposed, and also a New York Motor Vehicle Safety Inspection Station; and

WHEREAS, the applicant contends that this property was bought in an In Rem proceeding, indicating that the former owner could not develop the site with a conforming use; that the erection of a gas station on this site will return the property to the tax rolls, the City receiving the increased taxes as a result of the increased valuation which will be placed thereon; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received December 17, 1957", 4 sheets, on condition that all buildings and uses now on the premises shall be removed and the premises shall be leveled substantially to the grade of the abutting streets and shall be constructed and arranged as indicated on plans cited above showing proposed conditions; that the accessory building shall be located where shown and of the design as indicated, without cellar, and faced with face brick on the front facades facing 66th Street and New Utrecht Avenue; that the wall at the rear and toward the northwest may be constructed of other masonry and where impossible to surface shall be surfaced with stucco; that pumps shall be of a low approved type erected not nearer than fifteen feet to the street building line of New Utrecht Avenue as shown; that on the lot line to the south against the existing two story frame building there shall be a masonry wall not less than 5 feet 6 inches in height; that in front of such wall there shall be a planting area as indicated, with suitable planting material, properly protected with curbing not less than 8 inches in height and 6 inches in width; that a similar wall and planting shall

MINUTES

maintained where shown along the westerly line; that the curb cuts shall be restricted to two curb cuts one 20 feet in width and one 24 feet in width to New Utrecht Avenue and the curb cut to 66th Street, where shown, 30 feet in width; that no curb cut shall be nearer than five feet to a lot line and shall be prolonged; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that the accessory building shall be for the uses as shown and doors to the toilet rooms shall be so located as not to be contiguous; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the unilluminated globes of the pumps excluding all roof signs and temporary signs and advertising devices but permitting the section at the intersection of a post standard for supporting sign, which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend at right angles to New Utrecht Avenue for a distance of not more than four feet; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that under Section 7A any show window or entrance or sign deemed contrary thereto may be permitted provided the requirements of this resolution are complied with; that under Section 7e, for a similar term, there may be parking and storage of motor vehicles of the passenger car type only, so parked on a portion of the premises here not built upon that the parking will not interfere with the servicing of the station; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 4:05 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, MAY 13, 1958, 2 P.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper.

500-47-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products, owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re 1½-Hour, 3¼-Hour, 1 Hour and One and One-Half Hour, Panel Type, Kalmain and Hollow Metal Doors; previously approved.

APPEARANCES—

For Applicant: Marlene Lawner.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 125-47-SM.

Subject: Amendment to resolution as to change of ownership.

The World Steel Products Corp., Bronx, New York requested by letter Dated August 12, 1957 that the resolution adopted May 20, 1947 under Calendar Number 125-47-SM be amended so as to show a change in ownership. The

application was reopened by a vote of the Board January 14, 1958.

The Board is also in receipt of a letter in affidavit form dated January 9, 1958, drawn up by the Counsel of The World Steel Products Corp., which states that the facilities and assets were purchased by the Fire Door Corporation of America, Bronx, New York and Spartan Steel Products, Bronx, New York.

Recommendation

On the basis of the data filed by the applicant, the Committee on Test recommends that the resolution adopted May 20, 1947 under Calendar Number 125-47-SM be amended so as to show a change of ownership only; namely Firedoor Corporation of America and Spartan Steel Products. The Committee further recommends that the two owner-manufacturer namely Firedoor Corporation of America and Spartan Steel Products may manufacture the doors as approved on condition that the requirements of the resolution adopted May 20, 1957 under Calendar Number 125-47-SM be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of May 20, 1947 in accordance with the above report.

500-47-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products, owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re 1½-Hour Flush Type Door; previously approved.

APPEARANCES—

For Applicant: Marlene Lawner.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 500-47-SM.

Subject: Amendment to resolution as to change of ownership.

The World Steel Products Corp., Bronx, New York requested by letter dated August 12, 1957 that the resolution adopted July 20, 1948 under Calendar Number 500-47-SM be amended so as to show a change in ownership. The application was reopened by a vote of the Board January 14, 1958.

The Board is also in receipt of a letter in affidavit form dated January 9, 1958, drawn up by the Counsel of The World Steel Products Corp., which states that the facilities and assets were purchased by the Fire Door Corporation of America, Bronx, New York and Spartan Steel Products, Bronx, New York.

Recommendation

On the basis of the data filed by the applicant, the Committee on Test recommends that the resolution adopted July 20, 1950 under Calendar Number 500-47-SM be amended so as to show a change of ownership only; namely Firedoor Corporation of America and Spartan Steel Products. The Committee further recommends that the two owner-manu-

MINUTES

facturers namely Firedoor Corporation of America and Spartan Steel Products may manufacture the doors as approved on condition that the requirements of the resolution adopted July 20, 1948 under Calendar Number 500-47-SM are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 20, 1948 in accordance with the above report.

297-50-SM

APPLICANT—Firedoor Corp. of America and Spartan Steel Products, owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re Indestructo Flush Hollow Metal Door; previously approved.

APPEARANCES—

For Applicant: Marlene Lawner.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 297-50-SM.

Subject: Amendment to resolution as to change of ownership.

The World Steel Products Corp., Bronx, New York requested by letter dated August 12, 1957 that the resolution adopted November 28, 1950 under Calendar Number 297-50-SM be amended so as to show a change in ownership. The application was reopened by a vote of the Board January 14, 1958.

The Board is also in receipt of a letter in affidavit form dated January 9, 1958, drawn up by the Counsel of the World Steel Products Corp., which states that the facilities and assets were purchased by the Fire Door Corporation of America, Bronx, New York and Spartan Steel Products, Bronx, New York.

Recommendation

On the basis of the data filed by the applicant the Committee on Test recommends that the resolution adopted November 28, 1950 under Calendar Number 297-50-SM be amended so as to show a change of ownership only; namely Firedoor Corporation of America and Spartan Steel Products. The Committee further recommends that the two owner-manufacturers namely Firedoor Corporation of America and Spartan Steel Products may manufacture the doors as approved on condition that the requirements of the resolution adopted November 28, 1950 under Calendar Number 298-50-SM are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 28, 1950 in accordance with the above report.

1040-55-SA

APPLICANT—Haus & Bresin, for Washex Machinery Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional model P-45 Combination Washer-Extractor—re Washex Combination Washer-Extractor, Models P-65 and P-100 (for dry cleaning units using solvent with flashpoint above 100°) previously approved.

APPEARANCES—

For Applicant: T. Hartnett.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper

Negative:

Absent: Commissioner Foley

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

Re: Calendar Number 1040-55-SA.

Subject: Amendment of resolution as to additional model.

Haus & Bresin for Washex Machinery Corporation requested by letter January 9, 1958 that the resolution adopted December 4, 1956 under Calendar Number 1040-55-SA be amended so as to include the Model P-45 Combination Washer-Extractor. The application was reopened by vote of the Board January 28, 1958.

Purpose

The appliance is a dry cleaning appliance using solvent having a flash point above 100°F.

Description

The requested Model P-45 is similar to the Models P-65 and P-100 approved by the Board, December 4, 1956 under Calendar Number 1040-55-SA, the difference being in the size of the cylinder. The size being 36 inches diameter by 18 inches in length. The capacity, figured on 2.8 lbs. of dry wash per cu. feet, being 29.7 lbs.

Recommendation

The Committee on Test recommends that the resolution adopted December 4, 1956 under Calendar Number 1040-55-SA be amended so as to include the Model P-45 Combination Washer-Extractor having a capacity of 29.7 lbs. of dry wash on condition that the requirements of the resolution adopted December 4, 1956 under Calendar Number 1040-55-SA are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 4, 1956 in accordance with the above report.

1041-55-SA

APPLICANT—Haus & Bresin, for Washex Machinery Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional model P-45, dry cleaning machine—re Washex Syntomat, Models P-65 and P-100, for dry cleaning units using perchlorethylene (non combustible) solvent; previously approved.

APPEARANCES—

For Applicant: T. Hartnett.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper

Negative:

Absent: Commissioner Foley

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 1041-55-SA.

Subject: Amendment of resolution as to additional model, dry cleaning machine.

Haus & Bresin for Washex Machine Corporation requested by letter dated January 9, 1958 that the resolution adopted November 27, 1956 under Calendar Number 1041-55-SA be amended so as to include the Model P-45 Washex Syntomat. The application was reopened by a vote of the Board January 28, 1958.

Description

The requested Model P-45 is similar to the Models P-65 and P-100 except that the cylinder is of smaller dimension; being 36 inches in diameter by 18 inches in length.

Recommendation

The Committee on Test recommends that the resolution adopted November 27, 1956 under Calendar Number 1041-55-SA be amended so as to include the Model P-45 having a capacity of 29.7 lbs. of dry wash on condition that the requirements of the resolution adopted November 27, 1956 under Calendar Number 1041-55-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of November 27, 1956 in accordance with the above report.

78-56-SA

APPLICANT—Ex-Cell-O-Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional model of Milk Packaging Machine, Model "S"—re Pure-Pak Milk Packaging Machinery, Models C, D, F, R and Q; previously approved.

APPEARANCES—

For Applicant: Eugene F. Gattermoller.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar No. 78-56-SA.

Subject: Amendment to resolution as to additional model of Milk Packaging Machine.

Ex-Cell-O-Corp., Detroit, Michigan, requested by letter dated January 2, 1958 that the resolution adopted October 1, 1957 under Calendar Number 78-56-SA be amended so as to include the additional Model "S". The application was reopened by a vote of the Board January 28, 1958.

Purpose

The appliance is an automatic milk packaging machine.

Description

The Model "S" is similar to the models approved by the Board October 1, 1957 under Calendar Number 78-56-SA, the only difference being in the speed of the machine, producing 16 half-gallon containers per minute.

Recommendation

The Committee on Test recommends that the resolution adopted October 1, 1957 under Calendar Number 78-56-SA be amended so as to include the Pure-Pak Model "S" on condition that the requirements of the resolution adopted October 1, 1957 under Calendar Number 78-56-SA are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of October 1, 1957 in accordance with the above report.

687-56-SA

APPLICANT—A. Grossman, for Pellerin Milnor Corp., owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to anti-syphon device—re Milnor Open End Laundry Washer with Miltrol Automatic Washer, Control Model E, 25-Model, W-25, 50-Model W-50, 75-Model W-75, 100-Model W-100; previously approved.

APPEARANCES—

For Applicant: Abraham Grossman.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3

Negative: 0

Not voting: Commissioner Kleinert 1

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 68756-SA.

Subject: Amendment of resolution as to anti-syphon device.

A. Grossman for Pellerin Milnor Corp. requested by letter dated November 8, 1957 that the resolution adopted June 25, 1957 under Calendar Number 687-56-SA be amended so as to delete the requirement of a vacuum breaker and check valve as the appliance is equipped with an anti-syphon device incorporated in its construction. The application was reopened by a vote of the Board January 7, 1958 under Calendar Number 687-56-SA.

Description

The anti-syphon device is incorporated in the equipment and is constructed as shown on Dwg. 2D2190 marked Received "November 12, 1957."

Recommendation

The Committee on Test recommends that the resolution adopted June 25, 1957 under Calendar Number 687-56-SA be amended so as to delete the requirement of the added vacuum breaker and check valve and in lieu thereof the anti-syphon device as described herein may be used and as shown on Dwg. 2D2190 marked Received "November 12, 1957" on condition that the requirements of the resolution adopted June 25, 1957 under Calendar 687-56-SA, are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 25, 1957 in accordance with the above report.

306-57-SA

APPLICANT—Charles M. Spindler, for Erie City Iron Works, owner.

SUBJECT—Application March 29, 1957—Erie City Iron Works Preheater (for heavy fuel oils), approval of.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 306-57-SA.

Subject: Erie City Iron Works Preheater.

C. M. Spindler, for Erie City Iron Works, Erie, Pa., filed March 29, 1957 an application with the Board of Standards and Appeals for approval of the appliance known as the Erie City Iron Works Preheater under the provisions of the Oil Burner Rules of the Board.

Purpose

The appliance is a fuel oil preheater (electric).

Description

The heater operates on a wattage ranging from 1000 to 5000 watts and 115 to 230 volts. The shell of the heater is 11 gauge steel tubing 0.120 inch wall thickness by $3\frac{1}{4}$ inch O.B. The flange is steel plate $4\frac{1}{2}$ inches by $\frac{1}{4}$ inch thick steel. As an alternate the shell may be a cast aluminum alloy. The length of the heater ranges from 11 to 20 inches.

The oil to be preheated is in the shell and covers the heating elements and by adjustment of the thermostat adjusting nut, the temperature of the oil may be either raised or lowered.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts Committee on Test in conjunction with the inspection of the Erie City Iron Works Heavy Oil Burner. The appliance has been approved by the Underwriters Laboratory.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Erie City Iron Works Preheater (electric) for use in New York City under the provisions of the Oil Burner Rules of the Board on condition that the appliance bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 306-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

369-57-SM

APPLICANT—Gateway Engineering Co., owner. Gateway Erectors, Inc., Agent.

SUBJECT—Application reopened February 8, 1958 for amendment of resolution as to extension of use—re Beehive Anchoring System and Accessories, Bee Claws, Bee Clips, Bee-Nut with Spring, Bee-Nut (plain) and Bee-Nut with Loop; previously approved.

APPEARANCES—

For Applicant: Robert K. Schwarz.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

Re: Calendar Number 369-57-SM.

Subject: Amendment of resolution as to extension of use.

Gateway Engineering Company, Chicago, Illinois requested by letter dated February 5, 1958 that the resolution adopted November 19, 1957 under Calendar Number 369-57-SM be amended so as to extend the use of the approved Beehive Anchoring System and Accessories. The application was reopened by a vote of the Board February 8, 1958.

Purpose

The system and accessories are a means of attaching various lines and attachments from a concrete slab.

Description

There has been no change in the construction of the system or in its method of installation.

Recommendation

The Committee on Test recommends that the resolution adopted November 19, 1957 under Calendar Number 369-57-SM be amended so as to extend the use of the Beehive Anchoring System and Accessories and to permit the use of the system for hanging plumbing and heating pipe lines, for attaching conduit and outlet boxes, distribution systems and for hanging air conditioning and heating ducts and for hanging sprinkler systems, provided that the system shall only be used in stone concrete and that the load on each hanger shall not exceed 160 pounds each and further that all other requirements of the resolution adopted November 19, 1957 under Calendar Number 369-57-SM be complied with.

(Sgd.) SAMUEL L. BECKER,

Director,

JOHN A. DARTS,

Asst. Engineer,

GEORGE F. SKLENARIK,

Asst. Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 19, 1957 in accordance with the above report.

570-57-SA

APPLICANT—Wandl Machine Co., Inc., owner.

SUBJECT—Application July 26, 1957—Somat with Hydraulic Extractor, Model 18 HE, approval of.

APPEARANCES—

For Applicant: Samuel M. Kern and Kurt Wandl.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 570-57-SA.

Subject: Somat with Hydra-Extractor Model 18HE.

S. Kern for Wandel Machine Co. Inc. filed July 26, 1957 an application with the Board of Standards and Appeals for approval of the appliance known as Somat with Hydra-Extractor Model 18HE under the provisions of C26-191.0 and C26-1240.0 Administrative Building Code.

Purpose

The appliance is used for grinding and compressing waste paper and garbage.

Description

Basically the Somat unit consists of a grinder and a hydra-extractor and also a pump, if remote handling is required. The grinder chamber is either 18 inches or 24 inches in diameter. On the bottom of the grinder is an open dished steel plate, having on its surface tungsten carbide pieces. The plate is mounted directly on the motor shaft protruding through the bottom of the tank and revolves at 1725 RPM. The grinding plate is in a depressed bottom section of the tank and is surrounded by a perforated strip. This ring is known as the security ring because it prevents anything but completely disintegrated material to pass out of the grinder tank. The holes in this strip are $\frac{3}{16}$ inches in diameter. As this grinding operation takes considerable water, the water is introduced into the grinder through a 1 inch air gap.

The material that comes from the grinder then goes to the Hydra-Extractor which presses out about 99% of the 2% solids and returns the water through a pump to the Somat grinder. The water is recirculated through the grinder and the extractor.

The extractor ejects a crumbly pump into waste containers and thence trucked away.

After the system has been used, the water left in the system is drained off through a valve in the return line.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test. A unit was inspected by a Committee of the Board in conjunction with an appeal filed under Calendar Number 461-57-A (granted July 23, 1957).

Recommendation

As the Committee is of the opinion that the appliance is not, in the strict sense, a garbage disposal system as the garbage is not disposed of through the sewer system but rather the garbage is trucked away. The Committee on Test recommends the approval, for voluntary use, of the appliance known as the Somat with Hydra-Extractor Model 18HE, under the provisions of C26-1240.0 Administrative Building Code on condition that the garbage shall not be disposed of through the sewer system, that the water entering into the grinder section of the appliance shall enter through an air gap of at least 1 inch and only water shall be discharged as waste to the sewer system and the appliance shall bear a label, permanently affixed, reading: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 570-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

44-58-SA

APPLICANT—Acme Fire Alarm Co., Inc., owner.

SUBJECT—Application January 24, 1958—Acme Smoke Detector, Type 418A, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 44-58-SA.

Subject: Acme Smoke Detector, Type 418A.

Acme Fire Alarm Company, Inc., New York, New York filed January 24, 1958 an application with the Board of Standards and Appeals for approval of the Acme Smoke Detector, Type 418A for use in New York City under the provisions of C26-259.0 and C26-664.1 Administrative Building Code.

Purpose

A smoke detecting device to be installed in air duct systems.

Description

The Acme Type 418A Smoke Detector is an assembly of electronic components assembled into metal housings and designed for mounting on opposite sides of an air duct. On one side is mounted a photoelectric unit consisting of an RCA-25L6GT tube an RCA-6J7 tube, RCA phototube, two capacitors, six resistors and a potentiometer. On the other side is mounted the light source consisting of a lens system, rheostat, transformer and 32C.p. 6-8 volt bulb.

Any appreciable interference with the light beam such as the passage of smoke will cause the pilot relay to operate a supervised lock type power relay which is connected to the fan motor and will cause it to shut down. All wiring and devices for the control of the fan circuits are connected to closed, supervised circuits.

The photoelectric unit will operate on a total light cut off of not over 36%.

Inspection and Test

These devices were inspected and tested at the plant of the applicant and at Canada House 5th Avenue and 54th Street, New York by Asst. Engr. G. F. Sklenarik, Committee on Test and Supervising Electrical Inspector Richard Lent of the New York Fire Department.

The devices functioned as designed.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Acme Smoke Detector, Type 418A for use in New York City in accordance with this report and the requirements of C26-259.0, C26-661.0 and C26-664.1 Administrative Building Code provided that each such device shall bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 44-58-SA."

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

MINUTES

241-50-SA

APPLICANT—Burns Heating Supply Co., Inc., for Jackson & Church Co., Inc., owner.

SUBJECT—Application reopened for amendment of resolution as to additional manner of installation—re Jackson and Church Oil-fired Suspension Units (various models); previously approved.

APPEARANCES—

For Applicant: Irving T. Hecht.

ACTION OF BOARD—Application reopened and set for hearing May 20, 1958 at 2 P.M.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative 0

Absent: Commissioner Foley 1

830-39-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products, owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re NYK-A and NYK-B 1 Hr. Metal Covered Fire Doors; previously approved.

APPEARANCES—

For Applicant: Marlene Lawner.

ACTION OF BOARD—Laid over to May 20, 1958, at 2 P. M. for further consideration.

854-39-SM

APPLICANT—County Fire Door Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to change of ownership, old owner Pioneer Fireproof Door Corporation—re Acme Kalamein 1½ Hr. to 2 Hr. Fireproof Door; previously approved.

APPEARANCES—

For Applicant: David Kaplan.

ACTION OF BOARD—Laid over to May 20, 1958, at 2 P. M. for further consideration.

940-28-A—Vol. II

APPLICANT—D.N.T. Realty Company, owner; Eastern Cabinet Company, Inc., les-see.

SUBJECT—Application reopened May 15, 1956 as Vol. II—re Appeal from an order of the Fire Commissioner—re standpipe system.

PREMISES AFFECTED—78-16 Cooper Avenue, south side, 37.50 feet west of 79th Place, Block 3803, Lots 14 and 34, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Howard A. Stapi and Frank Deutschmann.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, order No. 2333-6 issued by the Fire Commissioner March 26, 1956 reads:

"1. Install an approved 4" standpipe system throughout premises in accordance with Art. 17, Ch. 26 of the Administrative Code."

and

WHEREAS, the applicant states that the building has three

stories, 43 ft. in height, 180 ft. front by 120 ft. in depth at street level, 180 ft. front by 80 ft. in depth at typical floor level, of fireproof construction, erected in 1927 located on the lot 600.56 ft. front by 200 ft. average in depth, in an unrestricted use D area, Class 1 Height district, and used and occupied since 1955: basement, boiler room and storage, 1 person; first floor, wood working machinery and general office, 24 persons; mezzanine, storage, no persons; second floor, wood work assembly, 21 persons; third floor, wood work finishing, 17 persons; that no change in use of occupancy is now proposed; that the building is equipped with a one-source sprinkler system throughout and approved interior fire alarm system and regular monthly fire drills are maintained; that there are two 4 ft. wide interior fireproof stairs from roof bulkhead to street; and

WHEREAS, Certificate of Occupancy No. 32650 was issued September 21, 1947, against New Building Application 20982 of 1926; and classified the building as brick construction and permits its use as a factory with an occupancy of 250 persons per floor; and

WHEREAS, Certificate of Occupancy No. 35760 issued May 5, 1928 against New Building Application 12519 of 1927 permits the use of a one story concrete block garage building on the same premises and Certificate of Occupancy No. 19995, issued October 7, 1925 against New Building Application 2096 of 1925, permits the use of a one story brick factory building on the same premises; and

WHEREAS, under date of June 4, 1929 under Calendar Number 940-28A Volume I, the Board modified order No. 39751-F, issued by the Fire Commissioner June 25, 1928, requiring the installation of a standpipe system in the building on condition that the building be not increased in height or area; and the building be equipped throughout with an approved sprinkler system; and that so long as conditions as to use and occupancy remained unchanged; and

WHEREAS, the use of the building at that time was for the manufacture of envelopes; and

WHEREAS, the applicant contends that the building is only 3 stories or 43 ft. in height and is sprinkled throughout including exterior sheds which protect the loading dock; that the building is equipped with an interior fire alarm system throughout; and that regular monthly fire drills are maintained; that there has been duly installed and is now in complete working condition complete supervision by A.D.T. Company, Inc.; that the building has a complete Class 1 structure with reinforced concrete stairs enclosed in 6 inch terra cotta partitions; and spandrel sections of the building are composed of brick; that the previous owners of the building appealed to the Board from a similar order and the appeal was granted on condition that the building be not increased in height or area, be equipped with throughout with an approved sprinkler system and granted only so long as conditions as to occupancy and use remained unchanged; that the occupancy has been considerably reduced by approximately 50%; that the building has not been increased in height or area or altered in any manner which deem a standpipe system necessary; that the existing use of the building is a great deal less hazardous than the previous use, despite the fact that the present use of the fourth floor is for spraying purposes; that all spray booths are equipped with automatic sprinklers and alarms connected to the supervisory system and all electrical equipment within twenty feet of any spray area is explosion proof; that this condition is an improvement over the conditions maintained by the prior tenant which used open glass flame machines on all floors and used chemicals of a highly volatile nature without exhaust systems, sprinklers or other supervisory alarms; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal should be granted on condition.

Resolved, that the decision of the Fire Commissioner, dated March 26, 1956, acting on Order No. 2333-6, Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the omission of

MINUTES

the four inch stand pipe system as previously permitted to be omitted by the Board so long as the sprinkler system is maintained throughout the building and the building and occupancy complies with all laws applicable in all other respects.

255-43-A—Vol. III

APPLICANT—Myron A. Ellis, for Rose Aaminsky, doing business as Hyland Nursing Home, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Appeal from a decision of the Borough Superintendent; increase in number of occupants; previously granted on condition.

PREMISES AFFECTED—28-53 216th Street, northeast corner of 29th Avenue, Block 6019, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Vincent J. Rice.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on October 22, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 5, 1953 as thereafter amended by resolutions adopted through October 22, 1957 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

“... granted for a term of five years from the date of this amended resolution, to permit ...; that other than as herein amended the resolution above cited shall be complied with in all respects and in view of the notification by the Department of Hospitals that the building is maintained to their satisfaction and complies fully with the provisions of the Hospital Code; and that all permits, including a new certificate of occupancy, shall be obtained.” (Alt. App. 1628/44)

564-53-A

APPLICANT—Satterlee, Warfield & Stephens, for Farrand Optical Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—4401 Bronx Boulevard, west side, 260.51 feet north of Nereid Avenue, Block 5065, Lot 60, Borough of The Bronx.

APPEARANCES—

For Applicant: Francis D. Kaloska and H. Walter Maass.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 20, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 20, 1955 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

“... granted for a term of five years from the date of this amended resolution, to permit ...; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained.” (N.B. App. 614/53)

422-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Mario Bencivenza, owner.

SUBJECT—Application reopened February 5, 1957 as Vol. II—re Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—638 Lorimer Street, east side, 25 feet south of Jackson Street, Block 2747, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper.. 4

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 7, 1956, on alteration application 550/55 reads:

“1. Proposed change of occupancy in a Class 4 (masonry walls on 1st floor) structure 3 stories and 34 ft. in height, on 1st floor from store to meeting room is contrary to 4.2.1 of the Building Code.”

and

WHEREAS, the applicant states that building has three stories, 36 feet 6 inches in height, 25 feet front by 100 feet in depth at first floor, 25 feet front by 40 feet in depth at typical floor of Class 4 construction; erected in 1911, located in a business use B area, Class 1 height district and used and occupied since 1948: cellar, ordinary; first floor, store, now vacant; second floor, dwelling, one family and dental office; third floor, dwelling, one family; and proposed to be used and occupied, cellar, ordinary; first floor, meeting room and catering, 74 persons; second floor, dwelling, one family and dental office; third floor, dwelling, one family; that the building is provided with one 3 foot wide interior wood stairs enclosed in partitions of wood lath and plaster equipped with wood doors which are not self closing; that stair hall leads to street and it is provided with a ladder and scuttle to the roof; that there is one fire escape on the front of the building extending to roof by ladder and to street by ladder, windows and door openings on the course of the fire escape are not self closing; and

WHEREAS, the applicant states that the records of the Department of Buildings show that a 2-story frame building, 25 by 49 feet in area was erected under New Building Application 58 of 1876 in frame construction and altered under Alteration Applications Nos. 2786 of 1909 and 5272 of 1911 by raising the structure one story and creating new masonry walls on the first story and adding a new extension of masonry two stories 25 feet in height; that upon completion of this alteration the first floor and cellar was occupied as a bake shop with bake ovens on the rear of the first floor and the sale of bakery products on the remainder; that the second floor was occupied by a meeting room and; that the third floor was occupied as a one-family dwelling; that this use continued until 1949 when Alteration Application 3188 of 1948 was completed and Certificate of Occu-

MINUTES

pancy #122615 issued February 1, 1949 for the following use: cellar, ordinary, first floor, store, second floor, one family and dental office conjunctively occupied, third floor, dwelling, one family; that it is now proposed to occupy the building on the first floor for catering and meeting rooms, 74 persons; and

WHEREAS, the applicant contends; that although the building is classified as frame the entire first floor is of masonry; that the cellar ceiling is covered with ½ inch plaster board and there is an existing 3 foot 8 inch wide passageway providing egress from the rear of the first floor through a 6 foot by 10 foot area way; that the building was formerly occupied as a meeting room on the second floor and is equipped with a kitchen at the rear of the first floor; that there will only be occasionally occupancy as is usual with this type of use; that the second and third floors are occupied in accordance with a certificate of occupancy and; that there is an existing regulation fire escape complying with Section 53 of the Multiple Dwelling Law; that there is a direct means of egress by an interior stairway to Lorimer Street with access to roof by means of a scuttle and ladder within the stair enclosure; and

WHEREAS, on May 29, 1956, under Calendar Number 422-55-A, Volume I the board denied an appeal from a decision of the Borough Superintendent dated April 27, 1955, on Alteration Application 550 of 1957, substantially the same as the appeal now before the board with the exception that the occupancy of the first floor was proposed to be meeting room and catering, 140 persons; and

WHEREAS, this appeal was reopened by a vote of the board February 5, 1957, upon the applicant's statement that the resolution adopted by the Board May 29, 1956, contained a recommendation that the appeal should not be granted mainly because of the large public occupancy proposed at that time for the first floor; and that it is now proposed to reduce the public occupancy; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee finds that this is not a proper condition for the Board to consider in light of the construction of the building and the previous disapproval, which was on the basis of the number of proposed occupants, which since has been reduced but which the committee deems there is no question but the occupancy would be as large practically as formerly proposed and also that the exit in the rear is not satisfactory as there is no exit or any way of getting to the street and in view of the number of seatings, which indicated a larger occupancy than proposed, the committee recommended that the appeal should not be granted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 550/55, Objection No. One, dated December 7, 1956, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

104-58-A

APPLICANT—Charles Abrahams for Ruth Levy, owner; National Backing Corp., lessee.

SUBJECT—Application March 6, 1958—Appeal from decisions of the Borough Superintendent, re manufacture inflammable mixture—tanks, ventilating flue, etc.

PREMISES AFFECTED—38-25 9th Street, east side, 210.29 feet south of 38th Avenue, Block 475, Lot 24, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to May 20, 1958, at 2 P.M. at request of examiner, for preparation of the digest.

558-24-BZ—Vol IV

APPLICANT—Lama, Proskauer and Prober, for Anjel Realty Corp., owner; Len-Bush Garage Corp., lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 12, 1953—re Application, decision of the Borough Superintendent previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district the addition of outside parking of motor vehicles to existing storage garage.

PREMISES AFFECTED—21-23 Lenox Road, north side 166 feet east of Flatbush Avenue, Block 5064, Lot 106 Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper—
Negative

Absent: Commissioner Foley

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. IV, on May 12, 1953, on certain conditions; and

WHEREAS, the resolution was amended on September 28, 1954; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 20, 1955; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1953 as thereafter *amended* by resolutions adopted through September 20, 1955 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit parking of cars in the driveway, that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution.” (Alt. App 206/51)

449-41-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Nicholas Capon and Marie Frasca, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition under sections 7e and 7A of the Zoning Resolution, permitting in a local retail use district, the extension of an existing office and lubricatorium by the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), motor vehicle repair shop for minor repairs with hand tools only, sale of automatic accessories, parking of cars awaiting service; with curbs cuts, business entrance exceeding 3 feet 6 inches in width show windows and signs within 75 feet of a residence use district.

PREMISES AFFECTED—1302-1312 65th Street and 6501-6505 13th Avenue, southeast corner, Block 5754, Lot 8 Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper—
Negative

Absent: Commissioner Foley

MINUTES

HF RESOLUTION—

WHEREAS, this application was granted by the Board as ol. 111, on October 22, 1957, on certain conditions; and

WHEREAS, the resolution was amended on January 28, 1958; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on October 22, 1957 as thereafter *amended* by resolution adopted on January 28, 1958 only so far as it refers to facing the accessory building with face brick, by adding thereto:

"that in lieu of the requirements of the above resolutions that the building shall be faced with brick on all sides, the building shall be faced with face brick only as far as it has reference to the facades of the building on two streets; that all other walls may remain as at present." (Alt. 4641/55)

73-43-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nursery-type Products, Owner.

SUBJECT—Application for consideration — reopening for extension of term of variance — re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, for a term of years, the conversion of occupancy from marble factory to manufacturing of mattresses.

PREMISES AFFECTED — 965-967 Hopkinson Avenue, west side, 260 feet south of Lott Avenue, and 576-578 Bristol Street, Block 3623, Lot 19, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene P. Ginsberg.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as ol. 11, on March 7, 1944, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on May 29, 1956; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 7, 1944 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 3572/43)

39-47-BZ

APPLICANT—Harry Malter, for the Coca-Cola Bottling Company of New York, owner.

SUBJECT—Application for consideration — reopening for extension of time to complete — re Application, decision of the Borough Superintendent; previously granted on condition, under section 7g of the Zoning Resolution, per-

mitting in an unrestricted use district, the erection and maintenance of a building to be used as a garage for more than 5 motor vehicles with entrances and for the loading of trucks with entrances to garage with the prohibited distance of a park entrance.

PREMISES AFFECTED—608 1st Avenue, east side, from East 34th to East 35th Streets; 401-407 East 34th and 400-406 East 35th Streets, Block 966, Lots 1-4 and 27-31 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Malter.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 15, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 21, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1947 as thereafter *amended* by resolutions adopted through May 21, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."

(N. B. App. 235/46)

959-47-BZ

APPLICANT—William H. Fuhrer, for Milfin Realty Corp., owner; Fink Baking Corp., lessee.

SUBJECT—Application for consideration — reopening for extension of term of variance which expired April 13, 1958 —re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a residence and business use district, the change of occupancy of foundry shop and stable to garage for more than 5 motor vehicles.

PREMISES AFFECTED—503-505 East 76th Street, north side, 98 feet east of York Avenue, Block 1488, Lots 5 and 6, Borough of Manhattan.

APPEARANCES—

For Applicant: William H. Fuhrer.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 13, 1948, on certain conditions; and

WHEREAS, the resolution was amended on April 5, 1949; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 13, 1948 as

MINUTES

thereafter amended by resolution adopted on April 5, 1949 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, Subdivision f for a term of ten years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained.

(Alt. App. 1761/47)

821-50-BZ

APPLICANT—Irving Rosenfeld, for Bernard S. Cohen, owner; Hillside Shopping Centre, Inc., lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district portion of a lot located in a residence and retail use district, the parking of motor vehicles for use of patrons.

PREMISES AFFECTED—178-21 to 179-19 Hillside Avenue, north side, 193 feet 6 inches each of Edgerton Boulevard, Block 9937, Lots 60, 64 and 68, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Bruce Beeker and Anthony Pasquantonio.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 24, 1951, on certain conditions; and

WHEREAS, the resolution was amended on May 25, 1954; and

WHEREAS, the term of variance was extended on May 25, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 24, 1951 as thereafter amended by resolutions adopted on May 25, 1954 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this amended resolution." (N.B. App. 6464/54)

550-52-BZ

APPLICANT—Leonard F. Rothkrug, for Bruno Schade, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7h and 7i of the Zoning Resolution, permitting in a business use district, the addition of motor vehicle repairs, painting and spraying, sale and display of new and used cars, parking of cars waiting to be serviced and the parking and storage of motor vehicles to existing auto laundry and one car garage, brake testing, body,

radiator and fender straightening, greasing, battery charging and ignition.

PREMISES AFFECTED—2346-2350 Nostrand Avenue west side, 180 feet north of Avenue J, Block 7593, Lots 74 and 75, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper -

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 23, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 22, 1953; and

WHEREAS, the resolution was amended on April 27, 1954 and July 7, 1954; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 23, 1953 as thereafter amended by resolutions adopted through July 7, 1954 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, Subdivision i for a term of five years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this amended resolution." (Alt. App. 1937/52)

653-56-BZ

APPLICANT—Anthony T. Nappi, for John Cozzoli, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 24, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, permitting in a business use, D area district, the erection of a one story structure occupying more than the permitted area.

PREMISES AFFECTED—98-108 Avenue U and 2102-2112 West 9th Street, southwest corner, Block 7117, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony T. Nappi.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 24, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 24, 1957 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (N.B. App. 1886/56)

MINUTES

24-56-BZ

APPLICANT—Charles M. Spindler, for Nathan Frischling, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the construction and maintenance of an auto showroom, motor vehicle repairs, incidental to an authorized dealers use, offices, sales and auto washing, non-automatic, lubrication, accessory sales and sales and display of more than 5 new and used cars, parking and storage of more than 5 motor vehicles and a gasoline service station.

REMISES AFFECTED—2505-2521 Coney Island Avenue, east side, 140.50 feet south of Avenue V, Block 7371, Lots 83 and 89, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 25, 1957, on certain conditions; and

WHEREAS, the resolution was amended on November 26, 1957; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 25, 1957, as amended by resolution adopted on November 26, 1957, by adding thereto:

“that the masonry wall required under the resolution adopted June 25, 1957, toward the south, may be four feet six inches in height instead of five feet six inches, as shown, above the finished pavement; that such wall may be constructed of eight inch cement block to the above mentioned height and with a three foot six inch high woven wire fence of the chain link type atop such wall; that in all other respects the resolution above referred to shall be complied with.” (N.B. 1926/56)

17-57-BZ

APPLICANT—Charles M. Spindler, for Harry Riber, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7i, 7j and 7A of the Zoning Resolution, permitting in a business use district, the construction of an extension to the existing building to include auto washing, non-automatic, lubrication, office accessory sales, minor repairs with hand tools only and with curb cuts, business entrances, signs and show windows within 75 feet of a residence zone and with a ground sign in the business district.

REMISES AFFECTED—1055-1067 Rogers Avenue and 2702-2704 Cortelyou Road, southeast corner, Block 5171, Lot 66, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 22, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 22, 1957 by adding thereto:

“that there may be an additional five approved 550 gallon gasoline storage tanks; that as to the existing tanks the requirements of the resolution above cited shall be complied with; that the pump island may be located not less than ten feet from the building line in view of the size of the lot; that otherwise the terms of the resolution and plans referred to thereunder as adopted by the Board on October 22, 1957 shall be complied with.” (Alt. 358/57)

384-57-BZ

APPLICANT—Milton S. Zeiberg, for Regina Strickberger, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution adopted March 25, 1958—re Application, decision of the Borough Superintendent; previously denied, under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot, for the parking and storage of motor vehicles, for a stated term of 5 years.

PREMISES AFFECTED—41 East 182nd Street, northwest corner of Walton Avenue, Block 3186, Lots 80 and 81, Borough of The Bronx.

APPEARANCES—

For Applicant: Milton S. Zeiberg.

ACTION OF BOARD—Resolution adopted March 25, 1958 to reopen amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 10, 1957, on certain conditions; and

WHEREAS, the resolution was reopened by the Board on March 25, 1958; and

WHEREAS, the applicant requested an amendment of the Board's action of March 25, 1958.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 25, 1958, by adding thereto:

“that the requirement for new photographs may be waived, requiring new decision, new plans, new list of owners and notice by registered mail and any new photographs that may be required for any change in the area.”

14-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nathan Tannenbaum, owner.

SUBJECT—Application for consideration—restoration to docket for rehearing by order of the Court—re Application, decision of the Borough Superintendent; previously denied, under section 21 of the Zoning Resolution, to permit in a residence use (g-1 area) district, the maintenance of existing dwelling without the required rear yard, without the required front yard set-back, without the required side yard and to permit stoop to encroach on side yard, using more than the area permitted.

PREMISES AFFECTED—80-63 208th Street, east side, 162.16 feet north of 82nd Avenue, Block 7782, Lot 14, Flushing, Borough of Queens.

University of Illinois Library
Serials Dept.
Urbana, Ill.

MINUTES

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened for rehearing by order of the Court and for applicant to send out notices by regular mail to all of the owners on the owners list, which should be checked to date, all other requirements being waived.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

778-48-BZ—Vol. II

APPLICANT—Emery Roth & Sons, for Samuel Rudin and Edward Rudin, owners.

SUBJECT—Application for consideration—re withdraw, application reopened July 1, 1952—re Application, decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a local retail use C area district, the erection of building to be used as Multiple Dwellings and stores, using more than the permitted area coverage and without the required outer courts and to provide accessory parking facilities for the building (previously granted by the Board—time having expired by limitation).

PREMISES AFFECTED—360-374 Avenue of the Americas, east side from Washington to Waverly Place, 87 Washington Place and 126-130 Waverly Place, Block 552, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Reopening of Vol. II withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

30-53-BZ

APPLICANT—Daniel J. O'Connell, for John DeNicola, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the

Borough Superintendent; previously granted on condition under section 7h of the Zoning Resolution, permitting in a local retail and manufacturing use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—3016 Tibbett Avenue, east side 90.48 feet north of West 230th Street, Block 3406, Lot 10 Borough of The Bronx.

APPEARANCES—

For Applicant: Daniel J. O'Connell and Ross E. Brown.

ACTION OF BOARD—Request of April 16, 1958 for amendment withdrawn; applicant to file new application subject to the regular procedure which the Board will consider for reopening as Vol. II.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

162-50-BZ—Vol. II

APPLICANT—Leo Kornblath, for Sanjon Realty Corp. owner.

SUBJECT—Application for consideration—dismiss reopening of November 15, 1955—re Application, decision of the Borough Superintendent; previously withdrawn, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, non-automatic motor vehicle repairs and office.

PREMISES AFFECTED—29-03 Sea Girt Boulevard south side, from Beach 29th to Beach 30th Streets, Block 287, Lot 1, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Reopening of November 15, 1955 dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

Adjourned: 5:15 P.M.

JOSEPH J. DOYLE, Chief Clerk

05

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
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New York City

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
SEAN P. KEATING, Vice Chairman
EDWIN W. KLEINERT
MAX H. FOLEY
HAROLD R. SLEEPER

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OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

CONTENTS

Petition and Order of Certiorari Served on The Board of
Standards and Appeals.

ocket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, May 20,
1958, Affecting Calendar Numbers 93-38-BZ—Vol. II,
370-42-BZ—Vol. III, 939-53-BZ—Vol. III, 940-53-A—
Vol. III, 19-57-BZ, 127-57-BZ, 388-57-BZ, 607-57-BZ,
612-57-BZ, 671-57-BZ, 672-57-A, 674-57-BZ, 675-57-A,
842-57-BZ, 847-57-BZ, 848-57-BZ, 850-57-BZ, 914-57-
BZ, 934-57-BZ, 976-57-BZ, 1019-57-BZ, 20-58-BZ,
710-57-BZ, 711-57-BZ, 712-57-BZ, 713-57-BZ, 497-20-
BZ—Vol. II, 558-23-BZ—Vol. II, 205-29-BZ—Vol. III,
717-57-BZ, 916-57-BZ and 948-57-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, May
20, 1958, Affecting Calendar Numbers 683-38-SA—Vols.
I, II, III and IV, 374-39-SM—Vol. II, 241-50-SM,
270-50-SA, 350-51-SA, 890-51-SA, 893-51-SA, 211-53-SA,
907-54-SM, 105-55-SA—Vol. II, 579-55-SA, 338-57-SA,
648-57-SA, 1037-57-SA, 830-39-SM, 854-39-SM, 891-
51-SA, 230-56-SA, 856-57-SM, 735-57-A, 104-58-A,
361-22-A—Vol. II, 814-57-A, 787-19-BZ—Vol. III, 132-
33-BZ—Vol. II, 481-48-BZ—Vol. II, 883-48-BZ, 626-
51-BZ, 21-52-BZ—Vol. II, 658-52-BZ—Vol. II, 550-55-
BZ, 991-55-BZ, 409-56-BZ, 545-56-BZ, 353-57-BZ, 779-

PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On May 16, 1958, Copy of Petition and Order of Certiorari was
served on the Board by Tanne, Friend, Kinnan & Post, attorneys for
petitioner, Union League Club, objecting property owner, seeking a
review of the Board's determination on April 8, 1958, granting a vari-
ance under Section 7e for a term of two years to permit in a resi-
dence use district the change in occupancy of the basement and first
floor of an existing four-story dwelling to business use; Cal. No. 352-
57-BZ; Premises 27 East 37th Street, north side, 200 ft. east of
Madison Avenue, Borough of Manhattan.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.
Special meetings as published in this Bulletin.
All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

NOTICE

Effective September 1, 1957, the subscription price of
the Bulletin is \$15.00 per year, payable in advance and
single copies, twenty-five (25) cents at the office of the
Board and thirty (30) cents by mail.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

57-BZ, 624-38-BZ—Vol. II, 1423-39-BZ—Vol. II, 311-
46-BZ—Vol. III, 1002-55-BZ—Vol. II, 240-57-BZ—
Vol. II and 288-52-BZ.

Minutes of Special Meeting, Wednesday Morning, May
21, 1958, Affecting Calendar Number 1039-57-A.

CALENDAR

DOCKET

New Cases filed up to May 20, 1958

Cal. No. Dept. Premises Affected

298-58-SM—Poncraft Laminated Plastic Door, for use in Public Buildings, Churches, Residences, etc., manufactured by Pontiac Millwork Co., Material.

299-58-A—B.M.—307-311 East 115th Street, north side, 100 feet east of 2nd Avenue, Block 1687, Lot 5, Borough of Manhattan, Amendment to Alt. 1695-56—re stairs, etc.; live load.

300-58-BZ—B.B.—7214-7224 20th Avenue and 1773-1783 73rd Street, northwest corner, Block 6195, Lots 43 and 48, Borough of Brooklyn, N.B. 810-58—re gasoline service station, lubritorium, auto washing, office, sales of accessories, minor repairs, auto inspection, etc.; sign show windows, etc.—business use district.

301-58-SM—Prom-N-Aide Roof Tile, manufactured by Terrazzo-Glaze Corp., Material.

302-58-SM—Interboro Cast Iron One-Hour Incinerator Hopper Door, manufactured by Interboro Incinerator Co., Material.

303-58-A—F.D.—62-64 Seabring Street, north side, 150 feet east of Van Brunt Street, Block 508, Lot 3, Borough of Brooklyn, Order No. 3146-8—re bake drying oven.

304-58-A—B.Bx.—636-644 Burke Avenue, southwest corner of Barker Avenue, Block 4543, Lot 26, Borough of The Bronx, Alt. 265-58—re alteration of two family and store to three family and stores.

305-58-A—B.M.—35 West 21st Street, north side, 372 feet east of Avenue of The Americas, Block 823, Lot 19, Borough of Manhattan, Alt. 558-58—re egress.

306-58-BZ—B.Bx.—2315-2333 Westchester Avenue and 1401 Parker Street, northwest corner, Block 3969, Lot 1, Borough of The Bronx, Alt. 1077-57—re manufacturing use—retail use district.

307-58-SA—Safety Stackheater, Oil-fired, Model A62, manufactured by Safety Stackheater, Inc., Appliance.

308-58-SM—Hercules Mortar Cement, manufactured by Hercules Cement Co., Division of American Cement Corporation, Material.

Restored to Docket

361-22-A—Vol. II—F.D.—873 Neptune Avenue, northwest corner of Shell Road, Block 7247, Lots 22, 100, 106, 114, 122, 265 and 320, Borough of Brooklyn, Order No. 3175-8—re fuel oil storage tanks.

624-38-BZ—Vol. II—B.Bx.—3335 Hull Avenue, west side, 224.67 feet north of East 209th Street, Block 3348, Lots 66 and 70, Borough of The Bronx, Alt. 296-58—re parking and storage of motor vehicles—residence use district.

1002-55-BZ—Vol. II—B.Q.—113-14 to 113-20 (113-16 official) Rockaway Boulevard and 114-24 to 114-30 114th Street, southwest corner, Block 11705, Lots 36, 37, 38, 39 and 40, Jamaica, Borough of Queens, N.B. 630-58—re gasoline service station, lubritorium, minor auto repairs, car washing, storage and parking of cars waiting to be serviced etc.; ground sign—retail and residence use district.

311-46-BZ—Vol. III—B.Q.—165-01 to 165-17 (165-01 official) Hillside Avenue and 87-45 to 87-53 165th Street, northeast corner, Block 9837, Lots 10 and 13, Jamaica, Borough of Queens, Alt. 302-58—re gasoline service station, lubritorium, auto laundry, minor repairs, office, sales of accessories, boiler room, dealers training room, storage, heater room, parking and storage of motor vehicles—business and residence use district.

1423-39-BZ—Vol. II—B.B.—2102-2124 Avenue Z and 2609-2615 East 21st Street, southeast corner, 2602-2604 East 22nd Street and 2101-2123 Jerome Avenue, Block 7441, Lot 371, Borough of Brooklyn, N. B. 409-58—re gasoline service station, lubritorium, minor auto repairs, car washing, sales and storage—retail use district.

240-57-BZ—Vol. II—B.Q.—28-21 to 28-51 (28-31 official) Linden Place and 28-20 to 28-80 Whitestone Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, Lots 35 and 40, Block 4337, Lots 62 and 70, Block 4339, Lots 46 and 65, Flushing, Borough of Queens, Alt. 113-57—re addition of baseball batting range—business and residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules ..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of ..	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems ...	Mar. 25, 1952—Vol. 37, No. 13
	Feb. 11, 1947—Vol. 32, No. 6

CALENDAR

	Last Publication
Oil Burner Rules	Nov. 20, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for ..	April 15, 1958.
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1958.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting. June 7, 1932—Vol. 17, No. 23	
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MAY 27, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 27, 1958, at 10 o'clock in Room 6013, Municipal Building, Manhattan, on the following matters:

71-53-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Pacwest Realty Corp., owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, facilities for gasoline service or oil selling for occupants only in connection with the garage, presently approved, located in the sub-cellar, cellar, first floor and mezzanine of a 22 story building now under construction.

PREMISES AFFECTED—660-666 Madison Avenue, 8-28 East 61st Street, southwest corner and 13-19 East 60th Street, Block 1375, Lot 56, Borough of Manhattan.

0-37-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Felix De Vito, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the alteration of an existing garage and warehouse, for use as a gasoline service station, auto-wash (non-automatic), lubrication, parking of automobiles, office, sale of auto accessories, minor repairs with hand tools only and safety inspection station for a stated term of fifteen years.

PREMISES AFFECTED—70-07 to 70-21 (70-15 Official) Astoria Boulevard and 22-16 to 22-24 71st Street, northwest corner, Block 1002, Lot 13, Long Island City, Borough of Queens.

9-58-BZ

APPLICANT—Lama, Proskauer and Prober, for August Droll and Neary Realty Co., Inc., owners.

SUBJECT—Application January 28, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2092 Nostrand Avenue, west side, 130 feet north of Glenwood Road, and 671-675 East 29th Street, Block 5252, Lots 6 and 68, Borough of Brooklyn.

16-58-BZ

APPLICANT—Ervin Palmer, for Thomas J. McCahill, owner; National Parking System, Inc., lessee.

SUBJECT—Application January 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, the extension of the present parking lot from the retail portion into the residence portion of the plot.

PREMISES AFFECTED—443-447 3rd Avenue, east side, 19 feet, 9 inches south of East 31st Street and 206 East 31st Street, Block 911, Lot 64, Borough of Manhattan.

203-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Inter County Associates, Inc., owner.

SUBJECT—Application March 20, 1957—decision of the Borough Superintendent, under sections 7e and 21, of the Zoning Resolution, to permit in a residence use "E-1" area district, the erection of a four (4) story and cellar, class A multiple dwelling of class III construction.

PREMISES AFFECTED—433-443 West 263rd Street, north side, 204 feet east of Riverdale Avenue, Block 3423, Lots 1612 and 1614, Borough of The Bronx.

766-57-BZ

APPLICANT—Leonard F. Rothkrug, for Harry Heiman, Inc., owner; Soconv Mobil Oil Co., owner under contract.

SUBJECT—Application October 25, 1957—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop (hand tools only), lubricatorium, car washing (non-automatic), office and sales and parking of vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—715 Soundview Avenue, south west corner of St. Lawrence Avenue, Block 3596, Lot 35, Borough of The Bronx.

38-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons, for Metropolitan Life Insurance Co., owner.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a 1¼ and 2 times height district, to maintain the present 23 story building with 14 story tower above, making a total of 37 story and penthouse building, used as an office building, separate and apart from the building on Block 1278, Lot 67, designated as 2-4 East 44th Street not in conformity with Board of Standards and Appeals resolution Cal. No. 741-27-BZ.

PREMISES AFFECTED—519-521 5th Avenue, northeast corner of East 43rd Street, Block 1278, Lot 1, Borough of Manhattan.

39-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons for Bankers Trust Co., and Metropolitan Life Insurance Co., owners.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under section 19A and 21 of the Zoning Resolution, to permit the separation of Lot 67 from the Certificate of Occupancy of Lot 1 and extend the 12 story building on Lot 69 to 19 stories and erect thereto a 19 story extension of Lot 67, eliminating the required loading and unloading berth.

PREMISES AFFECTED—2-4 East 44th Street and 523-529 5th Avenue, southeast corner, Block 1278, Lots 67 and 69, Borough of Manhattan.

CALENDAR

629-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Anton Kladde, owner.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with the accessory uses of car wash, lubritorium, sale of accessories, office, parking and storage of more than five motor vehicles and auto repairs with hand tools.

PREMISES AFFECTED—1805 Washington Avenue, southeast corner of East 175th Street, Block 2907, Lot 33, Borough of The Bronx.

749-57-BZ

APPLICANT—Frederick A. Ketcher, for Louis Calder Foundation, owner; Kesbec Inc., lessee.

SUBJECT—Application October 21, 1957—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the permanent extension of the existing legal gasoline service station, and to permit the reconstruction and maintenance of the accessory building with the additional uses of lubrication, storage, car wash, office and sales and sale of used cars, minor motor vehicle repairs and a temporary variance to permit the storage of more than five motor vehicles.

PREMISES AFFECTED—688 Gunhill Road, south side, 1365-1375 White Plains Avenue, block bounded by Gunhill Road, White Plains Avenue, and Olinville Avenue, Block 4628, Lot 35, Borough of The Bronx.

797-57-BZ

APPLICANT—S. T. Kieley, for The New York and Harlem Railroad Co., owner; New York Central Railroad, lessee.

SUBJECT—Application October 28, 1957—decision of the Borough Superintendent, under sections 7g and 21 of the Zoning Resolution, to permit in a restricted retail use district, use of a portion of the premises for a parking space for more than five (5) motor vehicles.

PREMISES AFFECTED—70 East 45th Street, south side, 344 feet 4 inches east of Vanderbilt Avenue, Block 1280, Lot 1, Borough of Manhattan.

218-55-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Louis Jablowsky, owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station, the additional use of parking and storage of more than five motor vehicles.

PREMISES AFFECTED—152-174 Hegeman Avenue, south side, from Osborn Street to Thatford Avenue; 622-626 Osborn Street and 541-555 Thatford Avenue, Block 3637, Lot 32, Borough of Brooklyn.

923-57-BZ

APPLICANT—Goldwater and Flynn, for Westchester Square Associated, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking for more than five motor vehicles, the use for such purpose to be restricted to doctors and attendants at the hospital and for visitors and patients of the hospital, the lot will be used solely as an appurtenance to the hospital which is across the street.

PREMISES AFFECTED—2449-2451 St. Raymond Avenue, 1601-1649 Seddon Street, northwest corner and 2446-2448 Dorsey Avenue, Block 3992, Lots 32, 37 and 40, Borough of The Bronx.

879-57-BZ

APPLICANT—Ludwig P. Bono, for E. John Dolan, M.D., owner.

SUBJECT—Application December 9, 1957—decision of the Borough Superintendent, under section 7d and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a two story and cellar building to be used as medical offices for a group of doctors with parking of more than five (5) motor vehicles, for doctors, patients and visitors on the unbuilt upon portion of the site.

PREMISES AFFECTED—1625 St. Peters Avenue, west side, 105.53 feet south of Maclay Avenue, Block 3994, Lots 36 and 39, Borough of The Bronx.

839-57-BZ

APPLICANT—Leonard F. Rothkrug, for 3rd and Avenue X Realty Corp., owner; Packers Supermarket, lessee.

SUBJECT—Application November 15, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in the residence use district portion of a lot located partly in a business and partly in a residence use district, the extension of an existing accessory patron parking lot to be used solely in conjunction with the supermarket for a term of 14 years.

PREMISES AFFECTED—258-272 Avenue X, southwest corner of West 3rd Street, Block 7192, Lots 6 and 14, Borough of Brooklyn.

721-39-BZ—Vol. III

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened March 25, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7d, 9A and 21 of the Zoning Resolution, to permit in a residence use, "E-1" area and class ½ height district, the extension of the existing telephone exchange building by erecting a third floor to the existing two-story and cellar building, the proposed third story encroaches on the required setbacks, exceed the permitted area coverage exceed the permitted height and is located within two (2) miles of an airport.

PREMISES AFFECTED—182-08 to 182-26 140th Avenue south side, from 182nd to 183rd Streets; 140-01 to 140-09 182nd Street and 140-02 to 140-10 183rd Street, Block 13040, Lot 1, Springfield Gardens, Borough of Queens.

74-33-BZ—Vol. III

APPLICANT—Joseph Schafran, for Bermont Operating Corp., owner.

SUBJECT—Application reopened April 15, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, at the existing two-story and cellar building, presently occupied as an auto showroom and garage for more than 150 cars, the change in use of a portion of the first and second floors to bowling alleys with accessory restaurant, kitchen, bar and lunch counter and the remainder to retain the garage for more than 150 cars.

PREMISES AFFECTED—4650-4656 Broadway and 2-16 Sherman Avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan.

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent, under sections 7c and 7A of the zoning resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubritorium, car washing, parking and storage of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard

CALENDAR

northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

Laid over from March 11, 1958, to April 8, 1958, for further hearing after applicant has corrected his plans; then on April 29, 1958, for applicant to file new list of owners; for inspection and for continued hearing, then to May 27, 1958, for continued hearing.

56-58-A

APPLICANT—Herman Kron, for Gramercy Park Terminal Inc., owner.

SUBJECT—Application April 23, 1958—filed pursuant to Section 35, General City Law re premises within bed of mapped streets—proposed widening of 73rd and 75th Avenues.

PREMISES AFFECTED—73-01 to 73-15 Parsons Boulevard and 158-01 to 158-11 75th Avenue, northeast corner and 158-02 73rd Avenue, Block 6822, Lots 20, 21 and 26, Flushing, Borough of Queens.

0-54-BZ

APPLICANT—Philip Freshman, for Hotel Dryden, Inc., owner.

SUBJECT—Application reopened May 6, 1958 for consideration as to extension of time to complete, expired December 13, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, permitting in a residence use district, the conversion and use of present apartments, on the 1, 2, 3, 4 and 5th stories to business use (offices) and a proposed coffee shop and cocktail lounge.

PREMISES AFFECTED—148-152 East 39th Street, south side, 100 feet west of 3rd Avenue, Block 894, Lot 52, Borough of Manhattan.

20-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owner.

SUBJECT—Application June 4, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicles belonging to patrons, customers and employees of such market.

PREMISES AFFECTED—256-262 Clinton Street and 172-196 Congress Street, southwest corner, Block 301, Lots 61, 63, 66 and 71, Borough of Brooklyn.

Laid over from March 25, 1958 to April 22, 1958, at request of attorney for objectors, applicant concurring; then on May 27, 1958, for inspection and decision; hearing closed.

39-57-BZ

APPLICANT—Harry A. Yarish, for Charles Krebs, owner; Solomon Schneider, lessee.

SUBJECT—Application December 19, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit an E-1 area district, the continuance of an existing one-story building for use as a diner, that encroaches on the required rear yard.

PREMISES AFFECTED—248-18 Sunrise Highway, south side, 89.22 feet and 111.57 feet east of Hook Creek Boulevard, Block 13623, Lot 19, Rosedale, Borough of Queens.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed.

56-55-BZ—Vol. II

APPLICANT—Paul Friedman, for Warren J. Heeg and Thomas Adams, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, automatic car wash, lubricatory, minor repairs with hand tools only, office, storage and sale of automobile accessories, parking and storage of more

than five (5) motor vehicles with ground signs in a retail use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—105-19 to 105-37 Horace Harding Expressway and 59-02 to 59-28 Granger Street, northwest corner; 105-20 to 105-38 Westside Avenue, and 60-01 to 60-11 Xenia Street, Block 1963, Lot 5, Corona, Borough of Queens.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed.

453-46-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Herman Birnbaum, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline service station for the following uses, office, lubricatorium, auto repairs with hand tools only, auto laundry and the parking of cars awaiting service with a curb cut and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—3437-3445 Fort Hamilton Parkway and 2-12 Chester Avenue, southwest corner, Block 5302, Lot 48, Borough of Brooklyn.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed.

122-39-BZ—Vol. II

APPLICANT—William S. Worrall, Jr., for The Cord Meyer Company, owner; Maxwell Strauss, lessee.

SUBJECT—Application reopened December 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the erection of a one-story building to be maintained for use as a high speed auto laundry and car polishing establishment with parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—88-14 to 88-26 (88-20 official) Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed.

800-57-BZ

APPLICANT—Leonard F. Rothkrug, for Mildred Cohen, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory auto laundry—non automatic, auto repair shop with hand tools only, lubricatorium, office and sales, all for a term of fifteen (15) years.

PREMISES AFFECTED—1290-1304 Remsen Avenue, southwest corner of Avenue J, Block 8040, Lot 61, Borough of Brooklyn.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechhurst, Borough of Queens.

Laid over from February 4, 1958, to March 25, 1958, for consultation with engineer as to revision of plans and for

CALENDAR

inspection and decision; hearing closed; then to April 29, 1958, for applicant to confer with examiner and submit a revised plan; then to May 27, 1958 to restudy plans.

961-57-BZ

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a one story building from minor motor vehicle repair shop to receiving, storage and shipping of United States serviceman's belongings.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet 11¼ inches east of 18th Avenue, Block 5480, Lot 14, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, at the request of an objector; then to April 29, 1958, for inspection and decision; hearing closed; then to May 27, 1958, for inspection and decision; hearing closed.

962-57-A

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—Appeal from a decision of the Borough Superintendent; re area of Class III construction excessive.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet, 11¼ inches east of 18th Avenue, 1st floor; Block 5480, Lot 14, Borough of Brooklyn.

712-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L and G Realty Corp., owner.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the maintenance of the present gasoline service station as it now exists with the pumps set 3 feet 10 inches and 8 feet 3 inches from the street building line and to omit the concrete bumpers for a distance of 5 feet from the intersection.

PREMISES AFFECTED—1602-1610 39th Street and 3901-3921 16th Avenue, southeast corner, Block 5383, Lot 1, Borough of Brooklyn.

Laid over from May 13, 1958 to May 27, 1958, for applicant to file revised plans showing relocation of pumps.

193-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L.B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto laundry, minor auto repairs with hand tools only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1016-1030 Broadway and 874-876 Willoughby Avenue, southwest corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for applicant to file revised plans and to permit inspection; then to May 27, 1958, at the request of the applicant.

671-57-BZ

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner (Temple Garage, lessee).

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, roof parking for passenger type motor vehicles on an existing garage building.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

Laid over from April 8, 1958, to April 22, 1958, applicant to file a brief with respect to application of Section 21A; then to May 20, 1958, for inspection and decision; hearing closed; then to May 27, 1958, for structural plans to be submitted.

672-57-A

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner.

SUBJECT—Application September 17, 1957—Appeal from a decision of the Borough Superintendent, re Class construction, increase in tabular height.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

674-57-BZ

APPLICANT—Max Siegel Associates, for The Mecc Garage, Inc., owner.

SUBJECT—Application September 14, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business-1 use district, roof parking for passenger-type motor vehicles on an existing garage building.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

Laid over from April 8, 1958, to April 22, 1958, for further hearing after applicant has filed a brief as to application of Section 21A; then to May 20, 1958, for inspection and decision; hearing closed; then to May 27, 1958, structural plans to be submitted.

675-57-A

APPLICANT—Max Siegel Associates, for The Mecc Garage, Inc., owner.

SUBJECT—Application September 11, 1957—Appeal from a decision of the Borough Superintendent, re Class construction exceeding tabular limits.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

MAY 27, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 27, 1958, at 2 o'clock in Room 101, Municipal Building, Manhattan, on the following matters:

300-57-SA

APPLICANT—Heavy Oil Burner Distributors, for Cleaver Brooks Company, owner.

SUBJECT—Application March 26, 1957—Hev-E-Oil Burner Models AMG, GL and G, Sizes 2, 3, 4, 5, 6 and 7, approval of.

569-57-SM

APPLICANT—R. H. Mitchell for Dura-Vent Corporation, owner.

SUBJECT—Application July 24, 1957—Dura-Vent Gas Vent Pipe (round and oval pipe and fittings) Models DV and DVO, approval of.

640-57-SM

APPLICANT—C. M. Montgomery for Van Packer Company, owner.

SUBJECT—Application August 27, 1957—Van Packer Gas Vent, Model G, approval of.

CALENDAR

47-57-SA

APPLICANT—Sun-Ray Burner Manufacturing Corp., owner.

SUBJECT—Application August 1, 1957—Sun-Ray Conversion Oil Burner, Models J-3, J-5 and J-7, approval of.

59-57-SA

APPLICANT—R. E. McIntyre for John Wood Company, owner.

SUBJECT—Application August 15, 1957—John Wood Fluid Heat Oil-fired Furnaces, Models OE-84, OE-95, OE-123, OE-84, OH-112, OC-84, OC-95, OG-78, OS-84, OS-112, OE-134, OE-168, OE-250 and OE-335, approval of.

08-57-SM

APPLICANT—F. C. McGready for General Products Company, Inc., owner.

SUBJECT—Application September 11, 1957—Air-Jet Gas Vent, approval of.

08-57-SA

APPLICANT—The H. B. Smith Company, Inc., owner.

SUBJECT—Application October 25, 1957—Smith-Mills Boiler Burner Uit, Model 25J4, 5 to 10 Sections, approval of.

027-57-SM

APPLICANT—Concrete Plank Company, Inc., owner.

SUBJECT—Application December 30, 1957—One leg Precast Concrete Channel Roof and Floor Slabs, approval of.

6-58-SA

APPLICANT—Melchior, Armstrong, Dessau Company, owner.

SUBJECT—Application January 27, 1958—Melco Roof Type Air Conditioning Units, MCR-81HA Combination Heating and Cooling and Model MCR-81A for Cooling Only, approval of.

58-40-SM—Vol. II

APPLICANT—W. L. Gates for Celotex Corp., owner.

SUBJECT—Application reopened May 21, 1957 for amendment of resolution as to additional tile, named RWB Tile—re Celotex Acoustical Products; previously approved.

32-46-SM

APPLICANT—Williamsburg Steel Products Company, owner.

SUBJECT—Application reopened February 4, 1958 for amendment of resolution as to additional type stiffener—re Williamsburg 3 Hr. Test Hollow Steel Door; previously approved.

04-49-SM

APPLICANT—Porete Manufacturing Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional use of Poretherm—re Porette and Poretherm Lightweight Concrete; previously approved.

92-51-SA

APPLICANT—Mueller Climatrol Division of Worthington Corp., owner.

SUBJECT—Application reopened November 16, 1954 for amendment of resolution as to additional model of gas-fired conversion burner, namely Series 501—re Mueller Climatrol Gas-fired Conversion Burner, Models 500, 503, and 509; previously approved.

13-54-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional type of shingles, namely Gold Bond Asbestos Cement Shingles—re Gold Bond Asbestos Sidings Shingles and Accessories (for exterior finish on Class 4 Buildings); previously approved.

335-56-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to paper backing—re Gold Bond Twinsulation Blankets; previously approved.

358-55-SM

APPLICANT—Keystone Portland Cement Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to additional type of Air-Entraining Cement, Type IIA—re Keystone Air Entraining Portland Cement; previously approved.

547-56-SA

APPLICANT—A to Z Equipment Corp., owner.

SUBJECT—Application reopened February 11, 1958 for amendment of resolution as to additional use—re AZCO Propane Burning Drying Heater, Model 150-A (to supply temporary heating for construction work); previously approved.

841-56-SA

APPLICANT—American Radiator & Standard Sanitary Corp., owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution for additional oil burners, namely Model "DH"—re Areoflame Conversion Oil Burner, Model PH; previously approved.

829-56-A

APPLICANT—Lama, Proskauer and Prober, for Jenny Lazzaro, owner.

SUBJECT—Application November 26, 1956—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—84 University Place, west side, 48 feet north of East 11th Street, Block 569, Lot 26, Borough of Manhattan.

349-57-A

APPLICANT—Herman Kron, for Wallace Furniture Corp., owner.

SUBJECT—Application April 22, 1957—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—507 East 80th Street, north side, 148 feet east of York Avenue, Block 1577, Lot 7, Borough of Manhattan.

441-57-A

APPLICANT—Samuel Rosenblum, for Towers Warehouses, Inc., owner.

SUBJECT—Application June 4, 1957—Appeal from a decision of the Borough Superintendent, re standpipe system.
PREMISES AFFECTED—511-525 West 22nd Street, north side, 150 feet 6 inches west of 10th Avenue, Block 694, Lot 20, Borough of Manhattan.

467-57-A

APPLICANT—Robert J. Crinnion, for Vincent Macri, owner.

SUBJECT—Application June 20, 1957—Appeal from a decision of the Borough Superintendent, re factory bldg., egress, live load, etc.
PREMISES AFFECTED—2239 Webster Avenue, northwest corner of East 182nd Street, Block 3143, Lot 174, Borough of The Bronx.

475-57-A

APPLICANT—Otto J. and Warren A. Sambach, for Marblette Corp., owner.

SUBJECT—Application June 21, 1957—Appeal from a decision of the Borough Superintendent, re egress, stairs, etc.
PREMISES AFFECTED—37-21 30th Street, east side, 115 feet south of 37th Avenue, Block 372, Lot 8, Long Island City, Borough of Queens.

CALENDAR

111-58-A

APPLICANT—Martin J. Lipka, for Jewish Community Center of Springfield Gardens, owner.

SUBJECT—Application March 10, 1958—Appeal from a decision of the Borough Superintendent, re erection of class 4 structure for religious and social gatherings—exits, etc.

PREMISES AFFECTED—144-42 180th Street, southwest corner of South Conduit Avenue, Block 13318, Lot 59, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 3, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 3, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

1106-48-BZ—Vol. II

APPLICANT—Michael Levine, for Lucky Star Realty Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, "E-1" area district, the erection of a one story and basement building to be used for factory purposes, the proposed building encroaches on the required side yard and setbacks and to occupy more than the permitted area coverage.

PREMISES AFFECTED—149-06 to 149-16 (149-10 official) New York Boulevard and 177-22 to 177-30 149th Avenue, southwest corner, Block 13383, Lots 63, 66 and 69, South Ozone Park, Borough of Queens.

894-56-BZ

APPLICANT—Charles L. Koester, for Mary Yarocki, owner.

SUBJECT—Application December 31, 1956—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a hair-dressing establishment in the basement of a 1½ story, one family dwelling.

PREMISES AFFECTED—239-02 Hillside Avenue, southeast corner of 239th Street, Block 7958, Lot 28, Bellerose, Borough of Queens.

949-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Pelham Bridge Realities, Inc., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7f, 7e and 7A of the Zoning Resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, minor repairs with hand tools only, office, sale of accessories with show windows and business entrances within 75 feet of the residence use district.

PREMISES AFFECTED—1141-1151 Williamsbridge Road and 2100-2110 Lydig Avenue, northeast corner, Block 4310, Lots 30 and 33, Borough of The Bronx.

915-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Stanton Management Inc., owner.

SUBJECT—Application December 16, 1957—decision of the Borough Superintendent, under sections 7f, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, minor repairs, sale of auto accessories, auto laundry and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3625 Eastchester Road, 1495-1499 Oakley Avenue, northwest corner and 1144-1148 East 222nd Street, Block 4716, Lot 28, Borough of The Bronx.

729-52-BZ—Vol. II

APPLICANT—Haus and Bresin, for Allerton Three owner.

SUBJECT—Application reopened June 11, 1957 as Vol. I—re decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—25-15 Francis Lewis Boulevard east side, 36.21 ft. south of 25th Avenue, Block 5769, Lot 18, Flushing, Borough of Queens.

742-57-BZ

APPLICANT—Office of Alfred Easton Poor, for Chase Manhattan Bank, owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a class two and one-half height district, the erection of a 21 story commercial building exceeding the permitted height.

PREMISES AFFECTED—24 Pine Street, north side 94 ft. 1½ inches east of Nassau Street, Block 44, Lot 106, Borough of Manhattan.

585-52-BZ—Vol. IV

APPLICANT—Robert J. Crinnion, for Eisner and Lubin owners.

SUBJECT—Application reopened October 29, 1957 as Vol. IV—re decision of the Borough Superintendent under section 7h of the zoning resolution, to permit in a restricted retail use district, the maintenance of a public parking lot for the parking of more than five (5) motor vehicles for a stated term of five years.

PREMISES AFFECTED—809-817 1st Avenue, west side 40.5 ft. north of East 45th Street and 339-341 East 45th Street, Block 1338, Lots 21, 25, 26, 27, 28 and 124, Borough of Manhattan.

688-54-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc. owner.

SUBJECT—Application August 17, 1954—decision of the Borough Superintendent under sections 7c and 7i of the zoning resolution, to permit in a business use district at an existing gasoline service station, the extension of the present use to include parking and storage for more than five (5) motor vehicles and auto repairs.

PREMISES AFFECTED—2203-2209 Amsterdam Avenue southeast corner of West 170th Street, Block 2112, Lot 26, Borough of Manhattan.

151-57-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Robert Pollen and Jerome Gerber, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of an automobile showroom and gasoline service station with accessory uses of auto washing (non-automatic), lubrication, office and sale of accessories minor repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2914-2932 Nostrand Avenue west side, 300 feet north of Avenue P, Block 7690, Lots 82, 86 and 88, Borough of Brooklyn.

1-58-BZ

APPLICANT—Reginald S. Hardy, for Margaret Smith Gilsean, Executrix under will of Edward L. Smith, deceased.

SUBJECT—Application December 31, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a local retail and residence

CALENDAR

use district, the erection of a retail market or store, together with the use of a portion of said premises for the parking of motor vehicles belonging to customers, patrons and employees of such market. In addition thereto, the application seeks permission to maintain a sign upon the wall of the proposed market.

PREMISES AFFECTED—99-30 Corona Avenue, 48-02 to 48-16 102nd Street, southwest corner and 99-11 to 99-27 Alstyne Avenue, Block 1926, Lot 13, Corona, Borough of Queens.

58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for J. Starr Parking Service, owner.

SUBJECT—Application January 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five motor vehicles on a vacant parcel of land.

PREMISES AFFECTED—1039-1041 Boynton Avenue, west side, 300 feet south of Watson Avenue, Block 3714, Borough of The Bronx.

69-46-BZ—Vol. III

APPLICANT—Abraham N. Horwitz, for Harry and Harriet Weiner, owners.

SUBJECT—Application reopened March 4, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a residence use district the maintenance of an office and warehouse for the distribution of books, magazines, periodicals and newspapers and the installation of a gasoline tank.

PREMISES AFFECTED—49-10 47th Avenue, south side, 30 feet east of 49th Street, Block 2287, Lot 28, Woodside, Borough of Queens.

93-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Pennsylvania Exchange Bank, owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales, storage room, lubritorium, auto wash, minor auto repairs and the parking and storage of more than five (5) motor vehicles with business entrances and show windows within 75 feet of the residence use district.

PREMISES AFFECTED—4728-4736 White Plains Road, and 701-707 St. Ouens Street, northeast corner, Block 5113, Lot 21, Borough of The Bronx.

77-57-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for A. J. Fritschy Corp., owner.

SUBJECT—Application September 20, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a "C" area district, the erection of a two-story building to be used in conjunction with the existing structural steel and ornamental iron fabrication shop, the proposed addition will occupy more than the permitted area coverage.

PREMISES AFFECTED—220 Dupont Street, 121-135 Provost Street, southwest corner and 237-251 Eagle Street, Block 2497, Lot 23, Borough of Brooklyn.

57-57-BZ

APPLICANT—Burke, Green and Groh, for Mandel Weinstein, owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, to maintain a parking lot for the parking of the cars of the doctors and staff of the hospital on Block 725, Lot 25 without fee.

PREMISES AFFECTED—47-01 31st Avenue, northeast corner of 47th Street, Block 729, Lot 7 (7 and 8), Astoria, Borough of Queens.

489-38-BZ—Vol. III

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened December 11, 1956 as Vol. III—re decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the extension to an existing gasoline service station, accessory building for two additional service bays and the additional use of minor auto repairs with hand tools only, the parking of motor vehicles awaiting service, installation of two additional 550 gallon gasoline tanks and one additional dispensing pump, all for a term of 15 years.

PREMISES AFFECTED—219-01 North Conduit Avenue, northeast corner of Springfield Boulevard, Block 13085, Lot 4, Springfield, Borough of Queens.

Laid over from February 13, 1957 to March 19, 1957 for inspection and decision; hearing closed; then laid over for further study by the Board; date of determination to be set; then set for June 3, 1958.

648-20-BZ—Vol. II

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Company, lessee.

SUBJECT—Application reopened September 24, 1957, as Vol. II—re decision of the Borough Superintendent, under sections 7a, 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, an extension of the present uses of a gasoline service station to include a one-bay lubritorium, accessory parking in the retail district and the installation of the necessary curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—3940-3952 Amboy Road and 2-20 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

Laid over from April 15, 1958, to June 3, 1958, for inspection, revised plans and decision; hearing closed.

1017-57-A

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Co., lessee.

SUBJECT—Application December 27, 1957—filed pursuant to section 35, General City Law re building partially in bed of a mapped street—proposed widening of Amboy Road.

PREMISES AFFECTED—3952 Amboy Road and 2 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

1132-39-BZ—Vol. II

APPLICANT—De Rose and Cavalieri, for J. Clarence Davies, Inc., owner.

SUBJECT—Application reopened January 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story extension to an existing one story commercial building occupied by two retail stores into the residence use district.

PREMISES AFFECTED—31, 32, 33, 34 Westchester Square, west side, 185.515 feet south of Frisby Avenue and 2584-2588 Frisby Avenue and 1420-1434 Benson Street, Block 3984, Lots 4, 5, 6, 7, 8, 9 and 30, Borough of The Bronx.

Laid over from April 29, 1958, to June 3, 1958, for inspection and decision; and for applicant to give consideration to removing sidewall further from lot line and to file revised plan, hearing closed.

CALENDAR

603-57-BZ

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the subject premises for business purposes (offices).

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

Laid over from April 29, 1958, to June 3, 1958, for inspection and decision; hearing closed.

604-57-A

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction—commercial use.

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

920-57-BZ

APPLICANT—Reuben Rappaport, for David Meredith Hare, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of a one story extension occupying more than the permitted area and to be used as a sculptors studio by the tenant owner.

PREMISES AFFECTED—34 Leroy Street, south side, 60 feet east of Bedford Street, Block 586, Lot 6, Borough of Manhattan.

Laid over from April 29, 1958 to May 6, 1958, for hearing; then to June 3, 1958, for inspection and decision; hearing closed.

574-21-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Emil Mosbacher, owner; Red and White Markets, Inc., lessee.

SUBJECT—Application reopened February 11, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the small area which is in the residence use district and which is now part of the present theatre, to be used as part of the proposed food market.

PREMISES AFFECTED—1-15 East Kingsbridge Road and 2658-2690 Jerome Avenue, northeast corner, Block 3317, Lot 6, Borough of The Bronx.

Laid over from May 6, 1958, to June 3, 1958, for inspection and decision; hearing closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 6, 1958, at request of applicant who is trying to acquire adjoining property to enlarge the plot; then to June 3, 1958, at request of the applicant, to acquire additional property for possible conforming use.

116-54-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Eswin Construction Corp., owner.

SUBJECT—Application reopened October 8, 1957 as Vol. II—re decision of the borough superintendent under Sections 7e and 7h of the Zoning Resolution, to permit in the local retail portion of the plot, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, office and sale of accessories, storage and parking of cars waiting to be serviced.

PREMISES AFFECTED—231-13 to 231-21 Linden Boulevard and 116-64 to 116-72 232nd Street, northwest corner, Block 11332, Lot 1, Springfield, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed.

929-57-BZ

APPLICANT—Charles M. Spindler, for Anna Pfriemer, owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, on the retail portion of the plot, the erection and maintenance of a gasoline service station, lubrication, auto wash—non automatic, office, sale of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles with a ground sign for a term of fifteen years.

PREMISES AFFECTED—210-01 to 210-21 (210-11 official) Jamaica Avenue and 94-35 to 94-43 210th Street, northeast corner, Block 10543, Lot 3, Hollis, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed.

843-57-BZ

APPLICANT—John F. Fitzsimons, for William and Carmela Leonardo, owners.

SUBJECT—Application November 19, 1957—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to two family use.

PREMISES AFFECTED—110-01 225th Street, east side, 134.16 feet south of 109th Avenue, Block 11208, Lot 53, Queens Village, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed.

926-57-BZ

APPLICANT—Haus and Bresin, for M. L. M. Realty Co., and Robin Associates, Inc., owners.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing—non-automatic, office, sale of accessories, minor repairs with hand tools only, and the parking and storage of cars awaiting service for a temporary term of fifteen (15) years.

PREMISES AFFECTED—245-10 South Conduit Avenue, south side, 35.29 feet east of 245th Street, Block 13614, Lots 12 and 14 (new lot No. 12); Rosedale, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed.

978-57-BZ

APPLICANT—Charles M. Spindler, for Angelo Conde, owner; Sun Oil Co., lessee.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district on a lot presently occupied as a used car lot, the erection and maintenance of a gasoline service station, lu-

CALENDAR

britorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, auto safe inspection station, parking and storage of motor vehicles with show windows and signs within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—1546-1556 Bushwick Avenue and 45-53 De Sales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed.

187-58-A

APPLICANT—Charles M. Spindler, for Angelo Conde, owner; Sun Oil Co., lessee.

SUBJECT—Application March 27, 1958—Appeal from a decision of the Borough Superintendent, re gas pumps at building line; gasoline storage near subway tunnel, etc.

PREMISES AFFECTED—1546-1556 Bushwick Avenue and 45-53 De Sales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn.

970-57-BZ

APPLICANT—Haus and Bresin, for David Berlin, owner.

SUBJECT—Application December 26, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto wash—non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and the parking and storage of motor vehicles awaiting service with a show window and business sign within 75 feet of the residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-12 to 195-20 Linden Boulevard and 117-02 to 117-10 196th Street, southwest corner, Block 12613, Lot 6, St. Albans, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed.

977-57-BZ

APPLICANT—Burke, Green and Groh, for Albert Artsis, owner.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, auto laundry—non-automatic, minor repairs with hand tools only, office and accessory sales and the parking and storage of motor vehicles awaiting service.

PREMISES AFFECTED—223-06 Linden Boulevard, southeast corner of 223rd Street, Block 12740, Lot 55 (55 and 60), Springfield Gardens, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed.

864-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for further inspection and decision; then to June 3, 1958 for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*

JUNE 3, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, June 3, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

580-55-SA

APPLICANT—The Wayne Pump Company, owner.

SUBJECT—Application July 6, 1955—Wayne Remote Gasoline Pumps—submersible gasoline pumps to supply remote dispensers—Series 510, approval of.

269-57-SM

APPLICANT—Harold Perrine, for Johns-Manville Sales Corp., owner.

SUBJECT—Application March 27, 1957—J-M Suspension System, Models H, Z, U, E and T, approval of.

359-57-SA

APPLICANT—H. A. Simmons, for Empire Stove Company, owner.

SUBJECT—Application April 22, 1957—WFA-35 Empire Recessed Wall Heater, approval of.

822-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman Perchlorethylene Stills, Models 21302 and 21305, approval of.

823-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman Filter-Petroleum Solvent—for dry cleaning equipment—Models 33413, 33420, 33430, 33450, 33480 and 33410, approval of.

824-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman H-Jet 290 Dry Cleaning Equipment, Models 30970, 30972, 30980, 30982, 30974, 30976, 30984, 30985, 30975, 30977, 30981 and 30983, approval of.

825-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman H-Jet 245 Dry Cleaning Equipment, Models 30735, 30738, 30739, 30740, 30741, 30736, 30737 and 30742, approval of.

826-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman Perchlorethylene Tubular Filter, Models 33413, 33414, 33420, 33421, 33430, 33431, 33450 and 33451, approval of.

827-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman Vaporsaver Dry Cleaning Equipment, Models 9624, 9625 and 9630, approval of.

828-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman H-Jet 445 Dry Cleaning Equipment, Models 30632, 30634, 30635 and 30636, approval of.

CALENDAR

829-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman H-Jet 440 Dry Cleaning Equipment, Models 30630, 30631 and 30633, approval of.

937-57-SM

APPLICANT—Concrete Plank Company, Inc., owner.

SUBJECT—Application November 25, 1957—Concrete Plank Company, Inc., Precast Concrete Joist, approval of.

1026-57-SM

APPLICANT—Concrete Plank Company, Inc., owner.

SUBJECT—Application December 30, 1957—Precast Concrete Channel Roof and Floor Slabs, approval of.

953-57-SM

APPLICANT—Falcon Alarm Company, Inc., owner.

SUBJECT—Application December 10, 1957—Falcon Tank Overfill Alarm, Gas Operated Horn Activated by a float, approval of.

981-57-SA

APPLICANT—J. J. Conway, for Ralph B. Carter Company, owner.

SUBJECT—Application December 13, 1957—Carter Pneumatic Ejectors, Eject-O-Matic, Eject-O-Pac and Eject-O-Flo—for pumping of solid latedn liquids, approval of.

184-58-SA

APPLICANT—Gilbert & Barker Manufacturing Company, owner.

SUBJECT—Application December 31, 1957—Gilbarco Gasoline Dispensers, Models FMP-2, FMP-3 and FMP-4, approval of.

192-58-SA

APPLICANT—Duplex Corporation, owner.

SUBJECT—Application April 1, 1958—Duplex Washer—Extractor, Model DWE-1, approval of.

830-53-SA

APPLICANT—The National U. S. Radiator Corp., owner.

SUBJECT—Application for consideration, reopening and amendment of resolution as to additional model gas-fired boiler, 49 Series—National Gas Boiler (steam or water) Series 22, 33 and 44, previously approved.

230-55-SA

APPLICANT—Power-Flame Division of Siemon Manufacturing Company, owner.

SUBJECT—Application for consideration, reopening and amendment of resolution as to additional gas burner, namely BFG-750E through BFG-20000E—re Siemon Power-Flame (gas-fired) Burners, Models FG-175B, FG-330B, FG-500B and FG-500BE; previously approved.

931-55-SM

APPLICANT—Ceil-Lite Division of Fluorescent Company of America, owner.

SUBJECT—Application for consideration, reopening and amendment of resolution as to hangers of plastic ceiling—Ceil-Lite (plastic light diffuser); previously approved.

336-56-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application for consideration, reopening and amendment of resolution as to additional thickness of Rock Wool Insulation—re Gold Bond Rock Wool Insulation Products (thermal insulation for residence and other buildings); previously approved.

322-40-S—Vol. II

APPLICANT—Arnold A. Arbeit, for 192 Associates, Inc., owner.

SUBJECT—Application reopened February 26, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—192 Broadway and 1-11 John Street, northeast corner, Block 79, Lot 15, Borough of Manhattan.

149-58-A

APPLICANT—Eggers and Higgins, for The New York Times Co., owner.

SUBJECT—Application March 19, 1958—Appeal from a decision of the Borough Superintendent, re openings in floors and windows contrary to Labor Law.

PREMISES AFFECTED—41-115 West End Avenue, west side, 260 feet, 10 inches south of West 66th Street, Block 1171, Lot 62, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 10, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, June 10, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

273-39-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Emma Ekholm and Charles Kotan, owners.

SUBJECT—Application reopened March 25, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, minor auto repairs, car washing, storage, office and sales and parking of cars waiting to be serviced with curb cuts and ground sign within 75 feet of a residence use district for temporary term of fifteen (15) years.

PREMISES AFFECTED—196-45 to 196-49 (196-47 official) Northern Boulevard and 42-50 to 42-72 Francis Lewis Boulevard, northwest corner, Block 5373, Lots 18 and 22, Bayside, Borough of Queens.

994-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Frank Infuso and Henry Infuso, owners.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of the vacant lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1627-1631 Undercliff Avenue, west side, 349.8 feet south of West 176th Street, Block 2880, Lot 129, Borough of The Bronx.

862-56-BZ

APPLICANT—Morris Brody, for The Long Island Railroad Co., owner.

SUBJECT—Application December 18, 1956—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in an unrestricted and residence use district, the extension of a parking lot from the unrestricted portion to the residence portion of the plot.

PREMISES AFFECTED—1708-1726 Brooklyn Avenue, west side, 417 feet 6 inches north of Avenue I, Block 7580, part of Lot 26 and Block 7581, Lot 27, Borough of Brooklyn.

745-56-BZ

APPLICANT—Louis Santangelo, for Michael Bunda, owner.

SUBJECT—Application November 1, 1956—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the

CALENDAR

change in occupancy of the existing two-story and basement, two-family dwelling to a three family dwelling.
PREMISES AFFECTED—3210 Middletown Road, south side, 73.46 feet east of Dwight Place, Block 5411, Lot 327, Borough of The Bronx.

71-58-BZ

APPLICANT—Charles M. Spindler, for Helena E. M. Arams, owner; Sun Oil Co., lessee.
SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station together with minor repairs with hand tools only, safety inspection station and parking within the local retail use zone of cars awaiting service.
PREMISES AFFECTED—3770-3778 East Tremont Avenue and 2889-2897 Roosevelt Avenue, northeast corner, Block 5562, Lots 21, 25 and 28, Borough of The Bronx.

108-58-BZ

APPLICANT—Samuel Rosenblum, for Yadbob Realty Corp., owner; Samoroff Building Inc., lessee.
SUBJECT—Application March 7, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, in an existing three-story building, the change in use of the first floor from non-storage garage for five (5) cars to garage, photographic studio and darkroom and to continue the use of the second and third floors as dwellings.
PREMISES AFFECTED—172 East 73rd Street, south side, 175 feet west of 3rd Avenue, Block 1407, Lot 44, Borough of Manhattan.

716-56-BZ—Vol. II

APPLICANT—Larry Meltzer, for Jewish Center of New Hyde Park, Inc., owner.
SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of an extension to a present synagogue and occupying more than the permitted area.
PREMISES AFFECTED—771-779 East 49th Street, east side, 100 feet north of Avenue D, Block 4770, Lots 50, 52 and 53, Borough of Brooklyn.

158-23-BZ—Vol. II

APPLICANT—Philip Freshman, for Empire State Warehouse Corp., owner.
SUBJECT—Application reopened March 4, 1958 Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of an existing (9) nine-story building together with the adjoining eight (8) story and penthouse building and one-story garage from warehouse and garage to warehouse in the basement and first floor with accessory garage and the use of the upper floors for light manufacturing.
PREMISES AFFECTED—372-390 Gates Avenue and 390 Nostrand Avenue, southwest corner, Block 1812, Lot 42, Borough of Brooklyn.

107-58-BZ

APPLICANT—Frederick A. Ketcher, for Rayco Corporation, owner; Flatbush Rayco Inc., lessee.
SUBJECT—Application March 6, 1958—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a business and residence use district, a permanent variation to permit the installation of auto seat covers and minor motor vehicle repairs with hand tools, limited to muffler and tailpipe installation and service and a temporary variation to permit the parking of more than five (5) motor vehicles for patrons.
PREMISES AFFECTED—2385 Flatbush Avenue and 1953-1961 East 51st Street, southeast corner, Block 8529, Lot 7, Borough of Brooklyn.

41-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Antonio Caraccio and John Del Vecchio, owners.
SUBJECT—Application February 5, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles on land to be cleared.
PREMISES AFFECTED—1365 Nelson Avenue, west side, 40 feet north of West 170th Street, Block 2521, Lot 35, Borough of The Bronx.

881-57-BZ

APPLICANT—Max Horn, for Peter P. Bendzlowicz, owner.
SUBJECT—Application December 10, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail use district, the relocation, into a recently consolidated lot, and the reconstruction of a gasoline service station, lubritorium, office, sale of auto parts, minor auto repairs and the parking of cars awaiting service, this change is required due to the proposed widening of the two streets on which the building has frontage.
PREMISES AFFECTED—259-59 Francis Lewis Boulevard and 147-60 Hook Creek Boulevard, northeast corner, Block 13686, Lot 5, Rosedale, Borough of Queens.

544-26-BZ—Vol. III

APPLICANT—New York Telephone Company, owner.
SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the construction of a fifth floor and bulkhead to an existing four story and cellar building used as a telephone exchange, the proposed extension to exceed the permitted height.
PREMISES AFFECTED—676-680 (680 Official) Fairview Avenue and 1928-1944 Gates Avenue, southeast corner, Block 3478, Lot 31, Ridgewood, Borough of Queens.

121-49-BZ—Vol. II

APPLICANT—Herman Furrer, owner.
SUBJECT—Application reopened February 7, 1956 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a retail use district, the erection of a one-story masonry extension and a frame extension to an existing gasoline service station and extend the use to include motor vehicle repair shop amending plans approved with Cal. No. 121-49-BZ—Vol. I and parking and storage of more than five (5) motor vehicles awaiting service.
PREMISES AFFECTED—96-16 Metropolitan Avenue and 87-47 69th Avenue, southwest corner, Block 3886, Lot 845, Forest Hills, Borough of Queens.

27-58-BZ

APPLICANT—John F. Fitzsimons, for Esther Lynch, owner.
SUBJECT—Application January 28, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a building to be used as a plumber shop, office, store, cellar and one car garage.
PREMISES AFFECTED—45-25 47th Street, east side, 117.12 feet south of Greenpoint Avenue, Block 151, Lot 23, Woodside, Borough of Queens.

259-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Sherwood Management Corp., owner; Lamar Paint Products Co., lessee.
SUBJECT—Application April 23, 1958—decision of the Borough Superintendent, under sections 7e and 7A of the Zoning Resolution, to permit in a local retail use district for a temporary period of ten (10) years, the use of the

CALENDAR

present building for wholesale and retail sales and storage of paints, painters supplies and varnish in sealed containers.

PREMISES AFFECTED—83-45 Dongan Avenue, north side, 40 feet west of Broadway, Block 1544, Lot 39, Elmhurst, Borough of Queens.

312-57-BZ

APPLICANT—Louis Lieberman, for F. and R. Realty Corp., owner.

SUBJECT—Application April 17, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the continuance of an existing illuminating business sign, two (2) feet high and forty (40) feet wide on the existing two-story structure.

PREMISES AFFECTED—94-00 Ditmars Boulevard, 22-01 to 22-73 94th Street, southeast corner, 22-02 to 22-50 and 22-62 to 22-70 95th Street and 94-01 to 94-21 23rd Avenue, Block 1071, Lots 1, 25, 27, 29, 31 and 37, Jackson Heights, Borough of Queens.

711-56-BZ

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

Laid over from March 5, 1957, to April 9, 1957, for applicant to file lay-out plan and inspection and decision; hearing closed; then placed on the reserve calendar, pending erection of church on adjacent property; now set for hearing on October 1, 1957; then to October 8, 1957 for further inspection and decision; then to November 6, 1957, for further inspection and decision; then to December 10, 1957, at request of the applicant, to file revised plans; then to June 10, 1958, for further consideration by Board; inspected by committee of the Board, which is of the opinion that the application should be laid over further in order to give the church proposed to be erected on the adjoining plot more time to determine whether they can proceed with the development for church or school.

867-57-BZ

APPLICANT—H. M. Karson, for Hong Yick Realty Corp., owner; Min Sang Laundry, lessee.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the construction of a mezzanine floor, elevate the roof and extend the laundry use.

PREMISES AFFECTED—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

Laid over from April 15, 1958, to May 6, 1958, for hearing at request of objector; applicant to send new notices by registered mail to property owners in the area of notification; then to June 10, 1958, for inspection and decision; hearing closed.

889-57-BZ

APPLICANT—Charles M. Spindler, for John Scotti, owner.

SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the change

in occupancy from a building material supply yard and the manufacture of cement blocks to automobile wrecking yard, sale of new and used car parts, sale and display of new cars on a portion of the lot and the sale of new and used plumbing supplies and the storage of lumber on a portion of the lot.

PREMISES AFFECTED—114-15 New York Boulevard (114-11 to 114-35), east side, 87.14 feet south of Linden Boulevard, Block 12327, Lot 8, Jamaica, Borough of Queens.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

916-46-BZ—Vol. II

APPLICANT—Henry George Greene, for Joseph Carrollo, owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7e and 7A of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor car repairs, office, sales area, storage and utility room.

PREMISES AFFECTED—35-12 to 35-22 (35-12 official) Francis Lewis Boulevard and 36-07 to 36-11 194th Street, southeast corner, Block 5318, Lot 25, Flushing, Borough of Queens.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

215-50-BZ—Vol. II

APPLICANT—Elliot Saltzman, for Hannah Schwartz, owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7h, 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, minor auto repair shop with hand tools only, office and auto accessory salesroom, and parking and storage of more than five (5) motor vehicles for a term of twenty-five (25) years.

PREMISES AFFECTED—2228-2250 Linden Boulevard, south side, from Ashford Street to Cleveland Street; 797-805 Ashford Street and 886-896 Cleveland Street, Block 4359, Lots 1 and 6, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

463-57-BZ

APPLICANT—Larry Meltzer, for M.J.F. Realty Corp., owner.

SUBJECT—Application June 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles for patrons and employees of the factory.

PREMISES AFFECTED—94-21 83rd Street, east side, 100.16 feet north of 95th Avenue, and 94-16 84th Street, Block 9014, Lot 13, Ozone Park, Borough of Queens.

Laid over from May 6, 1956, to June 10, 1958, for inspection and decision; hearing closed.

958-57-BZ

APPLICANT—Burke, Green and Groh, for L. and S. Packing Co., Inc., owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing one-story building from a garage to a food processing factory.

PREMISES AFFECTED—30-55 80th Street, east side, 100 feet north of 31st Avenue, Block 1129, Lot 45, Jackson Heights, Borough of Queens.

Laid over from May 6, 1958 to June 10, 1958, for inspection and decision; hearing closed.

CALENDAR

539-57-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Casper P. Colla, for Anthony DiGiovanni, owner; Shell Oil Company, lessee.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection of a one story extension to an existing building and maintain a gasoline service station, auto repair shop, auto safety inspection, auto laundry—non automatic, lubricatorium, sale of auto accessories and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—141-145 Throop Avenue and 199-203 Hopkins Street, northeast corner, Block 1723, Lot 1, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

947-57-BZ

APPLICANT—Andrew Di Camillo, for Vincenza Mondrone, owner; James Scaffa, lessee.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in occupancy of two two-car garages to motor vehicle repair shop.

PREMISES AFFECTED—2237-2247 (2229 displayed) Bath Avenue and 166-172 (160 displayed) Bay 32nd Street, northwest corner, Block 6416, Lot 1, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

928-57-BZ

APPLICANT—Charles M. Spindler, for Macjab Realty Corp., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business signs, show windows, and business entrance within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2456-2470 McDonald Avenue and 248-258 Avenue W, southwest corner, Block 7170, Lots 10 and 11, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

267-57-BZ

APPLICANT—Henry Kohler, for Anna Losquadro, owner.

SUBJECT—Application March 25, 1957—decision of the Borough Superintendent, under sections 21 and 7e of the Zoning Resolution, to permit in a D area, business use district, the continuance of an existing building occupying more than the permitted area, due to a sub-division of the plot and extend the present use of storage of building materials to include the parking of not more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

378-57-A

APPLICANT—Henry Kohler, for Anna Losquadro, owner.

SUBJECT—Application May 7, 1957—Appeal from a decision of the Borough Superintendent, re means of exit of Brooklyn.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

231-52-BZ—Vol. II

APPLICANT—Fred C. Dahlem and Victor E. Block, for J. Starr Parking Service, owner.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the extension of the parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—1124-1140 Nelson Avenue, east side, 150 feet north of West 166th Street and 1131-1139 Woodycrest Avenue, Block 2513, Lots 44, 46, 48, 66 and 83, Borough of The Bronx.

Laid over from May 13, 1958, to June 10, 1958, for inspection and decision; hearing closed.

768-57-BZ

APPLICANT—Arthur Jovis, for Ly-Bar Realty Corp., owner.

SUBJECT—Application October 28, 1957—(decision of the Borough Superintendent) under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, it being intended to provide such storage on a monthly not transient basis.

PREMISES AFFECTED—2145 Barnes Avenue, west side, 100 feet north of Lydig Avenue, Block 4221, Lot 70, Borough of The Bronx.

Laid over from May 13, 1958, to June 10, 1958, for inspection and decision; hearing closed.

23-58-BZ

APPLICANT—343 East 76th Realty Corp., owner.

SUBJECT—Application January 23, 1958—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a retail use district, the change in occupancy of an existing one story building from a non-storage garage to a motor vehicle repair shop.

PREMISES AFFECTED—343 East 76th Street, north side, 247 feet east of 2nd Avenue, Block 1451, Lot 11, Borough of Manhattan.

Laid over from May 13, 1958, to June 10, 1958, for inspection and decision; hearing closed.

871-49-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Melmar Development Corp., owner, Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business and residence use district, a fifteen (15) foot rear extension to an existing auto seat cover establishment to provide a one bay minor motor vehicle repair shop for the replacement of muffler and tailpipes.

PREMISES AFFECTED—591 East Fordham Road, north side, 128 feet east of Hoffman Street and 584-588 East 191st Street, Block 3273, Lots 261 and 263, Borough of The Bronx.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed; then to June 10, 1958, for re-inspection and decision; hearing closed.

374-57-BZ

APPLICANT—Roe and Kramer, for Olga B. Nielsen, owner.

SUBJECT—Application May 6, 1957—decision of the Borough Superintendent, under section 7c and 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from office, storage of canned goods and three (3) car garage by the substi-

CALENDAR

tution of light manufacturing in the place of the storage of canned goods.

PREMISES AFFECTED—44-01 52nd Avenue, northeast corner of 44th Street, Block 2533, Lots 40 and 44, Maspeth, Borough of Queens.

Laid over from May 6, 1958, to May 13, 1958, for applicant to inform the Board of name of tenant and manufacturing use proposed; then to June 10, 1958, at the request of the applicant.

850-57-BZ

APPLICANT—Michael Alfano, for Prospect Parking, Inc., owner.

SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, on the residential portion of the plot the parking and storage of more than five (5) motor vehicles of the pleasure type for a term of five (5) years.

PREMISES AFFECTED—2360-2368 Prospect Avenue, east side, 70 feet south of East 187th Street, Block 3114, Lots 52 and 54, Borough of The Bronx.

Laid over from May 20, 1958, to June 10, 1958, for inspection and decision; hearing closed.

914-57-BZ

APPLICANT—Patrick D. Concagh, for Mona Donner, owner; Atlas Bazaar Equipment and Supply Co., Inc., lessee.

SUBJECT—Application December 16, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and retail use district, the erection and maintenance of a gasoline station, lubritorium, car wash, minor auto repairs, storage and sale of auto accessories and accessory parking.

PREMISES AFFECTED—3770-3788 Boston Road and 3481-3489 Baychester Avenue, southwest corner, Block 4887, Lot 7, Borough of The Bronx.

Laid over from May 20, 1958, to June 10, 1958, for inspection and decision; hearing closed.

612-57-BZ

APPLICANT—Morris Hannes, for Kroy Realty Corp., owner; York Auto Trading Corp., lessee.

SUBJECT—Application August 20, 1957—decision of the Borough Superintendent, under sections 7c, 7b and 21 of the zoning resolution, to permit in a business and residence use district, the use of the sale of used cars to extend from the business use district into the balance of the lot which is located in the residence use district.

PREMISES AFFECTED—878-888 Coney Island Avenue, west side, 158 ft. 10½ in. north of 18th Avenue, Block 5403, Lot 21, Borough of Brooklyn.

Laid over from May 20, 1958, to June 10, 1958, for inspection and decision; hearing closed; applicant to advise the Board as to whether this owner has right to use the right-of-way and also to correct his plan to show opening in the fence, not now shown on plan.

842-57-BZ

APPLICANT—Michael Alfano, for Filippo Aprea, owner.

SUBJECT—Application November 18, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a retail store and use of the unbuilt upon portion for the parking of more than five (5) motor vehicles for patrons only for a term of fifteen (15) years.

PREMISES AFFECTED—901-905 East 213th Street and 3600-3604 Bronxwood Avenue, northeast corner, Block 4684, Lot 32, Borough of The Bronx.

Laid over from May 20, 1958, to June 10, 1958, for inspection and decision; hearing closed.

1019-57-BZ

APPLICANT—William I. Hohauser, for Arthur Enterprises Inc., owner; New York State Unemployment Insurance, lessee.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7e and 7c of the Zoning Resolution, to permit in a business and residence use district the use of the lower level of the subject premises, heretofore occupied as a motion picture theatre, for a supermarket for the sale of food, vegetables and similar merchandise, and the extension of the mezzanine (second floor) to cover the entire area to be used for offices.

PREMISES AFFECTED—560 West 181st Street, south side and 549-559 West 180th Street, north side, 100 feet east of St. Nicholas Avenue, Block 2153, Lot 81, Borough of Manhattan.

Laid over from May 20, 1958, to June 10, 1958, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*

JUNE 10, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, June 10, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

814-57-A

APPLICANT—Wheeler Yacht Co., Inc., owner.

SUBJECT—Application October 28, 1957—Appeal from an order of the Fire Commissioner and a decision of the Borough Superintendent re Sprinkler System in lieu of Yard Hydrant System.

PREMISES AFFECTED—520 Compton Avenue, foot of Patterson Avenue, Block 3502, Lots 2-7, Pugsley Creek, Borough of The Bronx.

103-58-A

APPLICANT—George Rubinfeld, for 12-10 30th Avenue Corp., owner.

SUBJECT—Application March 6, 1958—filed pursuant to section 35, General City Law erection of building partially in bed of a mapped Street—proposed curb cuts and fence in bed of 31st Road.

PREMISES AFFECTED—133-15 32nd Avenue, northwest corner Downing Street, Block 4405, Lot 29, Block 4366, Lot 1, Flushing, Borough of Queens.

207-58-A

APPLICANT—Little Neck Country Club, Inc., lessee; 251-18 GCP Corporation, owner.

SUBJECT—Application April 8, 1958—Appeal from an order of the Fire Commissioner re storage of liquefied chlorine.

PREMISES AFFECTED—250-10 Grand Central Parkway, south side, 286.21 feet west of Little Neck Parkway, Block 8401, Lot 660, Little Neck, Borough of Queens.

281-58-A

APPLICANT—Burke, Green and Groh, for Sidney W. Saks, owner.

SUBJECT—Application May 5, 1958—Appeal from a decision of the Borough Superintendent, re conversion of frame building to school, re stairways, etc.

PREMISES AFFECTED—84-01 Midland Parkway, east side, 257.07 feet north of Henley Road, Block 9948, Lot 14, Jamaica Estates, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

JUNE 17, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 17, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

902-57-BZ

APPLICANT—Julius S. Rapson, for The Queens National Bank of New York, owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, a parking lot for the Bank's customers on a plot partly in a retail district and extending into the residence use district.

PREMISES AFFECTED—134-15 Springfield Boulevard, east side, 109.14 feet south of Merrick Boulevard, Block 13010, Lot 49, Springfield Gardens, Borough of Queens.

903-57-A

APPLICANT—Julius S. Rapson, for The Queens National Bank of New York, owner.

SUBJECT—Application December 12, 1957—filed pursuant to section 35, General City Law re premises partly in bed of mapped street—217th Street.

PREMISES AFFECTED—134-15 Springfield Boulevard, south side, 109.14 feet south of Merrick Boulevard, Block 13010, Lot 49, Springfield Gardens, Borough of Queens.

251-35-BZ—Vol. IV

APPLICANT—Richard Shutkind, for Nordlaw Realities Inc. and State Engineering Corp.; owners, Jaynat Realty Corp., lessee.

SUBJECT—Application reopened September 24, 1957 as Vol. IV—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2119 Caton Avenue, north side, 91 feet $\frac{5}{8}$ inches west of Flatbush Avenue, Block 5063, Lot 69, Borough of Brooklyn.

209-58-BZ

APPLICANT—Lama, Proskauer and Prober, for David and Joseph Goldstein, and Nathan Machimson, owners.

SUBJECT—Application April 8, 1958—decision of the Borough Superintendent, under section 7c and 21 of the Zoning Resolution, to permit on a plot partly in a C area and partly in an E-1 area district, the erection of a six-story multiple dwelling extending into the E-1 area district, the portion in the E-1 area district occupies more than the permitted area, eliminates the required setback and side yard and having less than the required outer court.

PREMISES AFFECTED—1140-1146 Pelham Parkway South and 2140-2150 Williamsbridge Road, southeast corner, Block 4310, Lots 1 and 53, Borough of the Bronx.

20-33-BZ—Vol. IV

APPLICANT—Irving H. Passel, for Robert A. Stella, owner; Pursuant under contract: Esso Standard Oil Co., lessee.

SUBJECT—Application reopened April 9, 1958 as Vol. IV decision of the Borough Superintendent, under sections 7f and 7h of the Zoning Resolution, to permit in a retail use district, the extension in area of an existing gasoline service station, motor vehicle repair shop for adjustments and garage for more than five (5) motor vehicles previously granted by the Board under Cal. No. 120-33-BZ Vols II and III and to include the additional uses of lubricatorium, non-automatic auto laundry and parking of motor vehicles on the unbuilt portion of the plot, for a term of fifteen (15) years.

PREMISES AFFECTED—2100 Hylan Boulevard, southeast corner of Hamden Avenue, Block 3688, Lot 5, Grant City, Borough of Richmond.

783-55-BZ

APPLICANT—Hurley and Hughes, for Managements Audits, Inc., owners.

SUBJECT—Application September 30, 1955—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change of use of the present four story, one family residence, to offices in the basement, first and second floors and the third and fourth floors as a duplex apartment.

PREMISES AFFECTED—125 East 38th Street and 314 Lexington Avenue, northwest corner, Block 894, Lot 17, Borough of Manhattan.

645-57-A

APPLICANT—Hurley and Hughes, for Management Audits, Inc., owner.

SUBJECT—Application August 18, 1957—Appeal from a decision of the Borough Superintendent, re stair enclosures, Class 3 construction—use of 4th floor to remain vacant, etc.

PREMISES AFFECTED—125 East 38th Street and 314 Lexington Avenue, northwest corner, Block 894, Lot 17, Borough of Manhattan.

14-58-BZ

APPLICANT—Frederick A. Ketcher, for Benjamin Kurtin and Louis Fayne, Partners.

SUBJECT—Application January 17, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1268 Shakespeare Avenue, east side, 100.3 feet, south of West 169th Street, Block 2506, Lot 85, Borough of The Bronx.

81-58-BZ

APPLICANT—James E. Vassalotti, for Thomas A. Can- gem, owner.

SUBJECT—Application February 25, 1958—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the change in use of two adjoining one-story buildings from processing and fabricating of gold for jewelry manufacturing and storage of five (5) motor vehicles to a garage for the parking and storage of more than five (5) motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—267-269 Elizabeth Street, west side, 83 feet, $5\frac{3}{4}$ inches south of East Houston Street, Block 508, Lot 28, Borough of Manhattan.

140-58-BZ

APPLICANT—Haus and Bresin, for The Cord Meyer Co., owner.

SUBJECT—Application February 20, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory uses of auto washing—non automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five (5) motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—93-24 Roosevelt Avenue and 40-02 to 40-10 94th Street, southwest corner, Block 1562, Lot 25, Elmhurst, Borough of Queens.

904-57-BZ

APPLICANT—Julius S. Rapson, for Dreyer Homes and Building Co., Inc., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under section 21 of the Zoning

CALENDAR

Resolution, to permit in an E area district, the continuance of a one-family dwelling that encroaches on the required setback due to a proposed street widening as shown on the City Map.

PREMISES AFFECTED—150-18 116th Avenue, south side, 138.24 feet east of Sutphin Boulevard, Block 12201, Lot 14, Jamaica, Borough of Queens.

905-57-A

APPLICANT—Julius S. Rapson, for Dreyer Homes and Building Co., Inc., owner.

SUBJECT—Application December 12, 1957—filed pursuant to section 35, General City Law re premises in bed of mapped Street—proposed widening of 116th Avenue.

PREMISES AFFECTED—150-18 116th Avenue, south side, 138.24 feet east of Sutphin Boulevard, Block 12201, Lot 14, Jamaica, Borough of Queens.

622-57-BZ

APPLICANT—Sidney H. Kitzler, for Beth Shalom of Kings Bay, owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the enlargement of the first floor and the erection of a second floor to an existing one-story synagogue that will occupy more than the permitted area coverage.

PREMISES AFFECTED—2702-2710 Avenue X and 2401-2411 East 27th Street, southeast corner, Block 7422, Lot 801, Borough of Brooklyn.

116-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Leo Levy, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, motor vehicle repairs with hand tools only, office, sales and parking of cars awaiting service, all for a term of fifteen (15) years.

PREMISES AFFECTED—162-25 Union Turnpike, northwest corner of 164th Street, Block 6852, Lot 17, Flushing, Borough of Queens.

906-57-BZ

APPLICANT—Julius S. Rapson, for Sol Solomon, owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles for use by the tenants renting the nearby bungalows.

PREMISES AFFECTED—75 Beach 36th Street, west side, 158.66 feet south of Spray View Avenue, Block 308, Lot 18, Edgemere, Borough of Queens.

907-57-A

APPLICANT—Julius S. Rapson, for Sol Solomon, owner.

SUBJECT—Application December 12, 1957—filed pursuant to section 35, General City Law re premises in bed of mapped Street—Spray View Avenue.

PREMISES AFFECTED—75 Beach 36th Street, west side, 158.66 feet south of Spray View Avenue, Block 308, Lot 18, Edgemere, Borough of Queens.

128-58-BZ

APPLICANT—Charles M. Spindler, for Robert Miller, owner; Esso Standard Oil Co., lessee.

SUBJECT—Application March 13, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, office, sale

of accessories, minor repairs for adjustments with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—285-303 Oakland Street, west side, from India Street to Java Street, Block 2541, Lot 30, Borough of Brooklyn.

834-57-BZ

APPLICANT—Sidney H. Kitzler, for Lucy Formica and August Gazzello, owners; S and R Auto Service, Lessee.

SUBJECT—Application November 14, 1957—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the extension of the existing gasoline service station building and the extension of the uses to include motor vehicle repairs and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—6401-6405 New Utrecht Avenue and 1458-1468 64th Street, southeast corner, Block 5748, Lot 53, Borough of Brooklyn.

787-55-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for B. Kerner & Son Inc., owner.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the increase in the area of the gasoline service station by the addition of the adjoining lot 49 in block 345.

PREMISES AFFECTED—160-168 Ridge Street and 339 East Houston Street, southeast corner, Block 345, Lots 44, 48 and 49, Borough of Manhattan.

121-58-BZ

APPLICANT—Herman Horowitz, for Irving Friedman, owner; Robert D. Rubin, lessee.

SUBJECT—Application March 11, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, after demolishing the four buildings, the use of the vacant land for a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—51-61 East 87th Street, north side, 113 feet, 4 inches each of Madison Avenue, Block 1499, Lots 25, 26, 27 and 127, Borough of Manhattan.

370-42-BZ—Vol. III

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs and storage and parking of more than five (5) motor vehicles on the unbuilt upon portion of the site.

PREMISES AFFECTED—9243-9251 4th Avenue, east side, 129 feet 11 $\frac{3}{8}$ inches north of 94th Street and 9240-9248 5th Avenue, Block 6108, Lots 7, 9 and 11, Borough of Brooklyn.

Laid over from May 13, 1958 to May 20, 1958, at the request of the objector; then to June 17, 1958, for inspection and decision; hearing closed.

388-57-BZ

APPLICANT—Morris Hannes, for Elizabeth Russo, owner; Michael Ezzo, lessee.

SUBJECT—Application May 14, 1957—decision of the Borough Superintendent under sections 7e, 7g and 7h of the Zoning Resolution, to permit in a residence use district, a garage for more than five (5) motor vehicles, motor vehicle repairs with hand tools only and the parking and storage of more than five (5) cars on the unbuilt upon portion of the lot.

CALENDAR

PREMISES AFFECTED—2822 West 22nd Street, west side, 155 feet south of Neptune Avenue, Block 7016, Lot 17, Borough of Brooklyn.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed. Applicant to amend his application to omit parking in rear portion of plot and file revised plans.

607-57-BZ

APPLICANT—John F. Fitzsimons, for Santa and Dominick LoPrete, owners.

SUBJECT—Application September 3, 1957—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F area district, or an irregular plot presently occupied by a one family dwelling, the construction of a two-car garage as accessory to the additional use of premises for the sale of nursery stock including flowers, shrubs, trees, etc. and without the required 15 foot setback from the street line.

PREMISES AFFECTED—242-08 Hillside Avenue, south side, 9.91 feet west of 84th Road, Block 7961, Lot 43, Bellerose, Borough of Queens.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed.

939-53-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Iandor Realty Corp., owner; Roadside Tavern, Inc., lessee.

SUBJECT—Application reopened February 4, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the erection of a two story extension and second floor addition to an existing one and two story building for use as waiters dressing room and storage on the first floor and storage, kitchen, dressing and reception, office and banquet room on the second floor, the proposed extension to encroach on the required setbacks and provide a 60 foot extension to the existing parking lot.

PREMISES AFFECTED—2544 Flatbush Avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson Street, Block 8559, Lot 1, Borough of Brooklyn.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to report to Board as to opening on Hendrickson Street, not previously permitted by the Board, and also as to proposal for grading the property.

140-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Iandor Realty Corp., owner; Roadside Tavern, Inc., lessee.

SUBJECT—Appeal filed from a decision of the Borough Superintendent reopened February 4, 1958, to consider an extension in area.

PREMISES AFFECTED—2544 Flatbush Avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson Street, Block 8559, Lot 1, Borough of Brooklyn.

176-57-BZ

APPLICANT—Burke, Green and Groh, for Joseph S. and Joseph Paul Amirati, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use, E area district, the erection and maintenance of a gasoline service station, auto washing—non automatic, lubrication, office, sale of accessories, minor repairs with hand tools only, parking and storage of cars awaiting service with a ground sign and the proposed building encroaching on the required setback from the street line.

PREMISES AFFECTED—167-10 South Conduit Boulevard, southeast corner of 167th Street, Block 12369, Lot 210, Rosedale, Borough of Queens.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to advise the Board whether Borough President contemplates future use of subject premises as a public place.

93-38-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Coastal Sales Corp., owner.

SUBJECT—Application reopened December 3, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story building for use as a motor vehicle repair shop for front wheel alignment and brake adjustments, this work will require the use of portable electric machines in addition to hand tools.

PREMISES AFFECTED—27-11 30th Avenue, north side, 50.39 feet west of 29th Street, Block 575, Lot 23, Long Island City, Borough of Queens.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to file corrected plans showing proposed treatment of pit to permit car crossing.

127-57-BZ

APPLICANT—Friedland and Masone, for Cecelia Tarulli, owner; Safeway Sheet Metal and Roofing Co., lessee.

SUBJECT—Application February 19, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the change of occupancy of the present one story building from garage for two cars to tinsmith shop, office and storage of roofing and tinsmith supplies.

PREMISES AFFECTED—51-31 to 51-33 69th Street, east side, 195.33 feet south of Calamus Avenue, Block 2456, Lot 15, Maspeth, Borough of Queens.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed.

848-57-BZ

APPLICANT—Guerino Salerni, for U-Park-It System, Inc., owner.

SUBJECT—Application November 25, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of vacant land for parking motor vehicles.

PREMISES AFFECTED—32-78 and 32-80 34th Street, west side, 100 feet north of 34th Avenue, Block 621, Lots 68 and 69, Long Island City, Borough of Queens.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed.

847-57-BZ

APPLICANT—Charles M. Spindler, for Charles A. Koligian, owner.

SUBJECT—Application November 21, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only with a show window and business sign within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1215-1225 Rogers Avenue and 2701-2709 Newkirk Avenue, northeast corner, Block 5214, lot 25, Borough of Brooklyn.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed.

934-57-BZ

APPLICANT—Maxfield Blaubeux, for Joseph Angelone, owner, Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under section 7c of the Zoning

CALENDAR

Resolution, to permit in a business and residence use district, the extension of the accessory parking of more than five (5) motor vehicles, used in conjunction with self-service supermarket, into the residence portion of the plot. PREMISES AFFECTED—6607-6611 15th Avenue, 6615-6645 New Utrecht Avenue, northeast corner and 1515-1521 67th Street, Block 5558, Lot 1, Borough of Brooklyn.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of a residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant

to advise the Board the status of the construction of proposed Community House.

HARRIS H. MURDOCK, *Chairman*.

JUNE 24, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 24, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

715-57-BZ

APPLICANT—Albert Melniker, for Harry and Edward Risch, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7A, 7c, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the rehabilitation of an existing gasoline service station and motor vehicle repair shop and the extension of the uses to include sale of accessories, office and parking and storage of more than five (5) motor vehicles to the adjacent lot with business entrances and exits within 75 feet of the residence use district.

PREMISES AFFECTED—4244-4248 Hylan Boulevard, 94-102 Groton Street, southeast corner and 93-101 Littlefield Avenue, Block 5317, Lot 5, Eltingville, Borough of Richmond.

Laid over from March 18, 1958, for inspection and decision; date to be set; hearing closed; now set for June 24, 1958.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

REGULAR MEETING

TUESDAY MORNING, MAY 20, 1958, 10 A. M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper.

The minutes of the regular meeting of the Board held on Tuesday morning and afternoon, May 6, 1958, were approved as printed in the Bulletin of May 13, 1958, Vol. 43, No. 19.

93-38-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Coastal Sales Corp., owner.

SUBJECT—Application reopened December 3, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story building for use as a motor vehicle repair shop for front wheel alignment and brake adjustments, this work will require the use of portable electric machines in addition to hand tools.

PREMISES AFFECTED—27-11 30th Avenue, north side, 50.39 feet west of 29th Street, Block 575, Lot 23, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Warren Sambach and Thomas Fallon.

For Opposition: Mary Richluck.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision; hearing closed; applicant to file corrected plans showing proposed treatment of pit to permit car crossing.

370-42-BZ—Vol. III

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner.

SUBJECT—Application reopened January 28, 1958 as Vol.

III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs and storage and parking of more than five (5) motor vehicles on the unbuilt upon portion of the site.

PREMISES AFFECTED—9243-9251 4th Avenue, east side, 129 feet 11 $\frac{3}{8}$ inches north of 94th Street and 9240-9248 5th Avenue, Block 6108, Lots 7, 9 and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: Antoinette Denbinski, Peter Keegan and Rubin H. Marcus.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision; hearing closed.

939-53-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Iandor Realty Corp., owner; Roadside Tavern, Inc., lessee.

SUBJECT—Application reopened February 4, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence and business use D1 area district, the erection of a two story extension and second floor addition to an existing one and two story building for use as waiters' dressing room and storage on the first floor and storage, kitchen, dressing and reception, office and banquet room on the second floor, the proposed extension to encroach on the required setbacks and provide a 60 foot extension to the existing parking lot.

PREMISES AFFECTED—2544 Flatbush Avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson Street, Block 8559, Lot 1, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Sara Quade and Frieda De Mott.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision; hearing closed; applicant to report to Board as to opening on Hendrickson Street, not previously permitted by the Board, and also as to proposal for grading the property.

940-53-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Iandor Realty Corp., owner; Roadside Tavern, Inc., lessee.

SUBJECT—Appeal filed from a decision of the Borough Superintendent reopened February 4, 1958, to consider an extension in area.

PREMISES AFFECTED—2544 Flatbush Avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson Street, Block 8559, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision in conjunction with Cal. No. 939-53-BZ—Vol. III; hearing closed.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of a residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision; hearing closed; also for applicant to advise the Board the status of the construction of proposed Community House.

127-57-BZ

APPLICANT—Friedland and Masone, for Cecelia Tarulli, owner (Safeway Sheet Metal and Roofing Co., lessee).

SUBJECT—Application February 19, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change of occupancy of the present one story building from garage for two cars to tinsmith shop, office and storage of roofing and tinsmith supplies.

PREMISES AFFECTED—51-31 to 51-33 69th Street, east side, 195.33 feet south of Calamus Avenue, Block 2456, Lot 15, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Leo Tarulli.

For Opposition: Mrs. Matilda Boyle, Andrew J. Reeve, Mr. Joseph Mazzucco, Mrs. Rose Mahon, Mrs. Michael Barrett, Bridget Loughery, George Lutz, Mrs. H. Janis, Mrs. V. Reiter, Gertrude Fraleigh, Johanna Odnolia, Anna Vanek, Elizabeth Busche and others.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision; hearing closed.

388-57-BZ

APPLICANT—Morris Hannes, for Elizabeth Russo, owner; Michael Ezzo, lessee.

SUBJECT—Application May 14, 1957—decision of the Borough Superintendent, under sections 7e, 7g and 7h of the Zoning Resolution, to permit in a residence use district, a garage for more than five (5) motor vehicles, motor vehicle repairs with hand tools only and the parking and storage of more than five (5) cars on the unbuilt upon portion of the lot.

PREMISES AFFECTED—2822 West 22nd Street, west side, 155 feet south of Neptune Avenue, Block 7016, Lot 17, Borough of Brooklyn.

APPEARANCES—

For applicant: Morris Hannes.

For Opposition: Frank J. Cottilly.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision; hearing closed; applicant to amend his application to omit parking in rear portion of plot and file revised plans.

607-57-BZ

APPLICANT—John F. Fitzsimons, for Santa and Dominick LoPrete, owners.

SUBJECT—Application September 3, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F area district, on an irregular plot presently occupied by a one family dwelling, the construction of a two-car garage as accessory to the additional use of premises for the sale of nursery stock including flowers, shrubs, trees, etc. and without the required 15 foot setback from the street line.

PREMISES AFFECTED—242-08 Hillside Avenue, south side, 9.91 feet west of 84th Road, Block 7961, Lot 43, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Dominick LoPrete.

For Opposition: Giovanni Nisita and J. M. Ehlers.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision; hearing closed.

612-57-BZ

APPLICANT—Morris Hannes, for Kroy Realty Corp., owner; York Auto Trading Corp., lessee.

SUBJECT—Application August 20, 1957—decision of the Borough Superintendent, under sections 7c, 7b and 21 of the Zoning Resolution, to permit in a business and residence use district, the use of the sale of used cars to extend from the business use district into the balance of the lot which is located in the residence use district.

PREMISES AFFECTED—878-888 Coney Island Avenue, west side, 158 feet 10 $\frac{5}{8}$ inches north of 18th Avenue, Block 5403, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: Emanuel Pearlman, Josephine F. Buckley, Secilia Mannino, Thomas Cardile, William W. Pynn and Mark Kap.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A. M. for inspection and decision; hearing closed; applicant to advise the Board as to whether this owner has right to use the rightofway and also to correct his plan to show opening in the fence, not now shown on plan.

671-57-BZ

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner (Temple Garage, lessee).

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, roof

MINUTES

parking for passenger type motor vehicles on an existing garage building.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

ACTION OF BOARD—Laid over to May 27, 1958, at 10 A. M.; hearing closed; structural plans to be submitted.

672-57-A

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner.

SUBJECT—Application September 17, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, increase in tabular height.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

ACTION OF BOARD—Laid over to May 27, 1958, at 10 A. M.; hearing closed; structural plans to be submitted.

674-57-BZ

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 14, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business-1 use district, roof parking for passenger-type motor vehicles on an existing garage building.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: Julius Perler and S. Moses.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to May 27, 1958, at 10 A. M.; hearing closed; structural plans to be submitted.

675-57-A

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction exceeding tabular limits.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

ACTION OF BOARD—Laid over to May 27, 1958, at 10 A. M.; hearing closed; structural plans to be submitted.

842-57-BZ

APPLICANT—Michael Alfano, for Filippo Aprea, owner.

SUBJECT—Application November 18, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a retail store and use of the unbuilt upon portion for the parking of more than five (5) motor vehicles for patrons only for a term of fifteen (15) years.

PREMISES AFFECTED—901-905 East 213th Street and 3600-3604 Bronxwood Avenue, northeast corner, Block 4684, Lot 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Frank Damiano.

For Opposition: None.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A. M. for inspection and decision; hearing closed.

847-57-BZ

APPLICANT—Charles M. Spindler, for Charles A. Kolligian, owner.

SUBJECT—Application November 21, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only with a show window and business sign within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1215-1225 Rogers Avenue and 2701-2709 Newkirk Avenue, northeast corner, Block 5214, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Francis X. McCormack, William Ryan, Bertram Schwartz, Jack Kranis, Milton Cotton, Irving Gross, Frank Martin, Robert McGowan, Kim Lee, Rose Mannix, John Corvino, Peter Mitchell and Ann B. Ruta.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision; hearing closed.

848-57-BZ

APPLICANT—Guerino Salerni, for U-Park-It Systems, Inc., owner.

SUBJECT—Application November 25, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of vacant land for parking motor vehicles.

PREMISES AFFECTED—32-78 and 32-80 34th Street, west side, 100 feet north of 34th Avenue, Block 621, Lots 68 and 69, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Guerino Salerni and J. Crisa.

For Opposition: Mary Hamilton, Ed A. Weiss, Otto A. Weiss, Aleta Myslinski, Lee Grazia, Vincent Zavatt, James McGregor, Mrs. E. Mitacek, Max Abrams, Helen Bievias and Edna Pinisch.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision; hearing closed.

850-57-BZ

APPLICANT—Michael Alfano, for Prospect Parking, Inc., owner.

SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, on the residential portion of the plot the parking and storage of more than five (5) motor vehicles of the pleasure type for a term of five (5) years.

PREMISES AFFECTED—2360-2368 Prospect Avenue, east side, 70 feet south of East 187th Street, Block 3114, Lots 52 and 54, Borough of The Bronx.

APPEARANCES—

For Applicant: Frank Damiano.

For Opposition: None.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A. M. for inspection and decision; hearing closed.

914-57-BZ

APPLICANT—Patrick D. Concagh, for Mona Donner, owner; Atlas Bazaar Equipment and Supply Co., Inc., lessee.

SUBJECT—Application December 16, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairs, storage and sale of auto accessories and accessory parking.

MINUTES

PREMISES AFFECTED—3770-3788 Boston Road and 3481-3489 Baychester Avenue, southwest corner, Block 4887, Lot 7, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A. M. for inspection and decision; hearing closed.

934-57-BZ

APPLICANT—Maxfield Blaufeux, for Joseph Angelone, owner; Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the accessory parking of more than five (5) motor vehicles, used in conjunction with self-service supermarket, into the residence portion of the plot.

PREMISES AFFECTED—6607-6611 15th Avenue, 6615-6645 New Utrecht Avenue, northeast corner and 1515-1521 67th Street, Block 5558, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaufeux.

For Opposition: None.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision; hearing closed.

976-57-BZ

APPLICANT—Burke, Green and Groh, for Joseph S. and Joseph Paul Amirati, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use, E area district, the erection and maintenance of a gasoline service station, auto washing—non automatic, lubrication, office, sale of accessories, minor repairs with hand tools only, parking and storage of cars awaiting service with a ground sign and the proposed building encroaching on the required setback from the street line.

PREMISES AFFECTED—167-10 South Conduit Boulevard, southeast corner of 167th Street, Block 12369, Lot 210, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Robert Groh, Joseph Paul Amirati.

For Opposition: Joseph Timpana, Thomas Bubello, Nicholas Minchik, A. J. Shapiro, J. Pedini, R. M. Gregorio, N. B. Truaca, S. Walsh, M. Natale, Mildred Natale, Teddy Shapiro, A. Albann, Mrs. J. Torrace and Anthony Padilli.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision; hearing closed; applicant to advise the Board whether Borough President contemplates future use of subject premises as a public place.

1019-57-BZ

APPLICANT—William I. Hohausser, for Arthur Enterprises Inc., owner; New York State Unemployment Insurance, lessee.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7e and 7c of the Zoning Resolution, to permit in a business and residence use district the use of the lower level of the subject premises, heretofore occupied as a motion picture theatre, for a supermarket for the sale of food, vegetables and similar merchandise, and the extension of the mezzanine (second floor) to cover the entire area to be used for offices.

PREMISES AFFECTED—560 West 181st Street, south side and 549-559 West 180th Street, north side, 100 feet east of St. Nicholas Avenue, Block 2153, Lot 81, Borough of Manhattan.

APPEARANCES—

For Applicant: William I. Hohausser, Arthur V. Selig and Morris Lane.

For Opposition: Samuel Roth.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A. M. for inspection and decision; hearing closed.

20-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Neil Thomas and Edward Thomas, owner.

SUBJECT—Application January 21, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, sales, storage room, car washing, parking and storage of motor vehicles with curb cuts, show windows and sign within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—3230 Richmond Avenue and 2-40 Drumgoole Boulevard, southwest corner, Block 5613, Lot 400, Arden Heights, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama and Edward Thomas.

For Opposition: Samuel Bodian, Park Dept.

ACTION OF BOARD—Laid over; date to be set awaiting information as to the proposed construction at the intersection of circular road.

710-57-BZ

APPLICANT—Albert Melniker, for Rosecroft Manor Development Corp., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4379 Hylan Boulevard, 4300 Richmond Avenue, southwest corner and 411 Lyndale Avenue, Block 5348, Lot 51, Eltingville, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

ACTION OF BOARD—Application withdrawn, without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Kleinert 3

Negative: ... 0

Absent: Commissioner Foley and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, the applicant proposes to use the premises for a conforming use.

Resolved, that the application be and it hereby is *withdrawn* without prejudice.

711-57-BZ

APPLICANT—Albert Melniker for Rosecroft Development Corp., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4401 Hylan Boulevard, 412 Lyndale Avenue, southwest corner and 411 Retford Avenue, Block 5348, Lot 400, Eltingville, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

ACTION OF BOARD—Application withdrawn, without prejudice.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Kleinert 3

Negative: 0

Absent: Commissioner Foley and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, the applicant proposes to use the premises for a conforming use.

Resolved, that the application be and it hereby is *withdrawn* without prejudice.

712-57-BZ

APPLICANT—Albert Melniker, for Grosvenor Park, Inc., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4423 Hylan Boulevard, 416 Retford Avenue, southwest corner and 425 Preston Avenue, Block 5349, Lot 1, Eltingville, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

ACTION OF BOARD—Application withdrawn, without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Kleinert 3

Negative: 0

Absent: Commissioner Foley and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, the applicant proposes to use the premises for a conforming use.

Resolved, that the application be and it hereby is *withdrawn* without prejudice.

713-57-BZ

APPLICANT—Albert Melniker, for Grosvenor Park, Inc., owner.

SUBJECT—Application September 24, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a retail shopping center.

PREMISES AFFECTED—4449 Hylan Boulevard, 426 Preston Avenue, southwest corner and 221 Hales Avenue, Block 5350, Lot 1, Eltingville, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

ACTION OF BOARD—Application withdrawn, without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Kleinert 3

Negative: 0

Absent: Commissioner Foley and Commissioner Sleeper 2

THE RESOLUTION

WHEREAS, the applicant proposes to use the premises for a conforming use.

Resolved, that the application be and it hereby is *withdrawn* without prejudice.

497-20-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Degraw-Hamilton Corp., owner. Jacob Morgenthaler's Sons, lessee.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7b and 7c of the Zoning Resolution, to permit in an

unrestricted use district extending into a business use district the change of occupancy from a public garage for more than five (5) motor vehicles to a woodworking shop using power driven tools.

PREMISES AFFECTED—638-644 Degraw Street, south side, 90 feet west of 4th Avenue and 637-641 Sackett Street, Block 427, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commisisoner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 21, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 20, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Degraw Street and Sackett Street are in business and unrestricted use, B area, class 1½ height districts; Fourth Avenue is in a business use, B area, class 1½ height district; Third Avenue is in an unrestricted use B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 13, 1957 acting on amendment to Alt. Applic. No. 1142-56, reads:

"1. The proposed change in use from automobile service station to woodworking factory with power tools in this building located partly within a business and partly within an unrestricted district is contrary to the Zoning Res., Art. II, Sect. 4(a) (31)."

and

WHEREAS, the applicant states that the premises consist of a plot, 85 feet frontage by 200 feet in depth; that it is proposed to obtain a variance in order to permit in an unrestricted use district, extending into a business use district, the change of occupancy from a public garage for more than five cars, to a woodworking shop using power driven tools; and

WHEREAS, the applicant states that on November 14, 1955, Morgenthaler bought all of the capital stock of the DeGraw-Hamilton Corp., who is the owner of buildings 1 and 2 since October 3, 1941; that building 3 at 202 Fourth Avenue is owned personally by Jacob Morgenthaler and was purchased August 25, 1955; and

WHEREAS, the applicant further states that Building No. 1 at 637-41 Sackett Street, running through to 638-44 Degraw Street, was erected under a variance granted by the Board, as a public garage; that the building extends ten feet into the business zone and the remainder of the building is in an unrestricted zone; that Jacob Morgenthaler Sons have been in the architectural woodworking business for over one hundred years and were formerly located at 663-683 Sackett Street; that this former premises was a multi-story building and they found it necessary to consolidate all of their operations in a one story building, and for this reason they purchased the site and transferred their operations thereto; that Morgenthaler was not aware that the use of power driven tools was construed as a saw mill and therefore required them to locate in an unrestricted zone; that they were under the impression that as the site was used for a public garage they could move their factory into the building and therefore purchased the building for their woodworking use; that when plans were filed in the Building Department, the objection appealed from was received; that there are openings connecting Building No. 2 at premises 194-198 Fourth Avenue, with Building No. 1; that Building No. 2 is a conforming use, other than the fact that the mill products manufactured in Building No. 1, are stored in Building No. 2; that Building No. 3

MINUTES

at premises 202 Fourth Avenue, northwest corner of Sackett Street, is an office building; that it is also a conforming use, again except for the fact that there is an opening in this building connecting No. 1; and

WHEREAS, the applicant contends that in view of Morgenthaler being in business in the immediate area for over one hundred years and the necessity of his discontinuing the multi-story operation and confining it to a one story building, and that the entire Building No. 1, with the exception of ten feet, is in an unrestricted use district, it is requested that this appeal be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since November 14, 1955; that the assessed valuation of land is \$27,000 and of the building \$48,000 making a total of \$75,000; that the building was erected in 1920.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 6, 1920, under Vol. I by adding thereto:

to permit the use of the premises under Section 7c, for purposes as stated, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

558-23-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Tanwood Building Corporation, owner; 1500 McDonald Avenue Corp., lessee.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a business use district, the change of the use of building D from garage for the storage of more than five (5) motor vehicles and motor vehicle repair shop to yarn manufacturing and to maintain the present uses in buildings A, B and C.

PREMISES AFFECTED—44-100 Empire Boulevard, south side, 394 feet 6½ inches east of Franklin Avenue, Block 1313, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Francis Sciascia.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 7, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 13, 1958 after due notice by publication in the Bulletin; laid over to May 20, 1958, at the request of the objector; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Empire Boulevard and Franklin Avenue are in a business use, D area, class 1½ height district; Sterling Street and Bedford Avenue are in a business and residence use, D area, class 1½ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated September 4, 1957 acting on Alt. Applic. No. 2457-57, reads:

"1. Additional use in a bldg. having an existing non conforming use in a business use district is contrary to Art. 2, Sect. 4a-15 of Zone Resolutions. Note premises subject to a variance under 478-23-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 100 feet in depth; that it is

proposed to change the present use of building "D" from garage storage of more than five motor vehicles and motor vehicle repair shop, to yarn manufacturing, which is a conforming use; that the required means of egress will be provided for as required for manufacturing, and that the opening between buildings C and D will be bricked up; that it is also proposed that buildings A, B and C shall maintain their present use as approved by the Board under Cal No. 478-23-BZ and Cal. No. 558-23-BZ, and have a Certificate of Occupancy issued for same; and

WHEREAS, the applicant further states that under date of June 19, 1923 the Board granted a variation for the erection of a one story structure to be used for sales and distributing station for the Automobile Manufacturers under Cal. No. 478-23-BZ, which is building A on the plan, erected under N.B. Applic. 12347-23 and Certificate of Occupancy No. 23516; that under Cal. No. 558-23-BZ the Board granted the use of garage storage for more than five motor vehicles and motor vehicle repair shop, which is presently being used in buildings B, C and D; that amendment to resolution under Cal. No. 558-23-BZ permitted buildings A and B to be used conjunctively by the lessee of building A, which was granted on amendment application dated October 17, 1933; and

WHEREAS, the applicant contends that the proposed change is in compliance with the Zoning Resolution; that the required means of egress will be provided for and any openings between building D and C will be closed with solid masonry.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 17, 1933 under Vol. I only insofar as it relates to building "C" now designated as building "D", to permit such building to be occupied for yarn manufacturing and throughout as proposed in place of the former use as a garage and motor vehicle repair shop on condition that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that the openings to adjoining building "C" shall be bricked up; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

205-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Co., owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of the accessory building of the present gasoline service station and extend the uses to include office, lubricatorium, car washing, minor repairs, parking and storage of motor vehicles and increase to twelve the number of gasoline tanks.

PREMISES AFFECTED—157-28 to 157-30 (157-30 Official) Willets Point Boulevard and 21-08 to 21-12 Clintonville Street, southeast corner, Block 4860, Lots 15 and 18, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on January 7, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 15, 1958 after due notice by publication in the Bulletin; laid over to May 6, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for further

MINUTES

study; then to May 20, 1958, for applicant to consult with owner; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in local retail and residence use, D and G-1 area, class $\frac{1}{2}$ height districts; 22nd Avenue is in local retail and residence use, G-1 area, class $\frac{1}{2}$ height districts; Willetts Point Boulevard, Clintonville Street and 160th Street are in a local retail use, D area, class $\frac{1}{2}$ height district; that as of July 25, 1916 that part of the premises within 100 feet of Willetts Point Boulevard and Clintonville Street was in a business use district, a class one height district and a class D area district; that on July 17, 1952 that part of the premises more than 100 feet distant from Willetts Point Boulevard and Clintonville Street was placed in class $\frac{1}{2}$ height district; that on July 7, 1953 the present use and height districts became effective; and

WHEREAS, the decision of the Borough Superintendent, dated October 25, 1957 acting on N. B. Applic. 3467-57, reads:

"1. The proposed demolition & reconstruction and extension of use of an existing office, grease pits and a gasoline selling station, lubratory, minor auto repairs, car washing, store, utility room, parking & storage of motor vehicles in a Local Retail & Residential Districts are contrary to Article II Sec. 3 & Sec. 4c of the Zoning Resolutions and B.S.A. resolution Cal. No. 205-29-BZ.

2. The proposed ground sign in a local retail district is contrary to Article II Sec 4c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 41.46 feet and 70.41 feet frontage by 136.18 feet in depth, presently developed with a gasoline service station and an accessory building of class 3 construction, having a frontage of 67 feet 4 inches and a depth of 26 feet and contain the conjunctive uses of lubratorium, office, car washing and minor auto repairs; that the rear of the site is being used for the parking and storage of motor vehicles; that the gas station was originally established under a variance granting such use by the Board under Cal. No. 205-29-BZ for a period of two years; that on June 4, 1957 the Board extended said variance and the area of the gas station for a period of fifteen years, expiring June 4, 1972; that the original variance permitted the use of gas station, office and grease pits and car washing and Certificate of Occupancy No. 41785 was issued for an office, grease pits and gas station; that it is proposed to secure a variance for a period of fifteen years in order to continue the use of the present gas station, remove the present accessory building and erect a new building of class 3 construction, having a frontage of 69 feet, one inch, a depth of 27 feet 8 inches to contain the uses of office, lubratorium, car washing and minor auto repairs; that it is further proposed to use the rear of the premises for the parking and storage of motor vehicles and increase the number of buried 550 gallon storage tanks from the present four, to a total of twelve, at the front of the site; that the proposed ground sign to be replaced at the intersection of Willetts Point Boulevard and Clintonville Street, will be placed ten feet above grade, will be 36 square feet in area, illuminated, and will only advertise the brand of name of gasoline to be sold; that the sign will not project more than four feet beyond the building line; and

WHEREAS, the applicant contends that the present gas station has been in existence since 1929 and its continued use has proven its need at this point; that Willetts Point Boulevard and Clintonville Street are both highly traversed auto lanes and the continued use of the gas station is as much in keeping at this date as it was when established in 1929; that the gas station, lubratorium and car washing uses are present legal uses and this application only involves the new uses of minor auto repairs and parking and storage of motor vehicles; that the rebuilding of the accessory building will enhance the area and enable the station to render a faster and more efficient service; and

WHEREAS, the applicant states that the present owner has held title to the property since September 29, 1937; that the assessed valuation of land is \$35,900 and of the building \$11,000 making a total of \$46,900; that the building was erected in 1929; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1929, and thereafter amended by resolution adopted through February 14, 1954, by adding thereto:

that in the event the owner desires to rearrange the gasoline selling station, previously permitted, as now indicated on plans filed with this application marked, "Received November 20, 1957, one sheet and April 17, 1958, five sheets," such rearrangement may be permitted; that the existing accessory building and all other construction on the premises shall be removed and the accessory building shall be of the design and arrangement as indicated on such plans; that the building shall be faced on all sides with face brick and shall comply with the requirements of the building code and shall be without cellar; that the toilet rooms shall be so arranged that the doors thereto are not contiguous; that pumps shall be of the low-approved type and so arranged as not to be erected over the gasoline storage tanks and with no pump nearer than 15 feet to a street building line; that the gasoline storage tanks shall not exceed twelve 550 gallons approved tanks; that the existing wall as previously required on the lot lines shall be retained but the wall between the side lot line wall to the west and the existing accessory building which is to be removed may be removed and that where such walls terminate there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of five feet, six inches on all side and rear lot lines; that curb cuts shall be reconstructed so that there be two curb cuts each not over 30 feet in width as shown on plans showing proposed conditions; that no portion of any curb cuts shall be nearer than five feet to a side lot line as prolonged at right angles to the building line; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct: that where not occupied by accessory building, pumps and walls, the plot shall be paved with concrete or asphalt; that signs shall be restricted to permanent signs attached to the facade of the proposed accessory building and the illuminated globes of the pumps excluding all roof signs and all temporary signs and advertising devices but permitting the erection within the building line where shown of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that under Section 7h for a similar time there may be parking and storing of motor vehicles toward the rear as indicated; that under Section 7i for a similar term there may be minor repairs for adjustment only, with hand tools maintained solely within the accessory building; that the sidewalks and curbing abutting the premises on Willetts Point Boulevard shall be reconstructed or repaired to the satisfaction of the Borough President; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

717-57-BZ

APPLICANT—Albert Melniker, for Beatrice and Clara Migliori, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution to permit in an unrestricted and business use district, a variance to erect and maintain a gasoline service station, lubratorium, car washing (non automatic) minor motor vehicle repairs with hand tools only, sale of

MINUTES

accessories and parking for more than five (5) motor vehicles.

PREMISES AFFECTED—373-385 Tompkins Avenue and 174-182 Lynhurst Avenue, northeast corner, Block 2843, Lot 1, Rosebank, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 25, 1958 after due notice by publication in the Bulletin; and laid over to April 22, 1958, for applicant to file a survey of the block front and for both streets, one additional photograph of the site, and file an Administrative Appeal as to street widening.

Laid over from April 22, 1958, to May 20, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Willow Avenue and Lynhurst Avenue are in an unrestricted and business use, A and D area, class 1½ height districts; Ditson Avenue is in an unrestricted use, A area, class 1½ height district; Tompkins Avenue is in a business use, D area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 23, 1957 acting on N.B. Applic. No. 690-57, reads:

"1. Proposed gasoline service station, lubratorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories, and parking for more than 5 motor vehicles located in a Business Use District is contrary to the Zoning Resolution Art. II Sect. 4a, subparagraphs 15 & 29."

and

WHEREAS, the applicant states that the premises consist of a plot, 110 feet frontage by 150 feet in depth, presently vacant; that it is proposed to construct a modern masonry, class 3 structure, of brick and masonry block construction; that the building will be 62 feet by 30 feet consisting of three bays, office and sales room, storage and heater room, mens and womens toilets; that the building will contain a lubratorium and a non-automatic car washing section; that it is also proposed to erect two pump islands with four pairs of dual pumps and to install twelve 550 gallon storage tanks together with one 550 gallon waste oil tank and one 550 gallon fuel oil tank; that it is further proposed to pave the entire lot with an asphaltic paving, to provide fencing on the interior lot lines and to install curb cuts to provide convenient ingress and egress to the pumps and buildings; and

WHEREAS, the applicant states that the property in question, the northeast corner of Tompkins Avenue and Lynhurst Avenue is a busy thru traffic street; that Tompkins Avenue is the main connecting highway between Broad Street, Stapleton and Hylan Boulevard, Rosebank; that this highway receives not only through traffic but the residential and commercial vehicles that feed from the side streets connecting into Tompkins Avenue; that the property in question is located in an area surrounded by industry to the east, south and west mixed with residential areas and with a residential development to the north consisting of Fox Hills Houses development and individual houses; that a forthcoming slum clearance program will take place in the area bounded by Tompkins Avenue, Broad Street and Gordon Street; and

WHEREAS, the applicant contends that the adjacent property is an automobile junk yard, and to the north are the railroad tracks of the Staten Island Rapid Transit; that the size of the lot permits comfortable use of the property without congestion or cross circulation; that this improvement

will represent an asset to the locality and the general area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7f for a term of fifteen years to permit the premises to be occupied as proposed as a gasoline service station substantially as indicated on plans filed with this application marked, "Received October 3, 1957, two sheets, and April 21, 1958, two sheets," on condition that the premises shall be leveled substantially to the grade of the adjoining streets to Tompkins Avenue and Lynhurst Avenue and that the plot shall be constructed and arranged substantially as indicated on such plans; that the accessory building shall be in accordance with the requirements of the building code and located and arranged as indicated on plans above cited; that the accessory building shall be faced with face brick facing the streets above named and the two other sides may be of cement blocks stuccoed; that pumps shall be of the low approved type erected not nearer than 45 feet from the present building line of Tompkins Avenue; that the gasoline storage tanks shall not exceed twelve 550 gallons approved tanks; that the balance of the premises where not occupied by the accessory building and pumps shall be paved with concrete or asphaltic paving; that on the interior lot lines there shall be erected a woven wire fence of the chain link type on a masonry base no less than five feet, six inches in height; that any opening in the rear and side walls to the north and east of the accessory building may be filled with glass blocks as approved for exterior walls; that signs shall be restricted to permanent signs attached to the facade of the accessory building facing the two streets above named; that such portable fire-fighting appliance shall be maintained as the Fire Commissioner shall direct; that under Section 7i for a similar term there may be motor vehicle repairing with hand tools only for adjustment and minor repairs maintained solely within the accessory building; that there may be parking of motor vehicles so parked as not to interfere with the servicing of the station for a similar term; that signs shall be restricted to permanent signs attached to the facade of the accessory building facing Tompkins Avenue and the illuminating globes of the pumps precluding all roof signs and all temporary signs and advertising devices but permitting the erection at the intersection of one post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend for a distance of not over four feet at right angles to the building line of Tompkins Avenue; and that all permits shall be obtained and all work completed within the requirement of Section 22A of the Zoning Resolution.

916-57-BZ

APPLICANT—John F. Fitzsimons, for Barney and Edith Levinson, owners.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the relocation of a one-car accessory garage to within one foot of the rear and side lot lines.

PREMISES AFFECTED—437 Beach 144th Street, west side, 300 feet south of Cronston Avenue, Block 703, Lot 22, Neponsit, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Barney & Edith Levenson.

For Opposition: None.

MINUTES

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 20, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Beach 144th Street, Beach Channel Drive, Newport Avenue and Beach 145th Street are in a residence use, G area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 26, 1957 acting on Alt. Applic. No. 2326-57, reads:

"1. The relocation of existing 1 car frame garage to within 1'-0" of rear and side lot lines in a G area district is contrary to Section 16-B Article IV of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 40 feet frontage by 100 feet in depth; and

WHEREAS, the applicant states that the owners of the premises have held titles since June of 1948; that in or about November 1956 they engaged a contractor to make some alterations in the dwelling on the premises and to construct a one-car garage; that the alteration on the dwelling was carried out under Alt. Applic. No. 2785-56, for which Permit No. 1618-57 was issued on March 19, 1957; that during the course of the alteration the contractor erected the garage in its present location without the owner realizing that no plans had been filed in the Building Department in connection with said garage; that upon completion it was found that the garage was not enterable because of lack of clearance between the corner of the dwelling and the front of the garage; and

WHEREAS, the applicant contends that within the same tax block, there are a number of accessory garages which do not meet the requirements of the G area district with regard to the setback from rear and side lot lines; that the entire neighborhood is rather completely developed with private dwellings and it is felt that the locating of the garage as proposed will not adversely affect the neighborhood; that it is urged that this is a specific case in which the Board may vary the provisions of the Zoning Resolution in harmony with its general purpose and intent so that the public health, safety and general welfare may remain secured and substantial justice done; and

WHEREAS, the applicant states that the present owners have held title to the property since June 4, 1948; that the assessed valuation of land is \$4,000 and of the building \$5,300 making a total of \$9,300; that the building was erected prior to 1922 and the garage was erected in 1957; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 to permit the existing one-car accessory garage to be located as proposed and as shown on plans marked, "Received December 17, 1957, three sheets, and April 2, 1958, one sheet," closer to the lot lines than permitted by the Zoning Resolution *on condition* that in all other respects the garage and its construction shall comply with all laws, rules and regulations

applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

948-57-BZ

APPLICANT—F. C. Dahlem and V. E. Block, for Sidjack Realty Corp., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1691-1711 Bryant Avenue, west side, 100 feet south of East 174th Street, Block 2997, Lot 30, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem, Victor Block, Harry Kobrin and Harry Appelmann.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 8, 1958 after due notice by publication in the Bulletin; laid over to April 22, 1958, at the request of an objector, applicant concurring; then to May 20, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and East 173rd Street are in a residence use, B area, class 1½ height district; Bryant Avenue and Vyse Avenue are in business and residence use, B area, class 1½ height districts; East 174th Street is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 19, 1957 acting on Alt. Applic. No. 1154-57, reads:

"1. Proposed parking & storage of more than five motor vehicles in a residence use district is contrary to Art. II Sect. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 225 feet frontage by 100 feet in depth; that it is proposed to grade and fence in the property for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that the plot needs grading at the rear and there is an outcrop of soil rock on the northerly portion above grade, and the remainder is substantially near grade but is all solid rock; that surrounding portions are solidly built up of five and six story apartment houses and is a very congested section of The Bronx; that there is a great demand to have off street parking in this area; that to erect new apartment houses in this section, which is a low rental area, would be financially unsound; that for the present a parking lot would pay taxes and bring in some value for the investment; that the owner acquired this property from The City of New York; that there will also be a substantial outlay of money in order to put this property in shape for a parking lot, as considerable work must be done; and

WHEREAS, the applicant states that the present owner has held title to the property since November 6, 1957 and that the assessed valuation of land is \$29,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for

MINUTES

a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles, substantially as proposed and indicated on plans filed with this application, marked "Received December 20, 1957", 3 sheets, on condition that all buildings and uses on the site shall be removed and the rock completely removed from the entire area down to the curb grade of Bryant Avenue; that the plot shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that at the rear lot line where the property is below the grade of this lot there shall be a retaining wall constructed and maintained; that at such retaining wall and on the side lot lines where walls of adjoining masonry buildings do not occur, there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet, 6 inches; that a similar fence shall be erected along the street building line of Bryant Avenue, with no opening therein except as shown on plans above cited and with curb cut opposite each opening not exceeding 14 feet in width, including splays; that suitable bumpers shall be maintained against such fences and walls, not less than 3 feet away, as proposed and shown on such plans; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except there may be a building erected near the entrance for use solely as an office and shelter for the attendant; that such building shall not exceed 100 square feet in area and one story in height; that signs shall be restricted to a permanent sign attached to the fence at the entrance, advertising only the parking and storage use, the rates charged and any information required by the Commissioner of Licenses; that such sign shall not extend beyond the building line, shall not be illuminated nor exceed five square feet in area; that the sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:30 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, MAY 20, 1958, 2 P.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper.

683-38-SA—Vols. I, II, III and IV

APPLICANT—Surface Combustion Corporation, owner.
SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional trade names National US Radiator Corp, under name of Nat-US, Models 30, 50, 65, 85, 100, 125, 155, 175, 200 and 225—re Janitrol Gas-fired Unit Heaters, Models UCS 30-55, 50-55, 65-55, 85-55, 100-55, 125-55, 155-55, 175-55, 200-55, and 225-55, Series UBS-94 and DUCT-94, Models UBS-50-94, UBS-65-94, UBS-85-94, UBS-100-94, UBS-125-94, UBS-175-94, UBS-200-94 and UBS-225-94, UG-37, CG-37, UAS-14, UAC-14 and BAC-14; previously approved.

APPEARANCES—

For Applicant: K. G. Hull.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3

Negative: Commissioner Kleinert 1

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 683-38-SA—Vols. I, II, III and IV.
Subject: Amendment of resolution as to additional trade names.

Surface Combustion Corp, requested by letter dated November 7, 1957 that the resolution adopted September 20, 1938 and amended at various times through December 4, 1956 under Calendar Number 683-38-SA—Vols. I, II, III and IV be amended so as to permit the USC Series to be marketed by National U.S. Radiator Corp. under the trade name National U.S. The application was reopened by a vote of the Board January 7, 1958.

Recommendation

The Committee on Test recommends that the resolution adopted September 20, 1938 and amended at various times through December 4, 1956 under Calendar Number 638-38-SA—Vols. I, II, III and IV be amended so that the Janitrol models approved under the above Cal. No. may be marketed by National US Radiator Corp. under the trade name of Nat-US, Models 30, 50, 65, 85, 100, 125, 155, 175, 200 and 225 on condition that the requirements of the resolution adopted September 20, 1938 and amended at various times through December 4, 1956 under Calendar Number 638-38-SA—Vols. I, II, III and IV are complied with.

(Sgd.) SAMUEL L. BECKER,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions of September 20, 1938 through December 4, 1956 in accordance with the above report.

374-39-SM—Vol. II

APPLICANT—The J. G. Wilson Corporation, owner.
SUBJECT—Application reopened February 18, 1958 for amendment of resolution as to a change of construction of rolling fire shutter—re Wilson Steel Rolling Fire Shutter, Type #23; previously approved.

APPEARANCES—

For Applicant: Robert M. L. Smith.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3

Negative: Commissioner Kleinert 1

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 374-39-SM—Vol. II.
Subject: Amendment of resolution as to change of construction of rolling fire shutter.

J. G. Wilson Corp., New York requested by filing an application dated January 30, 1958 that the resolution adopted December 19, 1939 under Cal. No. 374-39-SM—Vol. II be amended as to change in construction. The application was reopened by a vote of the Board February 18, 1958.

Purpose

The shutter is used for the protection of openings in fire walls.

Description

The requested door is identical to the approved door with the exception of the shaft assembly which has been modified to incorporate a separate helical torsion spring enclosed in the shaft to drive the door closed and an escapement type governor to control the speed of descent. This mechanism

MINUTES

is disconnected from the door during normal operation and is actuated upon release of a fusible link.

Inspection and Test

The modified door was tested at the Underwriters Laboratory and successfully met the requirements of the C26-610. Administrative Building Code. The complete report 57C4296 is on file with and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted December 19, 1939 under Calendar Number 374-39-SM—Vol. I be amended so as to permit the modification as herein described and as detailed on Dwg. marked, "January 30, 1958" on condition that the requirements of the resolution adopted December 19, 1939 under Calendar Number 374-39-SM—Vol. I be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 19, 1939 in accordance with the above report.

241-50-SA

APPLICANT—Burns Heating Supply Co., Inc., for Jackson and Church Co., Inc., owner.

SUBJECT—Application reopened for amendment of resolution as to additional manner of installation—re Jackson and Church Oil-fired Suspension Units (Various models); previously approved.

APPEARANCES—

For Applicant: Irving T. Hecht.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3
Negative: Commissioner Kleinert 1
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 241-50-SA.

Subject: Amendment to resolution as to additional manner of installation.

Burns Heating Supply Company, Inc., for Jackson & Church Company, Inc. requested by letter dated March 5, 1958 that the resolution adopted March 25, 1952 under Calendar Number 241-50-SA be reopened and amended so as to permit an additional means of installation in garages and places of explosive atmosphere.

Description

The approved method was to suspend the heater at least 8'-0" above floor level and with 40-40 mesh screen over the combustion air intake. The additional method of installation is to suspend the heater 8'-0" above floor level and in lieu of the 40-40 mesh, the combustion air is to be ducted directly from the outside.

Recommendation

The Committee on Test recommends that the resolution adopted March 25, 1952 under Calendar Number 241-50-SA be reopened and amended so as to permit the additional means of installation as herein described so as to permit the

combustion air to be ducted directly from outside the building and if so installed the 40-40 mesh may be removed on condition that all other requirements of the resolution be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 25, 1952 in accordance with the above report.

270-50-SA

APPLICANT—Spacarb, Inc., owner-manufacturer.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to include additional models of beverage dispensers, Models 4D-52, D-53 and D-56 Spacarb Mix-A-Drink—re Spacarb Mix-A-Drink, Models 4D51, 4D53 and 3D53; previously approved.

APPEARANCES—

For Applicant: Joseph Bendas.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 270-50-SA.

Subject: Amendment to resolution to include additional models of beverage dispensers.

Rowe Spacarb Inc., Stamford, Conn., requested by letter dated December 23, 1957 that the resolution adopted March 9, 1954, under Calendar Number 270-50-SA be amended so as to include additional models of Spacarb Mix-A-Drink beverage dispensers. The application was reopened by a vote of the Board January 28, 1958.

Purpose

The appliance is an automatic beverage dispenser.

Description

The requested models are basically the same as those approved by the Board March 9, 1954 under Calendar Number 270-50-SA, the only difference being in styling and cabinet design.

Recommendation

The Committee on Test recommends that the resolution adopted March 9, 1954 under Calendar Number 270-50-SA be amended so as to include the additional Models 4D-52, D-53 and D-56 Spacarb Mix-A-Drink on condition that the requirements of the resolution adopted March 9, 1954 under Calendar Number 270-50-SA are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the resolution of March 9, 1954 in accordance with the above report.

MINUTES

350-51-SA

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to additional trade name Mt. Hawley Div. 1 of Bryant Manufacturing Co.—Mt. Hawley Division, Model 40 Oil Burner—re ABC Oil Burner, Model 40, Thatcher Furnace Co. under name of Thatcher Oil Burner, Models 751-1, 751-2 and 751-3; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper... 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 350-51-SA.

Subject: Amendment of resolution as to additional trade name.

Automatic Burner Corporation, Chicago, Illinois requested by letter dated December 31, 1957 that the resolution adopted December 4, 1951 under Calendar Number 350-51-SA be amended so as to permit the approved oil burner to be marketed under an additional trade name. The application was reopened by a vote of the Board January 28, 1958.

Recommendation

The Committee on Test recommends that the resolution adopted December 4, 1951 and as amended through September 17, 1957 under Calendar Number 350-51-SA be amended so as to permit the approved ABC Oil Burner, Model 40 to be marketed by the Mt. Hawley Division of Bryant Manufacturing Company under the trade name of Mt. Hawley Division, Model 40 Oil burner on condition that the requirements of the resolution adopted December 4, 1951 under Calendar Number 350-51-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of December 4, 1951 through September 17, 1957 in accordance with the above report.

890-51-SA

APPLICANT—L. J. Mueller Furnace Company, old owner. Mueller Climatrol Division of Worthington Corporation, new owner.

SUBJECT—Application reopened November 16, 1954 for amendment of resolution as to additional models of gas-fired forced warm air furnace, Series 117, 118, 119, 120, 124, 130, 131, 132, 133, 135, 136, 137, 162, 166 and 167—re Mueller Climatrol Gas-fired Air Conditioners, Models 101, 103, 105, 108, 109, 110, 111, 112, 114, 115 and 155; previously approved.

APPEARANCES—

For Applicant: P. E. Carter.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3
Negative: Commissioner Kleinert 1
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 890-51-SA.

Subject. Amendment of resolution as to additional models of gas-fired forced warm air furnace.

Mueller Climatrol Division of Worthington Corp., requested by letter dated August 16, 1954 that the resolution adopted September 15, 1953 under Calendar Number 890-57-SA be amended so as to include additional models of gas-fired warm air furnace.

Description

The requested models are similar to the models previously approved differing only as to styling and cabinet changes. The models may be suffixed with additional numerals which designated the Btu input.

Recommendation

The Committee on Test, recommends that the resolution adopted September 15, 1953 under Calendar Number 890-51-SA be amended so as to include the following models known as series: 117, 118, 119, 120, 124, 130, 131, 132, 133, 135, 136, 137, 162, 166 and 167 on condition that the requirements of the resolution adopted September 15, 1953 under Calendar Number 890-51-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 15, 1953 in accordance with the above report.

893-51-SA

APPLICANT—L. J. Mueller Furnace Company, owner.

SUBJECT—Application reopened November 16, 1954 for amendment of resolution as to additional model of gas-fired unit heater, Series 160—re Mueller Climatrol Gas-fired Unit Heaters, Models UH, 150 and 151; previously approved.

APPEARANCES—

For Applicant: P. E. Carter.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3
Negative: Commissioner Kleinert 1
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 893-51-SA.

Subject: Amendment of resolution as to additional model of gas fired unit heater.

L. J. Mueller Furnace Company, owner-manufacturer requested by letter dated August 4, 1954 that the resolution adopted September 15, 1953 under Calendar Number 893-51-

MINUTES

SA be amended so as to include an additional model of unit heater. The application was reopened by a vote of the Board November 16, 1954.

Description

The requested model, Series 160 is basically the same as the models approved differing only as to styling and BTU input.

Recommendation

The Committee on Test recommends that the resolution adopted September 15, 1953 under Calendar Number 893-51-SA be amended so as to include the additional model, Series 160, gas-fired unit heater on condition that the requirements of the resolution adopted September 15, 1953 under Calendar Number 893-51-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 15, 1953 in accordance with the above report.

211-53-SA

APPLICANT—Speed Queen Corporation, owner.
SUBJECT—Application reopened May 18, 1954 for amendment of resolution as to additional model washing machines, namely A-12, A-18, A-19, A-20, A-21, A-22, A-21W, A-22W and A-20F—re Speed Queen Automatic Washer (domestic type), Models A10 and A11; previously approved.

APPEARANCES—

For Applicant: D. M. Eckstein.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 211-53-SA.

Subject: Amendment to resolution as to additional model washing machines.

Speed Queen Corporation, Ripon, Wisconsin requested by letter dated April 16, 1954 that the resolution adopted November 4, 1953 under Calendar Number 211-53-SA be amended so as to include additional models of washing machines. The application was reopened by a vote of the Board May 18, 1954.

Purpose

The appliance is a clothes washing machine.

Description

The requested Model A-12 is identical to the models approved except for a cabinet styling.

The Models A-18, A-19 and A-20 are basically the same as the approved except for a cabinet styling and a change in the bracket for the inlet tube.

The Models A-21, A-22, A-21W, A-22W, A-20F are basically the same as the A-18, A-19 and A-20 except that the A-20F has a stainless steel tub and the A-21W and A-22W are equipped with a water saver.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test, and it was noted that the air gap was at least $1\frac{1}{8}$ inches.

Recommendation

The Committee on Test recommends that the resolution adopted November 4, 1953 under Calendar Number 211-53-SA be amended so as to include the additional models of washing machines, namely A-12, A-18, A-19, A-20, A-21, A-22, A-21W, A-22W and A-20F on condition that the requirements of the resolution adopted November 4, 1953 under Calendar Number 211-53-SA are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 4, 1953 in accordance with the above report.

907-54-SM

APPLICANT—Eljer Co., owner.

SUBJECT—Application November 29, 1954—Eljer Co., Anti-Syphon Ballcock, Model E-9861, approval of.

APPEARANCES—

For Applicant: W. R. Jones.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 907-54-SM.

Subject: Eljer Company, Anti-Syphon Ballcock, Model E-9861.

Eljer Company, Ford City, Pa., filed November 29, 1954 an application with the Board of Standards and Appeals for approval of the Eljer Company Anti-Syphon Ballcock, Model E-9861 under the provisions of the Submerged Inlet Rules of the Board.

Purpose

The appliance is a ballcock for water closet tanks.

Description

This valve is constructed on the balance piston principle and incorporates a feature which effects a positive snap action closing when the tank is filled to the proper level.

This valve has a regulating screw incorporated in its construction which governs the volume of water flowing through the valve and allows the filling time of the tank to be adjusted to suit various water pressures. This regulating screw can be used as a shut-off valve and has as part of its design, a leather washer and a monel steel screen which effects a pressure drop on the incoming water supply and reduces the noise of running water to a minimum.

An air-brake is built into a valve to vent the refill tube in the case of back-syphonage. This air-brake is deliberately flooded with water while the valve is in operation and in the event of back syphonage on the supply side, this flooding stops and air is introduced through the air-brake, dissipating any vacuum that might occur in the refill tube. The air-brake is deliberately flooded to prevent any aspirator noise that occurs in the usual type of open air gaps normally used to vent refill tubes.

This Ballcock is constructed dimensionally to provide an air gap of $1\frac{1}{8}$ inches from the outlet end to the top of the overflow in an Eljer Closet Tank.

MINUTES

Inspection and Test

The appliance was inspected by Asst. Engr. J. A. Darts, Committee on Test and E. O. Bauman, Chief of Bureau of Water Register, it was noted that the construction was such that there was an air gap of $1\frac{1}{8}$ inches from the outlet end to the top of the over-flow in an Eljer Closet Tank.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Eljer Company Anti-Syphon Ballcock, Model E-9861 for use in New York City under the provisions of the Submerged Inlet Rules of the Board on condition that the appliance bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 907-54-SM."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

105-55-SA—Vol. II

APPLICANT—Thatcher Furnace Company, owner.
SUBJECT—Application reopened October 23, 1956 for amendment of resolution as to additional model, namely Thatcher Oil-fired Furnace, Model 532-187—re Thatcher Oil Burner, Models 532-70, 532-100 and 532-140, for heating homes, garages, filling stations or similar spaces; previously approved.

APPEARANCES—

For Applicant: James Lyon.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 105-55-SA Vol. II.

Subject: Amendment of resolution as to additional model.

The Thatcher Furnace Company, Garwood, New Jersey requested by letter dated October 10, 1956 that the resolution adopted February 21, 1956 under Calendar Number 105-55-SA be amended so as to include an additional oil-fired furnace, Model 532-187. The application was reopened as Vol. II by a vote of the Board October 23, 1956.

Description

The Model 532-187 oil-fired hot air furnace is similar to the models previously approved.

Its firing rate for No. 2 fuel oil is 1.85 gallons per hour and its heat output at the bonnet is 208000 Btu per hour. Controls consist of a thermostat, fan-limit control and a stack control.

Recommendation

The Committee on test recommends that the resolution adopted February 21, 1956 under Calendar Number 105-55-SA Vol. I be amended so as to include the Thatcher Oil-fired Furnace, Model 532-187 on condition that the requirements of the resolution adopted February 21, 1956 under Calendar Number 105-55-SA Vol. I be complied with and

provided that such furnace will not be installed in garages or other places where there may be explosive atmospheres.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 21, 1956 in accordance with the above report.

579-55-SA

APPLICANT—The Wayne Pump Company, owner.
SUBJECT—Application July 6, 1955—Wayne Remote Gasoline Pumps, vertical turbine gasoline pumps to supply remote dispensers, Series 509-30 and 509-50, approval of.

APPEARANCES—

For Applicant: Ross Powell.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3
Negative: Commissioner Kleinert 1
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 579-55-SA.

Subject: Wayne Remote Gasoline Pumps, Models 509-30 and 509-50.

The Wayne Pump Company, Salisbury, Maryland filed July 6, 1955 an application with the Board of Standards and Appeals for approval of the Wayne Remote Gasoline Pumps, Models 509-30 and 509-50 under the provisions of Section C19-69c Administrative Code.

Purpose

A submerged type of pump for motor fuels.

Description

The Models 509-30 and 509-50 gasoline pumps are centrifugal types designed for installation in underground storage tanks and used to supply remote dispensing units. Pump impellers are located inside tank near the bottom and are driven through a $\frac{3}{4}$ inch stainless steel shaft by a motor mounted on the pump discharge head on top of the tank.

Air vapor separation is accomplished by a vent return to the tank and a check valve with pressure relief is furnished.

The motors are a $\frac{3}{4}$ or 1 HP, 3450 RPM, available for single phase or three phase circuits and are made explosion proof.

The model 509-30 is rated at 30 gallons per minute at 25 pounds per square inch.

Inspection and Test

All details of construction were examined by Asst. Engr. G. F. Sklenarik, Committee on Test.

The 509 models have been approved by the Underwriters Laboratories under File MH-6211.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Wayne Remote Gasoline Pumps, Models 509-30 and 509-50 for use in service stations in accordance with this report and the provisions of C19-69c Administrative Code and provided that all electrical work will be in accordance with the Electrical Code and that each pump shall bear a label, permanently affixed reading as follows: "Approved by

MINUTES

the Board of Standards and Appeals for use in New York City under Calendar Number 579-55-SA."

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

338-57-SA

APPLICANT—Carrier Corporation, owner. Thermodyne Corporation, agent.

SUBJECT—Application April 10, 1957—Carrier Flake Master—Flake Ice Producing Machine, Model 26L10, Air Cooled, Model 26L20 Water Cooled and Carrier Chip Master, Chip Ice Producing Machine, Model 26R5 Air Cooled and Model 26R5 Water Cooled, approval of.

APPEARANCES—

For Applicant: Richard F. Meates.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Folcy 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 338-57-SA.

SUBJECT: Carrier Flake Master—Flake Ice Producing Machine—Model 26L10 Air Cooled, Model 26L20 Water Cooled and Carrier Chip Master—Chip Ice Producing Machine—Model 26R5 Air Cooled and Model 26R5 Water Cooled.

R. F. Meates for Carrier Corporation, New York, New York, filed April 10, 1957 an application with the Board of Standards and Appeals for approval of the Carrier Flake Master, Model 26L10 air cooled and Models 26L10 and 26L20 water cooled and the Carrier Chip Master, Model 26R5 air cooled and Model 26R5 water cooled for use in New York City under the provisions of Sections C26-191.0 and C19.96.0 Administrative Code.

Purpose

Mechanically refrigerated appliances for making flake ice and chip ice.

Description

The 26L Flake Masters are automatic machines producing up to 2000 pounds of flaked ice per day.

The 26L10 air cooled unit has a capacity of 1000 pounds of flaked ice per 24 hour day. The refrigerating system used in this model is powered with a 1½ horsepower hermetic compressor. The refrigerant charge is 4 pounds 7 ounces of F-22. The evaporator is in the form of a vertical cylinder wrapped with refrigerant coils and is covered with 2 inches of cork insulation.

Water is pumped from a sump to a header inside the evaporator cylinder and flows over a water distributor which rotates with the ice removal blades. The water flows down the evaporator surface forming a curtain over a large segment of the cylinder. Some of this water is transformed to ice and the remainder flows on down to a water pan and is returned to the sump to be re-circulated. A small portion of this water is carried off continuously in a bleed off line to prevent scaling due to any impurities in the recirculating water. The sump make-up water passes through a pre-cooler carrying the chilled bleed off water and enters the sump

through a float valve. The maximum level in the sump is maintained at ¼ inch below an overflow standpipe. The air gap between float valve outlet and overflow level is more than 1½ inches.

In the segment area of the evaporator cylinder over which the curtain of water is not flowing momentarily, as determined by the position of the rotating water distributor, the 1/16 inch thick film of formed ice is sub-cooled to 14°F. This sub-cooled ice is removed from the evaporator surface by the ice removal blades. The blades operate at 1.33 revolutions per minute by a flexible coupled gear reducer which in turn is driven by a motor.

The flake ice collects in an insulated storage bin installed below the evaporator section. The capacity of the bin is 500 pounds and the unit is operated automatically by the amount of ice in the bin.

The water cooled 26L10 model is similar to the air cooled model except for the use of a water cooled condenser in place of an air cooled condenser and a refrigerant charge of 3 pounds 7 ounces of F-22.

The water cooled 26L20 model is similar to the above but has an ice making capacity of 2000 pounds per 24 hour day and employs a refrigerant charge of 3 pounds 8 ounces of Carrene 7.

Pressure relief on all models is by means of fusible connections.

All three flake ice units are available for 208 volt and 230 volt 60 cycle single phase and for 208-220 volt 60 cycle three phase circuits.

The model 26R5 air cooled and water cooled machines are similar to the 26L models but use a different evaporator section.

Water is pumped from the cold water reservoir up through the water distributors where it is directed down the inclined surfaces of two refrigerated freezing plates. As the water passes over the cold plate, part is frozen and the remainder, except for a small amount bled off to limit scaling, is returned to the reservoir to be recirculated.

When the sheets of ice on the freezing plates reach the desired thickness, ⅛", the water pick up plate diverts cold water into a control bulb well. This cold water activates a two-bulb thermostat which stops the water pump, causes hot refrigerant gas to be directed through the evaporator coil and at the same time starts a crushing mechanism on the bottom of the evaporator.

As the freezing plates warm up, the sheets of ice are released and gravity drop into the crusher to be broken up into chips and deposited into the storage bin.

When the ice is collected, the two bulb control effects another freezing cycle.

The 26R5 air cooled model has a capacity of 450 pounds of chip ice per 24 hours and employs a refrigerant charge of 3 pounds of F-22. The 26R5 water cooled model has a capacity of 500 pounds of chip ice per 24 hours and employs a refrigerant charge of 2 pounds of F-22.

Both models are available for either 115 volt or 230 volt, 60 cycle, single phase current.

Inspection and Test

Models of the 26L and 26R series were inspected by Asst. Engr. G. F. Sklenarik, Committee on Test, at 45-15 Vernon Boulevard, Long Island City. Present were Mr. R. F. Meates and others representing the applicant.

The appliances were designed as described in this report.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Carrier Flake Master Models 26L10 Air Cooled and 26L10 and 26L20 Water Cooled and the Carrier Chipmaster Models 26R5 Air Cooled and Water Cooled for use in New York City when installed in accordance with this report and the provisions of Article 18 Chapter 19 Administrative Code and the Electrical Code of the City of New York provided that each appliance shall bear a label, permanently affixed, reading "Approved by the

MINUTES

Board of Standards and Appeals for use in New York City under Calendar Number 338-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

648-57-SA

APPLICANT—The Wayne Pump Co., owner.
SUBJECT—Application August 2, 1957—Wayne Blend-O-Matic Pump for dispensing motor fuels, including Gasoline Model 511-D, approval of.

APPEARANCES—

For Applicant: Ross Powell.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads.

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 648-57-SA.

Subject: Wayne Dispensing Pump Model 511-D.

T. E. McLaron for Wayne Pump Co., Salisbury, Maryland, filed August 2, 1957 an application with the Board of Standards and Appeals for approval of the Wayne Dispensing Pump Model 511-D under the provisions of C19-69.0 Administrative Code.

Purpose

The appliance is a gasoline dispensing pump.

Description

The Model 511-D gasoline dispenser delivers product by drawing from two or more separate underground storage tanks using the components of two gasoline pumps mounted in a single housing. These consist of two of the following: pumping units, motor, air separator, check and pressure relief valve, meter, flow indicator and sump. The variation is that each meter discharge line goes through a section of a dual valve (blend control valve) having a common shaft and designed so that when one section of the valve opens, the other section closes. The discharge from one section of the valve passes through a standard 1 inch hose and the discharge from the other section passes through a 1/2 inch hose which is within the 1 inch hose. The smaller hose projects into the nozzle and mixing takes place at the point of delivery.

The equipment is so designed that in the event of broken suction or vapor lock, the pump automatically stops.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test. The appliance has been approved by the Underwriters' Laboratory under MH 1781 and MH 1821.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval, for voluntary use, of the Wayne Dispensing Pump Model 511-D under the provisions of C19-69.0 Administrative Code on condition that the appliance bear a label permanently affixed reading: "Approved by the Board of Standards and

Appeals for use in New York City under Calendar Number 648-57-SA".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

1037-57-SA

APPLICANT—Hook Manufacturing Co., Inc., owner.
SUBJECT—Application November 25, 1957—Hook Gas Boiler, Series 20,000 and Series 30,000, for heating and volume hot water supply, approval of.

APPEARANCES—

For Applicant: John R. Philip.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads.

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 1037-57-SA.

Subject: Hook Gas Boiler, Series 20,000 and Series 30,000 for heating and volume hot water supply.

Hook Mfg. Co., McDonald, Pennsylvania, filed November 25, 1957 an application with the Board of Standards and Appeals for approval of the Hook Gas Boiler Series 20,000 and 30,000 under the provisions of Article 12 Administrative Building Code.

Purpose

Gas fired steam and hot water boilers.

Description

The Hook gas boilers Series 20,000 are available in six sizes for hot water ranging in capacity from 72,000 to 252,000 Btu per hour for home heating or supplying volume hot water for commercial use. They are also available in six similar sizes for steam service ranging in capacity from 62,000 to 217,000 Btu per hour.

The Series 20,000 boilers are made up of assembled cast iron sections varying in number according to the size of the boiler. The smallest size boiler is made up with three such sections and the largest with eight. Cast iron burners made with raised drilled ports are installed beneath the sections and arranged to fire upward into the flue passages between them. The burners are of the atmospheric type with adjustable primary air intake. Ignition is by means of pilot light.

A flue connection is provided on the top of the boiler and a draft diverter is supplied with each unit.

A sheet steel jacket finished in enamel and insulated with fibreglas encloses the boiler unit.

Controls and valves consist of a main gas cock and pilot cock, gas pressure regulator—except on L. P. gas units—a diaphragm gas valve and transformer, a safety pilot and pilot tubing and, on the hot water units, an immersion aquastat temperature limit switch, pressure gauge and relief valve set at 30 pounds while on the steam units, a low water cut-off and blow-off valve, pressure limit switch, pressure gauge and a relief valve set at 15 pounds.

The Series 30,000 boilers are available for steam or hot water and are made in 21 sizes ranging from 300,000 to 1,500,000 Btu per hour input. They are similar in construc-

MINUTES

tion and equipment to the Series 20,000 except that no pressure relief valve is used on the hot water type.

Each boiler is tested at 250 pounds per square inch hydrostatic pressure and carries an A.S.M.E. rating of 100 pounds per square inch for hot water up to 250°F and 15 pounds per square inch for a team.

Inspection and Test

All details of construction were examined by Asst. Engr. G. F. Sklenarik, Committee on Test.

The Hook gas boilers were tested and approved by the American Gas Association, certificates 4-(1560.1, & 2) .001 and 4-(1465.0 & .1).001.

Recommendation

On the basis of examination and test and the data filed by the applicant, the Committee on Test recommends the approval of the Hook Gas Boiler, Series 20,000 and Series 30,000 for use in New York City when installed in accordance with this report and the requirements of Article 12 Administrative Building Code provided that each boiler shall bear a label, permanently affixed, reading: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 1037-57-SA".

(Sgd.) SAMUEL L. BECKER,
Director
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

830-39-SM

APPLICANT—Firedoor Corp. of America & Spartan Steel Products Corp., owners.

SUBJECT—Application reopened January 14, 1958 for amendment of resolution as to change of ownership, old owner World Steel Products Corporation—re NYK-A and NYK-B 1 Hr. Metal Covered Fire Doors; previously approved.

APPEARANCES—

For Applicant: Marlene Lawner.

ACTION OF BOARD—Application for amendment denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Absent: Commissioner Foley 1

ACTION OF BOARD—Application denied in view of the letter dated May 15, 1958 from the Chairman of the Board addressed to Firedoor Corporation of America.

854-39-SM

APPLICANT—County Fire Door Corporation, owner.

SUBJECT—Application reopened January 28, 1958 for amendment of resolution as to change of ownership, old owner Pioneer Fireproof Door Corporation—re Acme Kalamein 1½ Hr. to 2 Hr. Fireproof Door; previously approved.

APPEARANCES—

For Applicant: David Kaplan.

ACTION OF BOARD—Application for amendment denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was laid over for further study and further study indicated that this door was ap-

proved by the Board on January 3, 1940, for the applicant, the Acme Kalamein Door and Sash Company; that until the letter of January 14, 1958 was received, this Board had no knowledge that the assets of the aforementioned company had been acquired by the Pioneer Fireproof Corporation, and under these circumstances the requested amendment cannot be considered.

Resolved, that the request for amendment of the resolution be and it hereby is *denied*.

891-51-SA

APPLICANT—L. J. Mueller Furnace Company, owner, Clearwell Equipment Company, Agent.

SUBJECT—Application for consideration—withdraw reopening of April 2, 1957—re Mueller Climatrol Gas-fired Boiler, Models 10, 11 and 20, Type 21 Series, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Request for reopening for additional trade names, made by the Board on April 2, 1957, withdrawn after discussion.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

230-56-SA

APPLICANT—Mueller Climatrol, Division of Worthington Co., owner.

SUBJECT—Application February 27, 1956—Mueller Climatrol Gas-fired Forced Air Furnace, Models 117-110E, 117-150, 119-110E, 119-150, 117-125, 119-125 and 120, approval of.

APPEARANCES—

For Applicant: P. E. Carter.

ACTION OF BOARD—Application withdrawn; same material as in Cal. No. 890-52-SA.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

856-57-SM

APPLICANT—Kuhns Brothers Co., owner.

SUBJECT—"K" Pipe Lock Coupling, Model 800-D, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application laid over for consideration with Cal. No. 855-57-SM; date to be set.

735-57-A

APPLICANT—Harry G. Savran, for Josephson Management Co., owner.

SUBJECT—Application October 14, 1957—Appeal from a decision of the Borough Superintendent—re standpipe system.

PREMISES AFFECTED—1057 Hoe Avenue, southwest corner of East 165th Street, Block 2743, Lot 30, Borough of The Bronx.

APPEARANCES—

For Applicant: Harry Savran.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated September 24, 1957, on Building Notice Application 931/56 reads:

"1. Structures facing on more than one street, equipped with a single riser, shall have at least two siamese hose connections, one each street front, Section 16.4.8.1(a2).

2. The pressure as obtained from the hydrant flow test is inadequate for the highest hose outlet Section 16.6.3.1(a).

3. Booster pump for increasing the pressure in a stand pipe is not provided for by the Building Code."

and

WHEREAS, the applicant states the building is 8 stories, 88 feet in height, 96 feet front by 76.08 feet in depth, of fireproof construction erected in 1913, located on a lot 110 feet front by 76.08 feet in depth in a business and residence use B area, Class 1½ height district, and used and occupied since 1913 as follows: cellar—superintendent's apartment, boiler and storage; first floor—2 apartments, stores and 12 rooms; second to eighth floors inclusive—apartments; that no change in use or occupancy is now proposed; that the building is provided with one 3 foot 4 inch wide interior steel stairs from roof bulkhead direct to street unenclosed; and

WHEREAS, Certificate of Occupancy No. 17067 Issued September 6, 1955, against alteration application 224/53, permits the following use and occupancy: cellar—superintendent's apartment, boiler and storage room; first to eighth floors inclusive—apartments; and contains the notation that "fire department approval of standpipe system and fuel oil installation received"; and

WHEREAS, a decision of the Fire Commissioner dated June 5, 1957 addressed to the Department of Buildings, reads in part:

"2. This department would have no objection to the acceptance of a booster pump if it had the authority to accept such a substitution in lieu of a gravity tank on the condition that the said booster pump was installed with three shut-off valves having one on each side of the pump, in addition to the shut-off valve on the main, so arranged that in the event that the pump had to be repaired, two of them could be shut off, permitting the temporary use of the fire line with street pressure. However, this department has no such authority.

Incidentally, the said standpipe system is at present supplied with a gravity tank and violation order No. 5863-6, issued on August 26, 1956, is pending against the standpipe system. Item 2 of that order reads:

Item 2. Repair defective standpipe tank.

Consequently, the matter you inquire about would appear to be one which the owners of the premises should present to the Board of Standards and Appeals and not either to your department or to ours."

and

WHEREAS, the applicant states that violation order No. 5863-6 was issued by the Fire Department August 26, 1956, requiring that the standpipe tank be repaired; and inasmuch as the standpipe tank formerly used as a gravity supply for the standpipe system was discontinued over fifteen years ago, and the system changed so as to be fed only from an 8 inch water main a plan was filed under building notice 931/56, showing the existing conditions where the standpipe system fed only from the 8 inch city main with 50 pounds per square inch pressure and 14.7 pounds per square inch pressure at the highest living floor and 10.8 pounds per square inch at the roof outlet; and

WHEREAS, the applicant contends that the plans filed for the erection of the building 1913 showed a standpipe system fed by gravity from the roof tank and also by one siamese connection on Hoe Avenue; and that when the fire department order was served the owners considered restoring the roof tank but found that the tank and all pumps and risers

feeding it beyond repair; and this necessitating a complete new system which would require a large alteration followed by disruption of tenancy, thus creating a hardship on the owners and the tenants; and

WHEREAS, the applicant contends further that the siamese on the Hoe Avenue front which has served as a source of supply for the standpipe system since 1913, is adequate, when supplemented by the existing 8 inch water main having a pressure of 14.7 pounds per square inch on the top floor although the Building code requires 15 pounds per square inch; and

WHEREAS, the records of the Department of Buildings have not been forwarded to the board for examination in connection with this appeal as required by the New York charter; and

WHEREAS, an examination of folder No. 49K1057.01 of the fire department indicates that on the date of June 3, 1957, the Chief Engineer of the Department of Buildings, The Bronx, advised the Fire Department that a request had been made to the Department of Buildings for approval of substituting a booster pump in lieu of an existing deteriorating gravity tank for the primary water supply for the standpipe system; and

WHEREAS, a certificate dated April 2, 1957, from the Department of Water Supply, Gas and Electricity, filed in the Fire Department folder, indicates that a test was made on the 6 inch main in the west side of Hoe Avenue and showed a static pressure of 50 pounds per square inch, residual pressure 45 pounds per square inch; and certifying that the water main in question is fed from both directions; and

WHEREAS, plans for proposed conditions filed with this appeal marked received October 14, 1957, do not indicate the proposed installation of a booster pump as referred to in the decision of the Borough Superintendent; and

WHEREAS, the store use shown by the applicant to exist on the first floor in answer to the appeal form is not referred to in the Certificate of Occupancy issued September 6, 1955 against alteration application 224/53, although the applicant states that the present use has existed since 1913; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated September 24, 1958, acting on B.N. App. 931/56, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as Objection 1, *on condition* that one siamese on Hoe Avenue may be accepted, as indicated on plans filed with this appeal, marked "Received October 14, 1957", 2 sheets; and as to Objection 2, to permit the installation of an approved booster pump *on condition* that the pressure and volume at the highest hose outlet shall be to the satisfaction of the Fire Commissioner; and as to Objection 3, that the booster pump may be substituted for the gravity tank on the roof, *on condition* that such pump be installed with three shut-off valves, one on each side of the pump and one on the main, so arranged that in the event of repair of such pump, two valves could be shut off, permitting the temporary use of the fire line with street pressure; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

104-58-A

APPLICANT—Charles Abrahams for Ruth Levy, owner; National Backing Corp., lessee.

SUBJECT—Application March 6, 1958—Appeal from decisions of the Borough Superintendent, re manufacture inflammable mixture—tanks, ventilating flue, etc.

PREMISES AFFECTED—38-25 9th Street, east side, 210.29 feet south of 38th Avenue, Block 475, Lot 24, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: C. Abrahams.

ACTION OF BOARD—Appeal granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 4, 1958 on Alteration Application 1279-57 reads:

"1. No permits for the manufacture of inflammable mixtures shall be issued for any building wherein dry goods or any materials of a highly inflammable nature are manufactured, stored or sold C19-59.0(b6)

2. Mixing tanks shall be located in a fireproof compartment having a 6 inch concrete ceiling. Doors and windows shall be fireproof self closing C19-50.0(h)

3. Fireproof compartment to be provided with an 8 inch ventilating flue in accordance with C19-59.0(0)."

and

WHEREAS, the additional decision of the Borough Superintendent, dated March 4, 1958, on amendment to Alteration Application 1279-57 reads:

"2. Provide 2 legal exits from warehouse areas."

and

WHEREAS, the applicant states that the building is one story, 20 feet in height, 75.5 feet front by 100 feet in depth, of Class 1 and Class 3 construction, erected in 1920, and used and occupied since 1940 as follows: warehouse for the storage of textile material and now proposed to be constructed throughout of Class 1 construction and used and occupied as follows: north portion, warehouse for storage of textile materials, 2 persons; south portion—factory for manufacture of rubber cement, using Solvasol No. 1 and Solvasol No. 2 as solvents, 4 persons; that the building is provided with a one-source sprinkler system; and

WHEREAS, Certificate of Occupancy No. Q30249 issued December 31, 1943, against Alteration Application 968-43 describes the building as non-fireproof construction and permits its use as a warehouse with an occupancy of 4 persons; and

WHEREAS, Violation No. 698-57 was issued January 31, 1957 for violation of Section 643A of the Administrative Code in that roof beams were destroyed by fire, steel girder deflected and twisted. And requiring premises to be restored to a lawful condition; and

WHEREAS, the applicant states that under New Building Application 513 of 1920 the premises were improved with a one story brick building 39 feet front by 75 feet in depth used as a warehouse by the present lessee; that the building was extended under Alteration Application 968-43 to a frontage of 49 feet and a depth of 100 feet and Certificate of Occupancy No. Q30249 was issued for warehouse; that following a fire in January 1957 which destroyed the roof Alteration Application 1279-57 was filed and the building was restored and extended as a Class 1 building having a frontage of 75.5 feet and a depth of 100 feet and its height increased from 14 to 20 feet; that the roof of the building was constructed of precast concrete planks supported on steel beams, girders and columns; and

WHEREAS, the applicant states that the lessee has occupied the premises since 1940 for the storage of textiles which are rubberized with cement manufactured in the adjoining building at 38-31 9th Street; that because their rubber cement manufacturing facilities have become inadequate the extension erected under Alteration Application 1279-57 was built to provide additional facilities for the manufacture of rubber cement; that due to a misunderstanding the applicant filed the Alteration Application for a warehouse and factory without designating its use for the manufacture of rubber cement, using Solvasol No. 1 and Solvasol No. 2; and as a result the application was not reviewed by the Fire Prevention Examiner for compliance with Chapter 19 of the Administrative Code; that the work of restoring the

building and erecting the new extension is completed; that the owner not being aware of the applicant's oversight has installed an approved type one-source sprinkler system under Miscellaneous Application No. 1094-57 and has also installed six Solvasol Tanks under Miscellaneous Application No. 1324-57; and

WHEREAS, the applicant requests that the Board grant a variance of the requirements of Section C19-59.0(6) to permit the warehouse to be used for the storage of textile materials to grant a variance from Section C19-59.0(h) to permit the extension to be used for the manufacture of rubber cement using Solvasol No. 1 and Solvasol No. 2 and to permit the use of Wood doors and windows in the street wall, to grant a variance of the provisions of Section C19-59.0(o) to permit the installation of a metalbestos chimney as approved by the board under Calendar Number 8538-48-SM, Vol. II in lieu of a brick chimney, to grant a variance from Section C26-284.0 of the Administrative Code to permit the three-hour fireproof self-closing door at the rear of the subdividing masonry wall as a second means of egress from each floor area to swing as shown on plans filed with this appeal; and

WHEREAS, the applicant contends that the building is fireproof, having a Class 1 rating, that the two floor areas are completely separated by a masonry wall 8 inches and 12 inches in thickness; that an approved sprinkler type system has been installed in the entire building; and that the textile material is stored in bolt form; that the roof is constructed of Porete Channel concrete planks 3½ inches deep as approved by the Board under Calendar Number 228-39-SM; that the proposed chimney will not be used as a vent for a heating device but only as a vent to convey volatile gases from the floor area to the outer air; that the door at the rear of the subdividing masonry wall serves as second means of egress from both floor areas; that it is proposed to swing this door into the warehouse area which will have only 2 occupants; that a scuttle and iron ladder to the roof will be provided in each floor area; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated March 4, 1958, acting on Alt. App. 1279-57, Objections 1, 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is granted *on condition* that the arrangement shall be in accordance with plans filed with this appeal, marked "Received April 8, 1958", 5 sheets, and granted as to objection 2 issued by the Borough Superintendent March 4, 1958 on amendment to Alt. App. 1279-57, *on condition* that the exits shall be maintained as proposed on the above cited plans; that a 3 by 7 foot opening in the masonry wall toward the rear shall have an approved 3-hour fireproof, self-closing door swinging into the warehouse as required in the direction of exit; that the ladder with scuttle to the roof, equipped with easy opening devices shall be maintained in each of the two locations shown; and that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto.

361-22-A—Vol. II

APPLICANT—Brooklyn Borough Gas Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from order of Fire Commissioner; previously granted on condition.

PREMISES AFFECTED—873 Neptune Avenue, north side of Shell Road, Block 7247, Lots 22, 100, 106, 114, 122, 265 and 320, Borough of Brooklyn.

APPEARANCES—

For Applicant: A. Lee Alcock.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

814-57-A

APPLICANT—Wheeler Yacht Co., Inc., owner.
SUBJECT—Application October 28, 1957—Appeal from an order of the Fire Commissioner and a decision of the Borough Superintendent re Sprinkler System in lieu of Yard Hydrant System.

PREMISES AFFECTED—520 Compton Avenue, foot of Patterson Avenue, Block 3502, Lots 2-7, Pugsley Creek, Borough of The Bronx.

APPEARANCES—

For Applicant: Richard Kilcullen.

ACTION OF BOARD—Laid over to June 10, 1958, at 2 P. M. for inspection and decision; hearing closed.

787-19-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for 343 4th Avenue Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired November 16, 1950—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7i of the Zoning Resolution, permitting in a business use district, the relocation of existing showroom, offices, parts department, locker, and toilet rooms and to provide an exit door for motor vehicles on 5th Street side of building also to include welding and spraying.

PREMISES AFFECTED—343-361 4th Avenue, east side, from 4th to 5th Streets, 234-240 4th Street and 265-273 5th Street, Block 984, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on November 30, 1948, on certain conditions; and

WHEREAS, the resolution was amended on December 20, 1949; and

WHEREAS, time to obtain permits and complete the work was extended on May 17, 1949 and May 16, 1950; and

WHEREAS, the applicant requested an extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 16, 1950, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all work was completed prior to November 16, 1950 but a certificate of occupancy was not obtained through a misunderstanding, and that all permits required, including a certificate of occupancy, shall be obtained within six months from the date of this *amended* resolution." (Alt. App. 1284/48-disapp. 4/28/58)

132-33-BZ—Vol. II

APPLICANT—Peggy Cooney, for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for

amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7i and 7h of the Zoning Resolution, permitting in a business use district, the extension of operations of an existing gasoline service station and lubricatorium to include car washing, minor auto repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—730-754 East Fordham Road and 2506-2510 Crotona Avenue, southeast corner, Block 3116, Lots 15, Borough of The Bronx.

APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on March 19, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution as adopted on December 12, 1933, as thereafter *amended* by resolutions adopted through March 19, 1957, by adding thereto:

"that requirements as to signs as adopted by the resolution of the Board on December 12, 1933, may be *amended* so as to permit at the intersection of Crotona Avenue and Fordham Road, a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale, which sign may have two leaves, one toward Crotona Avenue and one to Fordham Road; that such signs shall not extend more than 4 feet beyond the building lines as shown on revised plan marked 'Received May 1, 1958,' one sheet, except as to location of sign, which shall be in accordance with this resolution and as acted on by the Borough Superintendent under E.S. Applic. 225/57, disapproved May 6, 1958; and that in all other respects the requirements of the above resolutions shall be complied with."

481-48-BZ—Vol. II

APPLICANT—Murray S. Gross, for Wingate Service Station, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 12, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in the vacant residence use district portion of a plot located in a residence and unrestricted use district, on which is located a gasoline service station, the parking and storage of motor vehicles.

PREMISES AFFECTED—1320-1322 Atlantic Avenue, south side, 200 feet east of Nostrand Avenue and 1315-1323 Pacific Street, Block 1201, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip D. Raache.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: None 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 12, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 24, 1953; and

MINUTES

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1953, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 4530-52)

883-48-BZ

APPLICANT—Peggy Cooney, for Engeldrum Service Station, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to number of tanks—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a residence and business use district, the reconstruction and extension in area of existing gasoline service station to include brake testing, wheel alignment and motor vehicle repair shop.

PREMISES AFFECTED—3582-90 East Tremont Avenue, south side, 136.74 feet east of Lafayette Avenue, Block 5543, Lots 16 and 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenber.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Kleinert 3

Negative: 0

Absent: Commissioner Foley and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 18, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1949, only so far as it has reference to the number of gasoline storage tanks, so that as *amended* this portion of the resolution shall read:

"That the number of approved gasoline storage shall not exceed twelve 550 gallon tanks, as passed on by the Borough Superintendent under Misc. App. 716-57, disapproved February 14, 1958, and as indicated on plans filed with this request for amendment, marked 'Received May 1, 1958', 1 sheet; and that in all other respects the resolution above cited shall be complied with."

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 9, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a retail use district, the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring Street, north side, 70 feet, 2 inches east of Thompson Street, Block 502, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Nordheim.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 5, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 9, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 5, 1956, as thereafter *amended* by resolution adopted on July 9, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is substantially completed, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 1676/45).

21-52-BZ—Vol. II

APPLICANT—Paul Friedman, for The Penn Mutual Life Insurance Company, owner; Sun Oil Company, tenant.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 30, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7e and 7i of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only) auto laundry, non-automatic, office, storage and sales of auto accessories, parking for more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—379-389 Kings Highway and 1753-1763 West 3rd Street, northeast corner, Block 6654, Lots 27, 39 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 1, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 30, 1957; and

WHEREAS, the resolution was amended on September 24, 1957; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 1, 1956, as *amended* by resolutions adopted through September 24, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been more than fifty percent completed, that all permits required, including a certificate of occupancy,

MINUTES

shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N. B. App. 2004/55).

658-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Isidore Breidbart, owner, Tidewater Oil Company, conditional lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7e, 7i and 7A of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto wash, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of five cars waiting to be serviced with a proposed show window within 75 feet of a residence use district and with ground sign on premises, for a stated term of 15 years.

PREMISES AFFECTED—222-44 Braddock Avenue, southeast corner of Winchester Boulevard, Block 10740, Lot 12, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 14, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 14, 1958, only as to fences and walls, so that as *amended* this portion of the resolution shall read:

"that along the lot lines fences may be as now indicated on revised plan marked 'Received May 14, 1958', one sheet; and that on the southerly lot line the location of the fence two feet from the actual line may be permitted as shown on such plan, as passed on by the Borough Superintendent under N.B. 2286/57, under date of May 9, 1958."

550-55-BZ

APPLICANT—Charles M. Spindler, for The Sun Oil Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to location of pumps—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—640-666 Conduit Boulevard and 600-608 Grant Avenue, entire block bounded by Grant, Belmont and Sheridan Avenues and Conduit Boulevard, Block 4239, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 24, 1956, on certain conditions; and

WHEREAS, the resolution was amended on November 6, 1957; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1956, as *amended* by resolution adopted on November 6, 1957, by adding thereto:

"that the number of pumps and location of pump islands may be in accordance with revised plan marked 'Received April 29, 1958', 1 sheet, *on condition* that in all other respects the above resolutions shall be complied with; and that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. 1467/55)

991-55-BZ

APPLICANT—Peggy Cooney, for Claire-Al Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7i and 7A of the Zoning Resolution, permitting in a business use district, the proposed extension in area and reconstruction of an existing gasoline service station, office and sale of auto accessories, lubrication, washing, minor repairs with hand tools only, parking and storage of motor vehicles, with proposed curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—236-244 Dyckman Street, southwest corner of Seaman Avenue, Block 2245, Lots 61, 63 and 65, Borough of Manhattan.

APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 5, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 5, 1956, only so far as it has reference to the post standard ground sign, so that as *amended* it shall read:

"and to permit the erection at the intersection of a post standard for supporting a sign, which may have two leaves, one facing at right angles to Dyckman Street and one at right angles to Seaman Avenue, both of which may be illuminated, advertising only the brand of gasoline and permitting such signs to have two leaves, each leave to extend not more than 4 feet beyond the building line as passed on by the Borough Superintendent under E.S. Applic. 159-58, and as shown on revised plan marked 'Received May 1, 1958', one sheet, except that the sign shall not be as shown on such plan but as herein required; and that in all other respects the resolution above cited shall be complied with."

MINUTES

409-56-BZ

APPLICANT—Leonard F. Rothkrug, for Flygo Holding Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 29, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the change of use of an existing building from a public garage to manufacturing and storage of lamps.

PREMISES AFFECTED—134-03 to 139-19 Dahlia Avenue, north side, 17 feet 3 inches east of Crommelin Avenue, Block 5125, Lot 15, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 9, 1957, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 29, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 9, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Buildings, all work has been completed and application made for a certificate of occupancy, which was delayed because of minor changes to the heating equipment, that a certificate of occupancy shall be obtained within six months from the date of this *amended* resolution.” (N.B. App. 704-56)

545-56-BZ

APPLICANT—Robert Gottlieb, for Harry and Benjamin Rothberg, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, non automatic, motor vehicle repair shop and parking and storage of motor vehicles waiting to be serviced; for a stated term of 15 years.

PREMISES AFFECTED—1131-1139 Neill Avenue and 2001-2007 Williamsbridge Road, northwest corner, Block 4306, Lot 20, Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Zlochower.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Kleinert 3

Negative: 0

Absent: Commissioner Foley and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 29, 1957, on certain conditions; and

WHEREAS, the resolution was amended on December 10, 1957; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 29, 1957, as *amended* by resolution adopted on December 10, 1957, only so far as it has reference to the number of gasoline storage tanks; so that as *amended* this portion of the resolution shall read:

“that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; and that in all other respects the resolutions above cited shall be complied with.” (N.B. 638/56)

353-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Harold Walvisch, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business and residence use district, the erection of a 1-story business building from the business use portion of the plot into the residence use portion of the plot with curb cuts and business entrances within the residence use district.

PREMISES AFFECTED—9511-9531 Avenue L and 1382-1400 East 96th Street, northwest corner, Block 8241, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 13, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 13, 1957, by adding thereto:

“that the building may be reduced to 88 feet, 6 inches by 100 feet, as indicated on plans filed with this request for amendment, marked ‘Received April 28, 1958’, 4 sheets, and there may be two curb cuts to Avenue L, each 20 feet in width in lieu of one previously permitted; and that in all other respects the requirements of the above cited resolution shall be complied with.” (N.B. 503/57).

779-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Tira Holding Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking of cars awaiting service for a stated term of 15 years.

PREMISES AFFECTED—137-21 to 137-29 (137-25 official) Jamaica Avenue, north side, from 138th Street to Van Wyck Expressway; 88-46 to 88-56 138th Street and 88-47 to 88-53 Van Wyck Expressway, Block 9618, Lot 30, Jamaica, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper... 4

Negative 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 11, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution as adopted by the Board on March 11, 1958, in the following respects:

"that the size of the accessory building may be reduced from 60 by 30 feet to 54 feet, 8 inches by 28 feet, 8 inches and may be located 53 feet, 6 inches in back of and parallel to the Jamaica Avenue building line; also as to the change of design and that two pumps may be removed from each island; as to Objection 3, that the reduction of the planted area may be made, all as in accordance with revised plans marked 'Received April 24, 1958', 2 sheets, as passed on by the Borough Superintendent under N.B. 3283/57, disapproved May 7, 1958; and that in all other respects the resolution above cited shall be complied with."

624-38-BZ—Vol. II

APPLICANT—Henry Nordheim, for Beca Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, permitting in a residence use district, for a temporary period of not more than 2 years, the parking and storage of more than 3 motor vehicles.

PREMISES AFFECTED—3335 Hull Avenue, west side, 224.67 feet north of East 209th Street, Block 3348, Lots 66 and 70, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure, to consider parking and storage.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

1423-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for TARO Holding Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously withdrawn, under section 21 of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2102-2124 Avenue "Z" and 2609-2615 East 21st Street, southeast corner and 2602-2604 East 22nd Street and 2101-2123 Jerome Avenue, Block 7441, Lot 371, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure; previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

311-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business and residence use district, the extension of existing gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories and boiler room, to include gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories, boiler room, dealer's training room, storage, heater room and parking as accessory to training room.

PREMISES AFFECTED—165-01 to 165-17 (165-01 official) Hillside Avenue and 87-45 to 87-53 165th Street, northeast corner, Block 9837, Lots 10, and 13, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider rearrangement.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

1002-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for A. Rosenberg, R. Rosenberg, S. Rosenberg, R. Gould, S. Firkser and M. Friedman, owners.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under sections 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, office, accessory sales, minor repairs with hand tools only.

PREMISES AFFECTED—113-14 to 113-20 Rockaway Boulevard (113-16 official) and 114-24 to 114-30 114th Street, southwest corner, Block 11705, Lots 36, 37, 38, 39 and 40, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, in view of the change of zone.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

240-57-BZ—Vol. II

APPLICANT—Aaron Halpern (for Fun Fair Park, Inc., owner. Kapprach Enterprises, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, de-

MINUTES

cision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a business and residence use district, the maintenance of a parking lot for the stated term of 10 years.

PREMISES AFFECTED—28-21 to 28-51 Linden Place (28-31 Linden Place, official) and 28-20 to 28-80 White-stone Parkway, northeast corner and 28-02 to 28-12 137th Street, Blocks 4336, 4337, 4339, Lots 35, 40, 62, 70, 46 and 65, Borough of Queens.

APPEARANCES—

For Applicant: Don McNiece.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure, to consider new use.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

288-52-BZ

APPLICANT—Koenig and Bachner, for City Bank & Farmers Trust Company, as Trustee; Uris Building, Inc., lessee.

SUBJECT—Application April 18, 1952—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a restricted retail use district, the proposed use of first floor and first and second sub-levels of building for parking of cars for general public and sale of gasoline and oil and servicing of automobiles.

PREMISES AFFECTED—370-380 Madison Avenue, west side, from East 46th to East 47th Streets, 11-29 East 46th Street and 16-26 East 47th Street, Block 1282, Lots 8, 17 and 56, Borough of Manhattan.

APPEARANCES—

For Applicant: Arnold R. Levy.

ACTION OF BOARD—Application withdrawn, in view of application having been filed six years ago and no work has been done.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

Adjourned 5:05 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

WEDNESDAY MORNING, MAY 21, 1958, 10 A.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

1039-57-A

APPLICANT—Latham C. Squire, for Brause and Brause, adjoining property owners.

OWNER OF PREMISES: Teachers Insurance and Annuity Association of America; Central Third Corp., lessee.

SUBJECT—Application December 20, 1957—Appeal from a decision of the Borough Superintendent re Revocation of Permit issued re N.B. 102-56.

PREMISES AFFECTED—730 3rd Avenue, west side, from East 45th to East 46th Streets, Block 1300, Lots 31 and 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Latham C. Squire.

For Opposition: Joseph C. Fink.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 13, 1958 on N.B. App. 102/56, reads:

"Receipt is acknowledged of your letter of January 6, 1958, requesting that this office either revoke building permit issued on subject premises or deny request made by you in your letter of November 29, 1957.

"Letter written herewith supersedes letter sent to you under date of December 23, 1957, and constitutes a denial of your request to revoke permit issued for New Building No. 102/56.

"Memorandum of December 6th, 1955 sets up the procedure for establishing air rights from an adjoining building for a proposed tower on a building. Revised tower rights agreement was submitted to the Law Department under date of August 22, 1957, reviewed and found satisfactory by the Law Department and was accepted by this department under date of October 8th, 1957 as adequately insuring against violation of the said agreement without the knowledge and consent of this department.

"Your request for revocation is hereby denied."

and

WHEREAS, the applicant states that the proposed building will be 29 stories, 366 feet 6 inches, in height, 200 feet by 100 feet and 140 feet in area, of Class One construction, located in a retail use, B area, Class 1½ height district, and used throughout as an office building with stores on the first floor; and

WHEREAS, the applicant states that this was an appeal to review a decision of the Borough Superintendent refusing to revoke the approval of New Building Application 102-56 and the permit issued thereon; and

WHEREAS, the applicant contends that the proposed building, if erected according to the approved plans of application N.B. 102-56, will be in violation of Article III, Section 8(f) of the Zoning Resolution as the tower as proposed does not come within the permissive exception of, Section 9(d) of the Zoning Resolution; that Section 9(d) of the Zoning Resolution says that a tower on a non-residential building may cover "in aggregate not more than 25 per cent of the area of the lot." Section 1(v) defines a lot as, "a parcel or plot of ground which is or may be occupied by a building and accessory buildings including the open spaces required by this resolution." Also, it has been established that not more than one principal building may be constructed on one zoning lot—and a lot is "a parcel or plot of ground"; that the area of Lot 41, is 24,099.40 square feet. 25% of the area of this lot is 6,024.85 square feet, which is the maximum horizontal area of a tower permitted by Section 9(d) of this lot. The area of the tower as planned and approved for Lot 41 is 7,043.44 square feet. This means that the horizontal area of the tower exceeds the permitted area by 1,018.59 square feet; that in order to arrive at the tower area of 7,043.44 square feet as shown on the approved plans, Lots 31, 42 and 43 are included in computing the tower area; that Lot 31 is owned by the Teachers Insurance and Annuity Association of America, owners of Lot 41 on which the subject building is proposed to be constructed; in spite of the fact that Lot 31 is already a zoning lot for a 5 story building, it has been used in the calculation of the area of the tower to be constructed on Lot 41; that Lot 32 is owned by Samuel Brause and Milton Brause; that Lots 42 and 43 are owned by Christ Cella, Inc.; that on October 11, 1956 the owner of these

MINUTES

two lots entered into an agreement with the owner of Lot 41, and lessee of Lot 41, in which the air rights over Lots 42 and 43 were secured above a height of 120 feet above curb level; that subsequently the areas of these two lots were also added to those of Lots 31 and 41 to form a basis for computing the size of the tower to be constructed on Lot 41; that each of these lots has a building on it and therefore is already in use as a zoning lot for a principal building; that as the tower as planned is considerably larger in horizontal area than is permitted under Section 9(d), that part of the building above the thirteenth floor cannot be classified as a tower and therefore comes under the setback restrictions of Section 8(f) for a Class 1½ Height District which, it violates; that this decision of the Borough Superintendent, if permitted to stand, will create a dangerous precedent; that the restrictions as to the tower area for a non-residential building were written into the Zoning Resolution for a definite purpose—to protect the light and air of the surrounding buildings and streets—and that this decision by the Borough Superintendent is contrary to the purpose and intent of Article III of the Zoning Resolution; that it is only recently that the Department of Buildings completely reversed itself on this matter. Interdepartmental memos on the subject dated January 3rd and April 12th, 1945, "Area rights as affecting tower privileges under the Zoning Resolution," unalterably opposed the inclusion of air rights over outside lots in calculations used as a basis for tower size; that Interdepartmental Memorandums dated December 6, 1955, May 31, 1957 and October 7, 1957 supersede and reverse the opinions expressed in the 1945 memorandums. The memorandum of December 6, 1955 is a general memorandum applying to a tower on any non-residential building; the latter two were specifically in reference to the subject building; that the aggrieved parties in this action feel that such a decision by the Department of Buildings will not only adversely affect their property at 155 East 45th Street by taking away light and air which the Zoning Resolution is intended to protect but will, in the future, adversely affect properties in many parts of the City; that it is therefore urgently requested that the Board of Standards and Appeals revoke permit issued against N.B. Application 102 of 1956 granted by the Department of Buildings for the subject site.

Statements made by three members of the Board follow:

CHAIRMAN MURDOCK: Before I vote, I would like to state that Section 9, subdivision (d) is so clear there is no room for interpretation to permit inclusion of spaces above other existing buildings for the purpose of enlargement of the tower of the proposed building on its zoning lot. To permit such enlargement is not in harmony with zoning principles and does not protect the public because the enlargement of a tower takes away the light and air which was intended to be conserved by the limiting of a tower to 25 per cent of the area of the zoning lot.

It is vital that the zoning resolution should be amended, if clarification is required, or rules or a general resolution adopted by the Board to stop the unjustified method of increasing the tower area.

In this particular appeal, the tower area overage is 520 square feet and is not of sufficient moment to warrant the extreme treatment of setting aside the permit in whole or in part in view of the time that has elapsed and the work that has been done on the project and for this reason I vote "No".

VICE CHAIRMAN KEATING: First I want to say that I don't agree with the Chairman that there is no room for interpretation. If there was no room, we would not have this case before us. I vote to sustain the decision of the Borough Superintendent.

The appeal by Samuel and Milton Brause is based largely on the wording of Section 1 (v) of the Zoning Resolution. While this definition describes a "lot" as a "parcel or plot of ground", it is silent on air rights,

although it does refer to "open spaces required by this Resolution." However, air rights always have been recognized as being inherent in the ownership of the ground area. The computation of the allowable tower area by including the acquired "air rights" does not violate, in my opinion, the intent or spirit of the Zoning Resolution.

The agreement between Central Third Corporation, Teachers Insurance and Annuity Association and Christ Cella, Inc. adequately protects the light and air of the residents in the area. It also insures that on the property of Christ Cella, Inc., no building will be erected which would violate Section 8(g) of the Zoning Resolution.

Although the applicant claims he is an aggrieved party, the record indicates his light and air protection is better than if the proposed building were erected in the manner he suggests, which would have greater total bulk.

I agree with the other members of the Board that the application was filed in time.

I would like to add I wrote to the Corporation Counsel as to his opinion and got a definite opinion from the Corporation Counsel that the Borough Superintendent is correct in his ruling. I vote "No".

COMMISSIONER KLEINERT: No.

COMMISSIONER FOLEY: There is no man in New York has a greater opinion of the Chairman of this Board than I have. I just happen to disagree with him. Here is what I wrote:

The area and height restrictions in the Zoning Law were provided to protect the light and air of the inhabitants of the area affected. In this case the light and air of the owners and inhabitants of the area affected are protected just as effectively as they would be if the Central Third Corporation had acquired title to the property of Christ Cella instead of "air rights".

So far as I can determine, the light and air of the property owners who are objecting are not in any way affected by the addition to the size of the tower which was obtained by use of the "air rights".

There has been a growing tendency among builders to acquire and demolish buildings in a block in order to obtain sufficient ground area to enable them to construct larger towers. This has resulted in the destruction of buildings which had not lived out their economic life and the appearance of which was, in the opinion of some, superior to that of the structure which replaced them. This is not in the best interests of the City.

If the spirit of the Zoning Law can be carried out by obtaining so called air rights instead of destroying useful buildings, I do not think the Board should interfere. The police power of the City is used to protect the rights of the majority of its citizens. I believe this police power as expressed in the Zoning Law should be interpreted liberally. In this case, if an owner wishes to sell his air rights instead of his property, I feel that he has a right to do so.

I believe also that the Central Third Corporation has the right to acquire and use these rights, provided the city is fully protected against additional use of the same rights in the future. The Corporation Counsel has written that in his opinion the City is so protected. I vote "No".

COMMISSIONER SLEEPER: I vote "No."

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 102-56, dated January 13, 1958, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

Adjourned 10:25 A.M.

JOSEPH J. DOYLE, *Chief Clerk*.

RULES

Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

DEFINITION OF "FIRE DRILL"

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenants shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION

Premises
Name of concern.....
Building No. Story.....

FOREMAN OR PERSON IN CHARGE

Regular Substitute

WATCHMAN

.....
.....

MALE SEARCHER

.....

FEMALE SEARCHER

.....

STREET ALARM BOX RUNNER

.....

FIRE BRIGADE

.....
.....
.....

EXIT GUARDS

..... Exit.....
..... ".....
..... ".....
..... ".....
..... ".....
..... ".....

Squad Monitors

..... Squad No. 1.....
..... " " 2.....
..... " " 3.....
..... " " 4.....
..... " " 5.....
..... " " 6.....

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

RULES

Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the Fire Department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory,

and drills shall be conducted at least twice, each year in which all of the persons on the premises shall participate simultaneously.

Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

Rule 11. Duties of Engineer.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc. are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

NOTICE

Applicants, under the zoning resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeal, Room 1018, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

05

BULLETIN

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

CONTENTS

Petition and Order of Certiorari Served on The Board
of Standards and Appeals.

Court Decision.

Docket.

Notice of Calendar Hearing.

Minutes of Regular Meeting, Tuesday Morning, May
27, 1958, Affecting Calendar Numbers 74-33-BZ—Vol.
III, 70-37-BZ—Vol. III, 193-37-BZ—Vol. II, 721-39-
BZ—Vol. III, 453-46-BZ—Vol. II, 171-53-BZ—Vol. II,
584-56-BZ, 256-58-A, 420-57-BZ, 629-57-BZ, 749-57-BZ,
766-57-BZ, 797-57-BZ, 800-57-BZ, 879-57-BZ, 923-57-
BZ, 939-57-BZ, 16-58-BZ, 29-58-BZ, 38-58-BZ, 39-58-
BZ, 203-57-BZ, 122-39-BZ—Vol. II, 712-47-BZ—Vol.
II, 80-54-BZ, 166-55-BZ—Vol. II, 218-55-BZ—Vol. II,
322-57-BZ, 671-57-BZ, 672-57-A, 674-57-BZ, 675-57-A,
839-57-BZ, 961-57-BZ and 962-57-A.

Minutes of Regular Meeting, Tuesday Afternoon, May 27,
1958, Affecting Calendar Numbers 258-40-SM—Vol. II,
232-46-SM, 204-49-SM, 892-51-SA, 313-54-SM, 358-55-
SM, 335-56-SM, 547-56-SA, 841-56-SA, 300-57-SA
569-57-SM, 640-57-SM, 647-57-SA, 659-57-SA, 708-57-
SM, 808-57-SA, 1027-57-SM, 36-58-SA, 250-56-A,
441-57-A, 467-57-A, 475-57-A, 111-58-A, 829-56-A,
349-57-A, 418-31-BZ—Vol. IV, 345-32-BZ—Vol. II,
18-37-BZ—Vol. III, 738-38-BZ, 624-39-BZ—Vol. IV,
37-41-BZ—Vol. II, 724-50-BZ—Vol. III, 607-51-BZ,
283-56-BZ, 363-56-BZ, 566-56-BZ, 684-57-BZ, 788-23-BZ

PETITION AND ORDER OF CERTIORARI
SERVED ON THE BOARD OF STANDARDS
AND APPEALS.

On May 20, 1958, Copy of Petition and Order of Certiorari was
served on the Board by Stephen Shostak, attorney for St. Nicholas
Russian Orthodox Church of Whitestone, objecting property owner,
seeking a review of the Board's determination on April 15, 1958,
granting a variance under Sections 7f and 7i of the Zoning Resolution
to permit for a term of 15 years in a retail use district the erection
and maintenance of a gasoline service station, lubritorium, minor auto
repairs, office, storage, parking and storage of motor vehicles and a
ground sign. Cal. No. 92-57-BZ, Premises 14-40 to 14-50 Clintonville
Street (14-44 Official) west side, 61.63 feet south of 14th Road, White-
stone, Borough of Queens.

COURT DECISION

Matter of C. L. R. Realty Co., Inc. vs. S. F. S. Realty Corpora-
tion:—In 1956, owners of the plot at the southeast corner of East
40th Street, Borough of Manhattan, occupied by the Arnold Constable
Department Store, filed with the court an action for Declaratory Judg-
ment, stating in its complaint that it "is contemplating an addition to
the structure now on the premises," of which it is the owner.
At Special Term, Supreme Court, Mr. Justice Stevens granted to
the defendants (S. F. S. Realty Corporation) their motion for sum-
mary judgment, the court stating, in part:—
". . . It does not indicate that such addition as is contem-
plated would be barred, prohibited or the approval withheld be-
cause of existing circumstances. While there are other allegations
of possible changes in the future, they may be termed of so vague
and indefinite a nature as still to fail to present a justifiable is-
sue." (New York Law Journal, August 20, 1956.)
The decision was affirmed by the the Appellate Division, First De-
partment, and leave to appeal to the Court of Appeals denied.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman.

—Vol. II, 335-35-BZ—Vol. IV, 348-56-BZ, 609-56-BZ,
714-56-BZ—Vol. II and 852-55-BZ.

Corrections Affecting Calendar Numbers 844-57-BZ,
703-53-BZ, 3-29-BZ—Vol. II and 642-29-BZ—Vol. IV.

CALENDAR

DOCKET

New Cases filed up to May 27, 1958

Cal. No. Dept. Premises Affected

309-58-SM—Oliver Manufacturing Supply Co., Concrete Block Products for Masonry Walls, manufactured by Oliver Manufacturing Supply Co., Material.

310-58-SM—CEFCO Bituminized Fibre Pipe and CEFCO Cast Iron Fittings and Adapters, for use in underground pressure drainage lines and adapters, manufactured by The Central Foundry Co., Material.

311-58-A—B.M.—169-171 East 77th Street, north side, 149.12 feet west of 3rd Avenue, Block 1412, Lots 29 and 30, Borough of Manhattan, Amendment to Alt. 1050-57—re Review of Borough Superintendent as to alteration of buildings in excess of 50%, etc.

312-58-BZ—B.M.—466 West 23rd Street, south side, 46 feet east of 10th Avenue, Block 720, Lot 80, Borough of Manhattan, Alt. 529-58—re show windows and signs located within 75 feet of residence use district.

313-58-SA—Hayes Duct Furnaces; gas-fired, Models 80-SED-E to 600-SED-E and 80-SED-S to 600-SED-S, for use with natural, manufactured, mixed and liquefied petroleum gases, manufactured by Hayes Furnace Manufacturing and Supply Co., Appliance.

314-58-A—B.R.—475 Victory Boulevard, west side, 220 feet south of Woodstock Avenue, Block 120, Lots 109 and 112, Silver Lake, Borough of Richmond, under section 35, General City Law re bed of a mapped street—proposed widening of Victory Boulevard, Alt. 211-56.

315-58-BZ—B.Q.—109-19 Horace Harding Expressway, north side, triangular block, from Saultell Avenue and Waldron Street, Block 1969, Lot 2, Corona, Borough of Queens, N.B. 1314-58—re gasoline service station, lubritorium, auto laundry, minor repairs, parking of motor vehicles—retail use district.

316-58-BZ—B.Q.—95-20 86th Street, west side, 174.91 feet south of 95th Avenue, Block 9021, Lot 14, Woodhaven, Borough of Queens, Alt. 574-57—re warehouse—residence use district.

317-58-A—B.Q.—95-20 86th Street, west side, 174.91 feet south of 95th Avenue, Block 9021, Lot 14, Woodhaven, Borough of Queens, Alt. 574-57—re Class IV construction for warehouse; floors inadequate for live load of 120 lbs. per square foot, etc.

318-58-A—F.D.—49-63 Quentin Road, northwest corner of West 11th Street, Block 6620, Lot 46, Borough of Brooklyn, Decision re Order No. 528-6.

319-58-A—B.Q.—51-03 111th Street, southwest corner of 51st Avenue, Block 2007, Lot 40, Corona, Borough of Queens, Alt. 72-58—re nursing home in frame building; stairways, etc.

320-58-SM—Barclite Translucent Fiberglass Reinforced Panels, Series 500, Corrugated and Series 600, Corrugated Flat and Step-down, for use as store fronts, Skylights patio roof, etc., manufactured by Barclite Corp. of America Material.

321-58-SA—Humphrey Gas-fired Suspended Unit Heater, for use in commercial occupancies and garages, Models 60, 75, 90, 105, 120, 135, 150, 180, 210, 240 and 270, manufactured by General Gas Light Co., Appliance.

322-58-A—B.Q.—72-01 to 72-11 (72-05 official) Northern Boulevard and 32-59 to 32-69 72nd Street, northeast corner, Block 1168, Lots 42 and 46 (42 new), Jackson Heights, Borough of Queens, under section 35, General City Law re erection of building in bed of mapped street—72nd Street, N.B. 443-57.

323-58-BZ—B.B.—9201-9213 3rd Avenue and 302-314 92nd Street, southeast corner, Block 6103, Lots 5, 7, 8 and 9, Borough of Brooklyn, N.B. 857-58—re gasoline service station, lubrication, auto washing, minor repairs, office, sale of accessories, safety inspection, parking and storage of motor vehicles; rear yard—retail and residence use district.

324-58-SM—Sheffield High Strength Bolts for bolting structural and other metal sections, manufactured by Sheffield Division of Armco Steel Corp., Material.

325-58-SM—Acoustics Manufacturing Corp., A-M Acoustical Tile Suspension Ceiling System, manufactured by Acoustics Manufacturing Corp., Material.

Restored to Docket

609-56-BZ—B.Q.—143-02 to 143-06 Springfield Boulevard and 186-16 to 186-24 143rd Avenue, southwest corner, Block 13082, Lot 26, Springfield, Borough of Queens, N.B. 2990-56—reopened for consideration as to extension of time to complete—re new service building, gasoline service station, office, laundry, auto repairs, car washing—non automatic, minor repairs with hand tools only, parking of motor vehicles, etc.—residence use district.

788-23-BZ—Vol. II—B.M.—653-661 St. Nicholas Avenue, west side, 372.5 feet north of West 141st Street, Block 2050, Lot 149, Borough of Manhattan, Alt. 304-58—re gasoline service station, lubritorium, car wash, office, sales and minor auto repairs added to existing garage—residence use district.

714-56-BZ—Vol. II—B.Bx.—1346 Edward L. Grant Highway, east side, 369 feet north of West 169th Street, Block 2871, Lots 81, 83 and part of 77, Borough of The Bronx, N.B. 1618-56—re extension of yard area of gasoline station.

348-56-BZ—B.Q.—175-15 Rockaway Boulevard, southeast corner of 149th Avenue, Block 13381, Lot 30, Springfield Gardens, Borough of Queens, N.B. 826-56—reopened for consideration as to extension of time to complete—re gasoline service station, lubritorium, office, sales room, minor repairs and parking for more than five cars, etc.—residence use district.

CALENDAR

35-35-BZ—Vol. IV—B.Q.—167-01 to 167-11 108th Road, northeast corner of 167th Street, Block 10176, Lot 12, Jamaica, Borough of Queens, Alt. 151-56—reopened for consideration as to extension of time to complete—re extension of the existing use of a warehouse (stores, plumbing fixtures, etc.), 5 car garage and loading platform—residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Acetylene and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules ..	Mar. 18, 1947—Vol. 32, No. 11
Refrigerants, Air Entraining Portland Cement, Rules for Approval and Use of ..	April 12, 1955.
Refrigerants, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Excavation, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ..	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Gratchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules ..	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems ..	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) ..	Aug. 3, 1937—Vol. 22, No. 31
Procedure, Rules of	Nov. 13, 1956.
Smoking in Factories, Rules for ..	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	April 15, 1958.
Sprinkler, Rules	Mar. 4, 1958.
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting ..	June 8, 1937—Vol. 22, No. 23
Fire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	June 7, 1932—Vol. 17, No. 23
	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JUNE 3, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 3, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

70-37-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Felix De Vito, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the alteration of an existing garage and warehouse, for use as a gasoline service station, auto-wash (non-automatic), lubrication, parking of automobiles, office, sale of auto accessories, minor repairs with hand tools only and safety inspection station for a stated term of fifteen years.

PREMISES AFFECTED—70-07 to 70-21 (70-15 Official) Astoria Boulevard and 22-16 to 22-24 71st Street, northwest corner, Block 1002, Lot 13, Long Island City, Borough of Queens.

Laid over from May 27, 1958, to June 3, 1958, at request of objector, applicant concurring.

38-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons, for Metropolitan Life Insurance Co., owner.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a 1¼ and 2 times height district, to maintain the present 23 story building with 14 story tower above, making a total of 37 story and penthouse building, used as an office building, separate and apart from the building on Block 1278, Lot 67, designated as 2-4 East 44th Street not in conformity with Board of Standards and Appeals resolution Cal. No. 741-27-BZ.

PREMISES AFFECTED—519-521 5th Avenue, northeast corner of East 43rd Street, Block 1278, Lot 1, Borough of Manhattan.

Laid over from May 27, 1958, for applicant to send out new notices by regular mail for hearing on June 3, 1958.

39-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons for Bankers Trust Co., and Metropolitan Life Insurance Co., owners.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under section 19A and 21 of the Zoning Resolution, to permit the separation of Lot 67 from the Certificate of Occupancy of Lot 1 and extend the 12 story building on Lot 69 to 19 stories and erect thereto a 19 story extension of Lot 67, eliminating the required loading and unloading berth.

PREMISES AFFECTED—2-4 East 44th Street and 523-529 5th Avenue, southeast corner, Block 1278, Lots 67 and 69, Borough of Manhattan.

Laid over from May 27, 1958, for applicant to send out new notices by regular mail for hearing on June 3, 1958.

1106-48-BZ—Vol. II

APPLICANT—Michael Levine, for Lucky Star Realty Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, "E-1" area district, the erection of a one story and basement building to be used for factory purposes, the proposed building encroaches on the required side yard and setbacks and to occupy more than the permitted area coverage.

PREMISES AFFECTED—149-06 to 149-16 (149-10 official) New York Boulevard and 177-22 to 177-30 149th Avenue, southwest corner, Block 13383, Lots 63, 66 and 69, South Ozone Park, Borough of Queens.

CALENDAR

894-56-BZ

APPLICANT—Charles L. Koester, for Mary Yarocki, owner.

SUBJECT—Application December 31, 1956—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a hair-dressing establishment in the basement of a 1½ story, one family dwelling.

PREMISES AFFECTED—239-02 Hillside Avenue, southeast corner of 239th Street, Block 7958, Lot 28, Bellerose, Borough of Queens.

949-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Pelham Bridge Realities, Inc., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7f, 7e and 7A of the Zoning Resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, minor repairs with hand tools only, office, sale of accessories with show windows and business entrances within 75 feet of the residence use district.

PREMISES AFFECTED—1141-1151 Williamsbridge Road and 2100-2110 Lydig Avenue, northeast corner, Block 4310, Lots 30 and 33, Borough of The Bronx.

915-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Stanton Management Inc., owner.

SUBJECT—Application December 16, 1957—decision of the Borough Superintendent, under sections 7f, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, minor repairs, sale of auto accessories, auto laundry and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3625 Eastchester Road, 1495-1499 Oakley Avenue, northwest corner and 1144-1148 East 222nd Street, Block 4716, Lot 28, Borough of The Bronx.

729-52-BZ—Vol. II

APPLICANT—Haus and Bresin, for Allerton Three, owner.

SUBJECT—Application reopened June 11, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—25-15 Francis Lewis Boulevard, east side, 36.21 ft. south of 25th Avenue, Block 5769, Lot 18, Flushing, Borough of Queens.

742-57-BZ

APPLICANT—Office of Alfred Easton Poor, for Chase Manhattan Bank, owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a class two and one-half height district, the erection of a 21 story commercial building exceeding the permitted height.

PREMISES AFFECTED—24 Pine Street, north side, 94 ft. 1½ inches east of Nassau Street, Block 44, Lot 106, Borough of Manhattan.

585-52-BZ—Vol. IV

APPLICANT—Robert J. Crinnion, for Eisner and Lubin, owners.

SUBJECT—Application reopened October 29, 1957 as Vol. IV—re decision of the Borough Superintendent under section 7h of the zoning resolution, to permit in a restricted retail use district, the maintenance of a public

parking lot for the parking of more than five (5) motor vehicles for a stated term of five years.

PREMISES AFFECTED—809-817 1st Avenue, west side 40.5 ft. north of East 45th Street and 339-341 East 45th Street, Block 1338, Lots 21, 25, 26, 27, 28 and 124, Borough of Manhattan.

688-54-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application August 17, 1954—decision of the Borough Superintendent under sections 7c and 7i of the zoning resolution, to permit in a business use district at an existing gasoline service station, the extension of the present use to include parking and storage for more than five (5) motor vehicles and auto repairs.

PREMISES AFFECTED—2203-2209 Amsterdam Avenue southeast corner of West 170th Street, Block 2112, Lot 26, Borough of Manhattan.

151-57-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Robert Pollen and Jerome Gerber, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of an automobile showroom and gasoline service station with accessory uses of auto washing (non-automatic), lubrication, office and sale of accessories minor repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2914-2932 Nostrand Avenue west side, 300 feet north of Avenue P, Block 7690, Lots 82, 86 and 88, Borough of Brooklyn.

1-58-BZ

APPLICANT—Reginald S. Hardy, for Margaret Smith Gilson, Executrix under will of Edward L. Smith, deceased.

SUBJECT—Application December 31, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a retail market or store, together with the use of a portion of said premises for the parking of motor vehicles belonging to customers, patrons and employees of such market. In addition thereto, the application seeks permission to maintain a sign upon the wall of the proposed market.

PREMISES AFFECTED—99-30 Corona Avenue, 48-02 to 48-16 102nd Street, southwest corner and 99-11 to 99-27 Alstyn Avenue, Block 1926, Lot 13, Corona, Borough of Queens.

6-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for J. Starr Parking Service, owner.

SUBJECT—Application January 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five motor vehicles on a vacant parcel of land.

PREMISES AFFECTED—1039-1041 Boynton Avenue, west side, 300 feet south of Watson Avenue, Block 3714, Borough of The Bronx.

569-46-BZ—Vol. III

APPLICANT—Abraham N. Horwitz, for Harry and Harriet Weiner, owners.

SUBJECT—Application reopened March 4, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a residence use district the maintenance of an office and warehouse for the distribution of books, magazines, peri-

CALENDAR

odicals and newspapers and the installation of a gasoline tank.

PREMISES AFFECTED—49-10 47th Avenue, south side, 30 feet east of 49th Street, Block 2287, Lot 28, Woodside, Borough of Queens.

993-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Pennsylvania Exchange Bank, owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales, storage room, lubritorium, auto wash, minor auto repairs and the parking and storage of more than five (5) motor vehicles with business entrances and show windows within 75 feet of the residence use district.

PREMISES AFFECTED—4728-4736 White Plains Road, and 701-707 St. Ouens Street, northeast corner, Block 5113, Lot 21, Borough of The Bronx.

677-57-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for A. J. Fritschy Corp., owner.

SUBJECT—Application September 20, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a "C" area district, the erection of a two-story building to be used in conjunction with the existing structural steel and ornamental iron fabrication shop, the proposed addition will occupy more than the permitted area coverage.

PREMISES AFFECTED—220 Dupont Street, 121-135 Provost Street, southwest corner and 237-251 Eagle Street, Block 2497, Lot 23, Borough of Brooklyn.

957-57-BZ

APPLICANT—Burke, Green and Groh, for Mandel Weinstein, owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, to maintain a parking lot for the parking of the cars of the doctors and staff of the hospital on Block 725, Lot 25 without fee.

PREMISES AFFECTED—47-01 31st Avenue, northeast corner of 47th Street, Block 729, Lot 7 (7 and 8), Astoria, Borough of Queens.

489-38-BZ—Vol. III

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened December 11, 1956 as Vol. III—re decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the extension to an existing gasoline service station, accessory building for two additional service bays and the additional use of minor auto repairs with hand tools only, the parking of motor vehicles awaiting service, installation of two additional 550 gallon gasoline tanks and one additional dispensing pump, all for a term of 15 years.

PREMISES AFFECTED—219-01 North Conduit Avenue, northeast corner of Springfield Boulevard, Block 13085, Lot 4, Springfield, Borough of Queens.

Laid over from February 13, 1957 to March 19, 1957 for inspection and decision; hearing closed; then laid over for further study by the Board; date of determination to be set; then set for June 3, 1958.

648-20-BZ—Vol. II

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Company, lessee.

SUBJECT—Application reopened September 24, 1957, as Vol. II—re decision of the Borough Superintendent, un-

der sections 7a, 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, an extension of the present uses of a gasoline service station to include a one-bay lubritorium, accessory parking in the retail district and the installation of the necessary curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—3940-3952 Amboy Road and 2-20 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

Laid over from April 15, 1958, to June 3, 1958, for inspection, revised plans and decision; hearing closed.

1017-57-A

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Co., lessee.

SUBJECT—Application December 27, 1957—filed pursuant to section 35, General City Law re building partially in bed of a mapped street—proposed widening of Amboy Road.

PREMISES AFFECTED—3952 Amboy Road and 2 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

1132-39-BZ—Vol. II

APPLICANT—De Rose and Cavalieri, for J. Clarence Davies, Inc., owner.

SUBJECT—Application reopened January 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story extension to an existing one story commercial building occupied by two retail stores into the residence use district.

PREMISES AFFECTED—31, 32, 33, 34 Westchester Square, west side, 185.515 feet south of Frisby Avenue and 2584-2588 Frisby Avenue and 1420-1434 Benson Street, Block 3984, Lots 4, 5, 6, 7, 8, 9 and 30, Borough of The Bronx.

Laid over from April 29, 1958, to June 3, 1958, for inspection and decision; and for applicant to give consideration to removing sidewall further from lot line and to file revised plan, hearing closed.

603-57-BZ

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the subject premises for business purposes (offices).

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

Laid over from April 29, 1958, to June 3, 1958, for inspection and decision; hearing closed.

604-57-A

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction—commercial use.

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

920-57-BZ

APPLICANT—Reuben Rappaport, for David Meredith Hare, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of a one story extension oc-

CALENDAR

cupying more than the permitted area and to be used as a sculptors studio by the tenant owner.

PREMISES AFFECTED—34 Leroy Street, south side, 60 feet east of Bedford Street, Block 586, Lot 6, Borough of Manhattan.

Laid over from April 29, 1958 to May 6, 1958, for hearing; then to June 3, 1958, for inspection and decision; hearing closed.

574-21-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Emil Mosbacher, owner; Red and White Markets, Inc., lessee.

SUBJECT—Application reopened February 11, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the small area which is in the residence use district and which is now part of the present theatre, to be used as part of the proposed food market.

PREMISES AFFECTED—1-15 East Kingsbridge Road and 2658-2690 Jerome Avenue, northeast corner, Block 3317, Lot 6, Borough of The Bronx.

Laid over from May 6, 1958, to June 3, 1958, for inspection and decision; hearing closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 6, 1958, at request of applicant who is trying to acquire adjoining property to enlarge the plot; then to June 3, 1958, at request of the applicant, to acquire additional property for possible conforming use.

116-54-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Eswin Construction Corp., owner.

SUBJECT—Application reopened October 8, 1957 as Vol. II—re decision of the borough superintendent under Sections 7e and 7h of the Zoning Resolution, to permit in the local retail portion of the plot, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry—non automatic, office and sale of accessories, storage and parking of cars waiting to be serviced.

PREMISES AFFECTED—231-13 to 231-21 Linden Boulevard and 116-64 to 116-72 232nd Street, northwest corner, Block 11332, Lot 1, Springfield, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed.

929-57-BZ

APPLICANT—Charles M. Spindler, for Anna Pfriemer, owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, on the retail portion of the plot, the erection and maintenance of a gasoline service station, lubrication, auto wash—non automatic, office, sale of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles with a ground sign for a term of fifteen years.

PREMISES AFFECTED—210-01 to 210-21 (210-11 official) Jamaica Avenue and 94-35 to 94-43 210th Street, northeast corner, Block 10543, Lot 3, Hollis, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed.

843-57-BZ

APPLICANT—John F. Fitzsimons, for William and Carmela Leonardo, owners.

SUBJECT—Application November 19, 1957—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to two family use.

PREMISES AFFECTED—110-01 225th Street, east side, 134.16 feet south of 109th Avenue, Block 11208, Lot 53, Queens Village, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed.

926-57-BZ

APPLICANT—Haus and Bresin, for M. L. M. Realty Co., and Robin Associates, Inc., owners.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing—non-automatic, office, sale of accessories, minor repairs with hand tools only, and the parking and storage of cars awaiting service for a temporary term of fifteen (15) years.

PREMISES AFFECTED—245-10 South Conduit Avenue, south side, 35.29 feet east of 245th Street, Block 13614, Lots 12 and 14 (new lot No. 12); Rosedale, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed.

978-57-BZ

APPLICANT—Charles M. Spindler, for Angelo Conde, owner; Sun Oil Co., lessee.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district on a lot presently occupied as a used car lot, the erection and maintenance of a gasoline service station, lubricatorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, auto safe inspection station, parking and storage of motor vehicles with show windows and signs within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—1546-1556 Bushwick Avenue and 45-53 De Sales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed.

187-58-A

APPLICANT—Charles M. Spindler, for Angelo Conde, owner; Sun Oil Co., lessee.

SUBJECT—Application March 27, 1958—Appeal from a decision of the Borough Superintendent, re gas pumps at building line; gasoline storage near subway tunnel, etc.

PREMISES AFFECTED—1546-1556 Bushwick Avenue and 45-53 De Sales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn.

970-57-BZ

APPLICANT—Haus and Bresin, for David Berlin, owner.

SUBJECT—Application December 26, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gaso-

CALENDAR

line service station, auto wash—non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and the parking and storage of motor vehicles awaiting service with a show window and business sign within 75 feet of the residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-12 to 195-20 Linden Boulevard and 117-02 to 117-10 196th Street, southwest corner, Block 12613, Lot 6, St. Albans, Borough of Queens.

Laid over from **May 13, 1958** to June 3, 1958, for inspection and decision; hearing closed.

977-57-BZ

APPLICANT—Burke, Green and Groh, for Albert Artsis, owner.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, auto laundry—non-automatic, minor repairs with hand tools only, office and accessory sales and the parking and storage of motor vehicles awaiting service.

PREMISES AFFECTED—223-06 Linden Boulevard, southeast corner of 223rd Street, Block 12740, Lot 55 (55 and 60), Springfield Gardens, Borough of Queens.

Laid over from **May 13, 1958** to June 3, 1958, for inspection and decision; hearing closed.

864-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for further inspection and decision; then to June 3, 1958 for inspection and decision; hearing closed.

171-53-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Pacwest Realty Corp., owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, facilities for gasoline service or oil selling for occupants only in connection with the garage, presently approved, located in the sub-cellar, cellar, first floor and mezzanine of a 22 story building now under construction.

PREMISES AFFECTED—660-666 Madison Avenue, 8-28 East 61st Street, southwest corner and 13-19 East 60th Street, Block 1375, Lot 56, Borough of Manhattan.

Laid over from May 27, 1958, to June 3, 1958, for further consideration; hearing closed.

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent, under sections 7c and 7A of the zoning resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubritorium, car washing, parking and storage of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

Laid over from March 11, 1958, to April 8, 1958, for further hearing after applicant has corrected his plans; then to April 29, 1958, for applicant to file new list of owners; for inspection and for continued hearing, then to May 27, 1958, for continued hearing, then to June 3, 1958. Applicant to submit revised plans showing wall at the rear, and for decision; hearing closed.

256-58-A

APPLICANT—Herman Kron, for Gramercy Park Terminal Inc., owner.

SUBJECT—Application April 23, 1958—filed pursuant to Section 35, General City Law re premises within bed of mapped streets—proposed widening of 73rd and 75th Avenues.

PREMISES AFFECTED—73-01 to 73-15 Parsons Boulevard and 158-01 to 158-11 75th Avenue, northeast corner and 158-02 73rd Avenue, Block 6822, Lots 20, 21 and 26, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

JUNE 3, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, June 3, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

580-55-SA

APPLICANT—The Wayne Pump Company, owner.
SUBJECT—Application July 6, 1955—Wayne Remote Gasoline Pumps—submersible gasoline pumps to supply remote dispensers—Series 510, approval of.

269-57-SM

APPLICANT—Harold Perrine, for Johns-Manville Sales Corp., owner.
SUBJECT—Application March 27, 1957—J-M Suspension System, Models H, Z, U, E and T, approval of.

359-57-SA

APPLICANT—H. A. Simmons, for Empire Stove Company, owner.
SUBJECT—Application April 22, 1957—WFA-35 Empire Recessed Wall Heater, approval of.

822-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.
SUBJECT—Application November 1, 1957—Hoffman Perchlorethylene Stills, Models 21302 and 21305, approval of.

823-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.
SUBJECT—Application November 1, 1957—Hoffman Filter-Petroleum Solvent—for dry cleaning equipment—Models 33413, 33420, 33430, 33450, 33480 and 33410, approval of.

824-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.
SUBJECT—Application November 1, 1957—Hoffman H-Jet 290 Dry Cleaning Equipment, Models 30970, 30972, 30980, 30982, 30974, 30976, 30984, 30985, 30975, 30977, 30981 and 30983, approval of.

CALENDAR

825-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman H-Jet 245 Dry Cleaning Equipment, Models 30735, 30738, 30739, 30740, 30741, 30736, 30737 and 30742, approval of.

826-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman Perchlorethylene Tubular Filter. Models 33413, 33414, 33420, 33421, 33430, 33431, 33450 and 33451, approval of.

827-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman Vapour-saver Dry Cleaning Equipment, Models 9624, 9625 and 9630, approval of.

828-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman H-Jet 445 Dry Cleaning Equipment, Models 30632, 30634, 30635 and 30636, approval of.

829-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson & Company, owner.

SUBJECT—Application November 1, 1957—Hoffman H-Jet 440 Dry Cleaning Equipment, Models 30630, 30631 and 30633, approval of.

937-57-SM

APPLICANT—Concrete Plank Company, Inc., owner.

SUBJECT—Application November 25, 1957—Concrete Plank Company, Inc., Precast Concrete Joist, approval of.

1026-57-SM

APPLICANT—Concrete Plank Company, Inc., owner.

SUBJECT—Application December 30, 1957—Precast Concrete Channel Roof and Floor Slabs, approval of.

953-57-SM

APPLICANT—Falcon Alarm Company, Inc., owner.

SUBJECT—Application December 10, 1957—Falcon Tank Overfill Alarm, Gas Operated Horn Activated by a float, approval of.

981-57-SA

APPLICANT—J. J. Conway, for Ralph B. Carter Company, owner.

SUBJECT—Application December 13, 1957—Carter Pneumatic Ejectors, Eject-O-Matic, Eject-O-Pac and Eject-O-Flo—for pumping of solid latedn liquids, approval of.

184-58-SA

APPLICANT—Gilbert & Barker Manufacturing Company, owner.

SUBJECT—Application December 31, 1957—Gilbarco Gasoline Dispensers, Models FMP-2, FMP-3 and FMP-4, approval of.

192-58-SA

APPLICANT—Duplex Corporation, owner.

SUBJECT—Application April 1, 1958—Duplex Washer—Extractor, Model DWE-1, approval of.

830-53-SA

APPLICANT—The National U. S. Radiator Corp., owner.

SUBJECT—Application for consideration, reopening and amendment of resolution as to additional model gas-fired boiler, 49 Series—National Gas Boiler (steam or water) Series 22, 33 and 44, previously approved.

230-55-SA

APPLICANT—Power-Flame Division of Siemon Manufacturing Company, owner.

SUBJECT—Application for consideration, reopening and amendment of resolution as to additional gas burner, namely BFG-750E through BFG-20000E—re Siemon Power-Flame (gas-fired) Burners, Models FG-175B, FG-330B, FG-500B and FG-500BE; previously approved.

931-55-SM

APPLICANT—Ceil-Lite Division of Fluorescent Company of America, owner.

SUBJECT—Application for consideration, reopening and amendment of resolution as to hangers of plastic ceiling—Ceil-Lite (plastic light diffuser); previously approved.

336-56-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application for consideration, reopening and amendment of resolution as to additional thickness of Rock Wool Insulation—re Gold Bond Rock Wool Insulation Products (thermal insulation for residence and other buildings); previously approved.

322-40-S—Vol. II

APPLICANT—Arnold A. Arbeit, for 192 Associates, Inc., owner.

SUBJECT—Application reopened February 26, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—192 Broadway and 1-11 John Street, northeast corner, Block 79, Lot 15, Borough of Manhattan.

149-58-A

APPLICANT—Eggers and Higgins, for The New York Times Co., owner.

SUBJECT—Application March 19, 1958—Appeal from a decision of the Borough Superintendent, re openings in floors and windows contrary to Labor Law.

PREMISES AFFECTED—41-115 West End Avenue, west side, 260 feet, 10 inches south of West 66th Street, Block 1171, Lot 62, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 10, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, June 10, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

273-39-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Emma Ekholm and Charles Kotan, owners.

SUBJECT—Application reopened March 25, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, minor auto repairs, car washing, storage, office and sales and parking of cars waiting to be serviced with curb cuts and ground sign within 75 feet of a residence use district for temporary term of fifteen (15) years.

PREMISES AFFECTED—196-45 to 196-49 (196-47 official) Northern Boulevard and 42-50 to 42-72 Francis Lewis Boulevard, northwest corner, Block 5373, Lots 18 and 22, Bayside, Borough of Queens.

994-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Frank Infuso and Henry Infuso, owners.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7h of the Zon-

CALENDAR

ing Resolution, to permit in a residence use district, the use of the vacant lot for the parking and storage of more than five (5) motor vehicles.

REMISES AFFECTED—1627-1631 Undercliff Avenue, west side, 349.8 feet south of West 176th Street, Block 2880, Lot 129, Borough of The Bronx.

62-56-BZ

APPLICANT—Morris Brody, for The Long Island Railroad Co., owner.

SUBJECT—Application December 18, 1956—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in an unrestricted and residence use district, the extension of a parking lot from the unrestricted portion to the residence portion of the plot.

REMISES AFFECTED—1708-1726 Brooklyn Avenue, west side, 417 feet 6 inches north of Avenue I, Block 7580, part of Lot 26 and Block 7581, Lot 27, Borough of Brooklyn.

45-56-BZ

APPLICANT—Louis Santangelo, for Michael Bunda, owner.

SUBJECT—Application November 1, 1956—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the change in occupancy of the existing two-story and basement, two-family dwelling to a three family dwelling.

REMISES AFFECTED—3210 Middletown Road, south side, 73.46 feet east of Dwight Place, Block 5411, Lot 327, Borough of The Bronx.

1-58-BZ

APPLICANT—Charles M. Spindler, for Helena E. M. Arams, owner; Sun Oil Co., lessee.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station together with minor repairs with hand tools only, safety inspection station and parking within the local retail use zone of cars awaiting service.

REMISES AFFECTED—3770-3778 East Tremont Avenue and 2889-2897 Roosevelt Avenue, northeast corner, Block 5562, Lots 21, 25 and 28, Borough of The Bronx.

08-58-BZ

APPLICANT—Samuel Rosenblum, for Yadbob Realty Corp., owner; Samoroff Building Inc., lessee.

SUBJECT—Application March 7, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, in an existing three-story building, the change in use of the first floor from non-storage garage for five (5) cars to garage, photographic studio and darkroom and to continue the use of the second and third floors as dwellings.

REMISES AFFECTED—172 East 73rd Street, south side, 175 feet west of 3rd Avenue, Block 1407, Lot 44, Borough of Manhattan.

6-56-BZ—Vol. II

APPLICANT—Larry Meltzer, for Jewish Center of New Hyde Park, Inc., owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of an extension to a present synagogue and occupying more than the permitted area.

REMISES AFFECTED—771-779 East 49th Street, east side, 100 feet north of Avenue D, Block 4770, Lots 50, 52 and 53, Borough of Brooklyn.

8-23-BZ—Vol. II

APPLICANT—Philip Freshman, for Empire State Warehouse Corp., owner.

SUBJECT—Application reopened March 4, 1958 Vol. II—

decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of an existing (9) nine-story building together with the adjoining eight (8) story and penthouse building and one-story garage from warehouse and garage to warehouse in the basement and first floor with accessory garage and the use of the upper floors for light manufacturing.

PREMISES AFFECTED—372-390 Gates Avenue and 390 Nostrand Avenue, southwest corner, Block 1812, Lot 42, Borough of Brooklyn.

107-58-BZ

APPLICANT—Frederick A. Ketcher, for Rayco Corporation, owner; Flatbush Rayco Inc., lessee.

SUBJECT—Application March 6, 1958—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a business and residence use district, a permanent variation to permit the installation of auto seat covers and minor motor vehicle repairs with hand tools, limited to muffler and tailpipe installation and service and a temporary variation to permit the parking of more than five (5) motor vehicles for patrons.

PREMISES AFFECTED—2385 Flatbush Avenue and 1953-1961 East 51st Street, southeast corner, Block 8529, Lot 7, Borough of Brooklyn.

41-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Antonio Caraccio and John Del Vecchio, owners.

SUBJECT—Application February 5, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles on land to be cleared.

PREMISES AFFECTED—1365 Nelson Avenue, west side, 40 feet north of West 170th Street, Block 2521, Lot 35, Borough of The Bronx.

881-57-BZ

APPLICANT—Max Horn, for Peter P. Bendzlowicz, owner.

SUBJECT—Application December 10, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail use district, the relocation, into a recently consolidated lot, and the reconstruction of a gasoline service station, lubritorium, office, sale of auto parts, minor auto repairs and the parking of cars awaiting service, this change is required due to the proposed widening of the two streets on which the building has frontage.

PREMISES AFFECTED—259-59 Francis Lewis Boulevard and 147-60 Hook Creek Boulevard, northeast corner, Block 13686, Lot 5, Rosedale, Borough of Queens.

544-26-BZ—Vol. III

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the construction of a fifth floor and bulkhead to an existing four story and cellar building used as a telephone exchange, the proposed extension to exceed the permitted height.

PREMISES AFFECTED—676-680 (680 Official) Fairview Avenue and 1928-1944 Gates Avenue, southeast corner, Block 3478, Lot 31, Ridgewood, Borough of Queens.

121-49-BZ—Vol. II

APPLICANT—Herman Furrer, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a retail use district, the erection of a one-story masonry extension and a frame extension to an existing gasoline

CALENDAR

service station and extend the use to include motor vehicle repair shop amending plans approved with Cal. No. 121-49-BZ—Vol. I and parking and storage of more than five (5) motor vehicles awaiting service.

PREMISES AFFECTED—96-16 Metropolitan Avenue and 87-47 69th Avenue, southwest corner, Block 3886, Lot 845, Forest Hills, Borough of Queens.

27-58-BZ

APPLICANT—John F. Fitzsimons, for Esther Lynch, owner.

SUBJECT—Application January 28, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a building to be used as a plumber shop, office, store, cellar and one car garage.

PREMISES AFFECTED—45-25 47th Street, east side, 117.12 feet south of Greenpoint Avenue, Block 151, Lot 23, Woodside, Borough of Queens.

259-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Sherwood Management Corp., owner; Lamar Paint Products Co., lessee.

SUBJECT—Application April 23, 1958—decision of the Borough Superintendent, under sections 7e and 7A of the Zoning Resolution, to permit in a local retail use district for a temporary period of ten (10) years, the use of the present building for wholesale and retail sales and storage of paints, painters supplies and varnish in sealed containers.

PREMISES AFFECTED—83-45 Dongan Avenue, north side, 40 feet west of Broadway, Block 1544, Lot 39, Elmhurst, Borough of Queens.

312-57-BZ

APPLICANT—Louis Lieberman, for F. and R. Realty Corp., owner.

SUBJECT—Application April 17, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the continuance of an existing illuminating business sign, two (2) feet high and forty (40) feet wide on the existing two-story structure.

PREMISES AFFECTED—94-00 Ditmars Boulevard, 22-01 to 22-73 94th Street, southeast corner, 22-02 to 22-50 and 22-62 to 22-70 95th Street and 94-01 to 94-21 23rd Avenue, Block 1071, Lots 1, 25, 27, 29, 31 and 37, Jackson Heights, Borough of Queens.

711-56-BZ

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

Laid over from March 5, 1957, to April 9, 1957, for applicant to file lay-out plan and inspection and decision; hearing closed; then placed on the reserve calendar, pending erection of church on adjacent property; now set for hearing on October 1, 1957; then to October 8, 1957 for further inspection and decision; then to November 6, 1957, for further inspection and decision; then to December 10, 1957, at request of the applicant, to file revised plans; then to June 10, 1958, for further consideration by Board; inspected

by committee of the Board, which is of the opinion that the application should be laid over further in order to give the church proposed to be erected on the adjoining plot more time to determine whether they can proceed with the development for church or school.

867-57-BZ

APPLICANT—H. M. Karson, for Hong Yick Realty Corp., owner; Min Sang Laundry, lessee.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the construction of a mezzanine floor, elevate the roof and extend the laundry use.

PREMISES AFFECTED—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

Laid over from April 15, 1958, to May 6, 1958, for hearing at request of objector; applicant to send new notices by registered mail to property owners in the area of notification; then to June 10, 1958, for inspection and decision; hearing closed.

889-57-BZ

APPLICANT—Charles M. Spindler, for John Scotti, owner

SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the change in occupancy from a building material supply yard and the manufacture of cement blocks to automobile wrecking yard, sale of new and used car parts, sale and display of new cars on a portion of the lot and the sale of new and used plumbing supplies and the storage of lumber on a portion of the lot.

PREMISES AFFECTED—114-15 New York Boulevard (114-11 to 114-35), east side, 87.14 feet south of Linden Boulevard, Block 12327, Lot 8, Jamaica, Borough of Queens.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

916-46-BZ—Vol. II

APPLICANT—Henry George Greene, for Joseph Carroll, owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e and 7A of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor car repairs office, sales area, storage and utility room.

PREMISES AFFECTED—35-12 to 35-22 (35-12 official) Francis Lewis Boulevard and 36-07 to 36-11 194th Street southeast corner, Block 5318, Lot 25, Flushing, Borough of Queens.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

215-50-BZ—Vol. II

APPLICANT—Elliot Saltzman, for Hannah Schwartz, owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7h, 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—no automatic, minor auto repair shop with hand tools only office and auto accessory salesroom, and parking and storage of more than five (5) motor vehicles for a term of twenty-five (25) years.

PREMISES AFFECTED—2228-2250 Linden Boulevard south side, from Ashford Street to Cleveland Street; 797 805 Ashford Street and 886-896 Cleveland Street, Block 4359, Lots 1 and 6, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

CALENDAR

463-57-BZ

APPLICANT—Larry Meltzer, for M.J.F. Realty Corp., owner.

SUBJECT—Application June 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles for patrons and employees of the factory.

PREMISES AFFECTED—94-21 83rd Street, east side, 100.16 feet north of 95th Avenue, and 94-16 84th Street, Block 9014, Lot 13, Ozone Park, Borough of Queens.

Laid over from May 6, 1956, to June 10, 1958, for inspection and decision; hearing closed.

958-57-BZ

APPLICANT—Burke, Green and Groh, for L. and S. Packing Co., Inc., owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing one-story building from a garage to a food processing factory.

PREMISES AFFECTED—30-55 80th Street, east side, 100 feet north of 31st Avenue, Block 1129, Lot 45, Jackson Heights, Borough of Queens.

Laid over from May 6, 1958 to June 10, 1958, for inspection and decision; hearing closed.

539-57-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Casper P. Colla, for Anthony DiGiovanni, owner; Shell Oil Company, lessee.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection of a one story extension to an existing building and maintain a gasoline service station, auto repair shop, auto safety inspection, auto laundry—non automatic, lubricatorium, sale of auto accessories and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—141-145 Throop Avenue and 199-203 Hopkins Street, northeast corner, Block 1723, Lot 1, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

947-57-BZ

APPLICANT—Andrew Di Camillo, for Vincenza Mon-drone, owner; James Scaffa, lessee.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in occupancy of two two-car garages to motor vehicle repair shop.

PREMISES AFFECTED—2237-2247 (2229 displayed) Bath Avenue and 166-172 (160 displayed) Bay 32nd Street, northwest corner, Block 6416, Lot 1, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

928-57-BZ

APPLICANT—Charles M. Spindler, for Macjab Realty Corp., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business signs, show windows, and business entrance within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2456-2470 McDonald Avenue and 248-258 Avenue W, southwest corner, Block 7170, Lots 10 and 11, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

267-57-BZ

APPLICANT—Henry Kohler, for Anna Losquadro, owner.

SUBJECT—Application March 25, 1957—decision of the Borough Superintendent, under sections 21 and 7e of the Zoning Resolution, to permit in a D area, business use district, the continuance of an existing building occupying more than the permitted area, due to a sub-division of the plot and extend the present use of storage of building materials to include the parking of not more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

378-57-A

APPLICANT—Henry Kohler, for Anna Losquadro, owner.

SUBJECT—Application May 7, 1957—Appeal from a decision of the Borough Superintendent, re means of exit of Brooklyn.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

231-52-BZ—Vol. II

APPLICANT—Fred C. Dahlem and Victor E. Block, for J. Starr Parking Service, owner.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the extension of the parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—1124-1140 Nelson Avenue, east side, 150 feet north of West 166th Street and 1131-1139 Woodycrest Avenue, Block 2513, Lots 44, 46, 48, 66 and 83, Borough of The Bronx.

Laid over from May 13, 1958, to June 10, 1958, for inspection and decision; hearing closed.

768-57-BZ

APPLICANT—Arthur Jovis, for Ly-Bar Realty Corp., owner.

SUBJECT—Application October 28, 1957—(decision of the Borough Superintendent) under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, it being intended to provide such storage on a monthly not transient basis.

PREMISES AFFECTED—2145 Barnes Avenue, west side, 100 feet north of Lydig Avenue, Block 4221, Lot 70, Borough of The Bronx.

Laid over from May 13, 1958, to June 10, 1958, for inspection and decision; hearing closed.

23-58-BZ

APPLICANT—343 East 76th Realty Corp., owner.

SUBJECT—Application January 23, 1958—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a retail use district, the change in occupancy of an existing one story building from a non-storage garage to a motor vehicle repair shop.

PREMISES AFFECTED—343 East 76th Street, north side, 247 feet east of 2nd Avenue, Block 1451, Lot 11, Borough of Manhattan.

Laid over from May 13, 1958, to June 10, 1958, for inspection and decision; hearing closed.

CALENDAR

871-49-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Melmar Development Corp., owner, Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business and residence use district, a fifteen (15) foot rear extension to an existing auto seat cover establishment to provide a one bay minor motor vehicle repair shop for the replacement of muffler and tailpipes.

PREMISES AFFECTED—591 East Fordham Road, north side, 128 feet east of Hoffman Street and 584-588 East 191st Street, Block 3273, Lots 261 and 263, Borough of The Bronx.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed; then to June 10, 1958, for re-inspection and decision; hearing closed.

374-57-BZ

APPLICANT—Roe and Kramer, for Olga B. Nielsen, owner.

SUBJECT—Application May 6, 1957—decision of the Borough Superintendent, under section 7c and 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from office, storage of canned goods and three (3) car garage by the substitution of light manufacturing in the place of the storage of canned goods.

PREMISES AFFECTED—44-01 52nd Avenue, northeast corner of 44th Street, Block 2533, Lots 40 and 44, Maspeth, Borough of Queens.

Laid over from May 6, 1958, to May 13, 1958, for applicant to inform the Board of name of tenant and manufacturing use proposed; then to June 10, 1958, at the request of the applicant.

850-57-BZ

APPLICANT—Michael Alfano, for Prospect Parking, Inc., owner.

SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, on the residential portion of the plot the parking and storage of more than five (5) motor vehicles of the pleasure type for a term of five (5) years.

PREMISES AFFECTED—2360-2368 Prospect Avenue, east side, 70 feet south of East 187th Street, Block 3114, Lots 52 and 54, Borough of The Bronx.

Laid over from May 20, 1958, to June 10, 1958, for inspection and decision; hearing closed.

914-57-BZ

APPLICANT—Patrick D. Concagh, for Mona Donner, owner; Atlas Bazaar Equipment and Supply Co., Inc., lessee.

SUBJECT—Application December 16, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and retail use district, the erection and maintenance of a gasoline station, lubritorium, car wash, minor auto repairs, storage and sale of auto accessories and accessory parking.

PREMISES AFFECTED—3770-3788 Boston Road and 3481-3489 Baychester Avenue, southwest corner, Block 4887, Lot 7, Borough of The Bronx.

Laid over from May 20, 1958, to June 10, 1958, for inspection and decision; hearing closed.

612-57-BZ

APPLICANT—Morris Hannes, for Kroy Realty Corp., owner; York Auto Trading Corp., lessee.

SUBJECT—Application August 20, 1957—decision of the Borough Superintendent, under sections 7c, 7b and 21 of the zoning resolution, to permit in a business and residence use district, the use of the sale of used cars to extend

from the business use district into the balance of the lot which is located in the residence use district.

PREMISES AFFECTED—878-888 Coney Island Avenue, west side, 158 ft. 10 $\frac{5}{8}$ in. north of 18th Avenue, Block 5403, Lot 21, Borough of Brooklyn.

Laid over from May 20, 1958, to June 10, 1958, for inspection and decision; hearing closed; applicant to advise the Board as to whether this owner has right to use the right-ofway and also to correct his plan to show opening in the fence, not now shown on plan.

842-57-BZ

APPLICANT—Michael Alfano, for Filippo Aprea, owner.

SUBJECT—Application November 18, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a retail store and use of the unbuilt upon portion for the parking of more than five (5) motor vehicles for patrons only for a term of fifteen (15) years.

PREMISES AFFECTED—901-905 East 213th Street and 3600-3604 Bronxwood Avenue, northeast corner, Block 4684, Lot 32, Borough of The Bronx.

Laid over from May 20, 1958, to June 10, 1958, for inspection and decision; hearing closed.

1019-57-BZ

APPLICANT—William I. Hohausser, for Arthur Enterprises Inc., owner; New York State Unemployment Insurance, lessee.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7e and 7c of the Zoning Resolution, to permit in a business and residence use district the use of the lower level of the subject premises, heretofore occupied as a motion picture theatre, for a supermarket for the sale of food, vegetables and similar merchandise, and the extension of the mezzanine (second floor) to cover the entire area to be used for offices.

PREMISES AFFECTED—560 West 181st Street, south side and 549-559 West 180th Street, north side, 100 feet east of St. Nicholas Avenue, Block 2153, Lot 81, Borough of Manhattan.

Laid over from May 20, 1958, to June 10, 1958, for inspection and decision; hearing closed.

74-33-BZ—Vol. III

APPLICANT—Joseph Schafran, for Bermont Operating Corp., owner.

SUBJECT—Application reopened April 15, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, at the existing two-story and cellar building, presently occupied as an auto showroom and garage for more than 150 cars, the change in use of a portion of the first and second floors to bowling alleys with accessory restaurant, kitchen, bar and lunch counter and the remainder to retain the garage for more than 150 cars.

PREMISES AFFECTED—4650-4656 Broadway and 2-16 Sherman Avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan.

Laid over from May 27, 1958, to June 10, 1958, for inspection and decision; hearing closed.

453-46-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Herman Birnbaum, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline service station for the following uses, office, lubritorium, auto repairs with hand tools only, auto laundry and the parking of cars awaiting service with a

CALENDAR

curb cut and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—3437-3445 Fort Hamilton Parkway and 2-12 Chester Avenue, southwest corner, Block 5302, Lot 48, Borough of Brooklyn.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed; then to June 10, 1958, for applicant to submit revised plans, space be left as previously required next to adjoining house on Chester Avenue, pumps to be 15 feet from street; accessory building to be set back from Chester Avenue; a tree to be saved and protected from injury.

193-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L.B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto laundry, minor auto repairs with hand tools only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1016-1030 Broadway and 874-876 Willoughby Avenue, southwest corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for applicant to file revised plans and to permit inspection; then to May 27, 1958, at the request of the applicant; then to June 10, 1958, for further inspection if required and decision.

HARRIS H. MURDOCK, *Chairman*

JUNE 10, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, June 10, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

814-57-A

APPLICANT—Wheeler Yacht Co., Inc., owner.

SUBJECT—Application October 28, 1957—Appeal from an order of the Fire Commissioner and a decision of the Borough Superintendent re Sprinkler System in lieu of Yard Hydrant System.

PREMISES AFFECTED—520 Compton Avenue, foot of Patterson Avenue, Block 3502, Lots 2-7, Pugsley Creek, Borough of The Bronx.

103-58-A

APPLICANT—George Rubinfeld, for 12-10 30th Avenue Corp., owner.

SUBJECT—Application March 6, 1958—filed pursuant to section 35, General City Law erection of building partially in bed of a mapped Street—proposed curb cuts and fence in bed of 31st Road.

PREMISES AFFECTED—133-15 32nd Avenue, northwest corner Downing Street, Block 4405, Lot 29, Block 4366, Lot 1, Flushing, Borough of Queens.

207-58-A

APPLICANT—Little Neck Country Club, Inc., lessee; 251-18 GCP Corporation, owner.

SUBJECT—Application April 8, 1958—Appeal from an order of the Fire Commissioner re storage of liquefied chlorine.

PREMISES AFFECTED—250-10 Grand Central Parkway, south side, 286.21 feet west of Little Neck Parkway, Block 8401, Lot 660, Little Neck, Borough of Queens.

281-58-A

APPLICANT—Burke, Green and Groh, for Sidney W. Saks, owner.

SUBJECT—Application May 5, 1958—Appeal from a decision of the Borough Superintendent, re conversion of frame building to school, re stairways, etc.

PREMISES AFFECTED—84-01 Midland Parkway, east side, 257.07 feet north of Henley Road, Block 9948, Lot 14, Jamaica Estates, Borough of Queens.

287-58-A

APPLICANT—Harrison and Abramovitz, for News Syndicate Co., Inc., owner.

SUBJECT—Application May 2, 1958—Appeal from a decision of the Borough Superintendent, re fire alarm system and sprinkler system required.

PREMISES AFFECTED—767-781 2nd Avenue, west side, from East 41st to East 42nd Streets, 223-247 East 41st Street and 220-238 East 42nd Street, Block 1315, Lot 24, Borough of Manhattan.

293-58-A

APPLICANT—Leonard F. Rothkrug, for Jowein Operating Corp., owner; May's Department Store, lessee.

SUBJECT—Application May 12, 1958—Appeal from a decision of the Borough Superintendent, re installation of escalators.

PREMISES AFFECTED—168-23 to 168-45 Jamaica Avenue, northwest corner of 169th Street, Block 9799, Lot 1, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

JUNE 17, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, June 17, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

902-57-BZ

APPLICANT—Julius S. Rapson, for The Queens National Bank of New York, owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, a parking lot for the Bank's customers on a plot partly in a retail district and extending into the residence use district.

PREMISES AFFECTED—134-15 Springfield Boulevard, east side, 109.14 feet south of Merrick Boulevard, Block 13010, Lot 49, Springfield Gardens, Borough of Queens.

903-57-A

APPLICANT—Julius S. Rapson, for The Queens National Bank of New York, owner.

SUBJECT—Application December 12, 1957—filed pursuant to section 35, General City Law re premises partly in bed of mapped street—217th Street.

PREMISES AFFECTED—134-15 Springfield Boulevard, south side, 109.14 feet south of Merrick Boulevard, Block 13010, Lot 49, Springfield Gardens, Borough of Queens.

251-35-BZ—Vol. IV

APPLICANT—Richard Shutkind, for Nordlaw Realities Inc. and State Engineering Corp.; owners, Jaynat Realty Corp., lessee.

SUBJECT—Application reopened September 24, 1957 as Vol. IV—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2119 Caton Avenue, north side, 91 feet $\frac{5}{8}$ inches west of Flatbush Avenue, Block 5063, Lot 69, Borough of Brooklyn.

CALENDAR

209-58-BZ

APPLICANT—Lama, Proskauer and Prober, for David and Joseph Goldstein, and Nathan Machimson, owners.

SUBJECT—Application April 8, 1958—decision of the Borough Superintendent, under section 7c and 21 of the Zoning Resolution, to permit on a plot partly in a C area and partly in an E-1 area district, the erection of a six-story multiple dwelling extending into the E-1 area district, the portion in the E-1 area district occupies more than the permitted area, eliminates the required setback and side yard and having less than the required outer court.

PREMISES AFFECTED—1140-1146 Pelham Parkway South and 2140-2150 Williamsbridge Road, southeast corner, Block 4310, Lots 1 and 53, Borough of the Bronx.

120-33-BZ—Vol. IV

APPLICANT—Irving H. Passel, for Robert A. Stella, owner; Pursuant under contract: Esso Standard Oil Co., lessee.

SUBJECT—Application reopened April 9, 1958 as Vol. IV decision of the Borough Superintendent, under sections 7f and 7h of the Zoning Resolution, to permit in a retail use district, the extension in area of an existing gasoline service station, motor vehicle repair shop for adjustments and garage for more than five (5) motor vehicles previously granted by the Board under Cal. No. 120-33-BZ Vols II and III and to include the additional uses of lubritorium, non-automatic auto laundry and parking of motor vehicles on the unbuilt portion of the plot, for a term of fifteen (15) years.

PREMISES AFFECTED—2100 Hylan Boulevard, southeast corner of Hamden Avenue, Block 3688, Lot 5, Grant City, Borough of Richmond.

783-55-BZ

APPLICANT—Hurley and Hughes, for Managements Audits, Inc., owners.

SUBJECT—Application September 30, 1955—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change of use of the present four story, one family residence, to offices in the basement, first and second floors and the third and fourth floors as a duplex apartment.

PREMISES AFFECTED—125 East 38th Street and 314 Lexington Avenue, northwest corner, Block 894, Lot 17, Borough of Manhattan.

645-57-A

APPLICANT—Hurley and Hughes, for Management Audits, Inc., owner.

SUBJECT—Application August 18, 1957—Appeal from a decision of the Borough Superintendent, re stair enclosures, Class 3 construction—use of 4th floor to remain vacant, etc.

PREMISES AFFECTED—125 East 38th Street and 314 Lexington Avenue, northwest corner, Block 894, Lot 17, Borough of Manhattan.

14-58-BZ

APPLICANT—Frederick A. Ketcher, for Benjamin Kurtin and Louis Fayne, Partners.

SUBJECT—Application January 17, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1268 Shakespeare Avenue, east side, 100.3 feet, south of West 169th Street, Block 2506, Lot 85, Borough of The Bronx.

81-58-BZ

APPLICANT—James E. Vassalotti, for Thomas A. Can- gem, owner.

SUBJECT—Application February 25, 1958—decision of the Borough Superintendent, under section 7f of the Zoning

Resolution, to permit in a business use district, the change in use of two adjoining one-story buildings from processing and fabricating of gold for jewelry manufacturing and storage of five (5) motor vehicles to a garage for the parking and storage of more than five (5) motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—267-269 Elizabeth Street, west side, 83 feet, 5¾ inches south of East Houston Street, Block 508, Lot 28, Borough of Manhattan.

140-58-BZ

APPLICANT—Haus and Bresin, for The Cord Meyer Co., owner.

SUBJECT—Application February 20, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory uses of auto washing—non automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five (5) motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—93-24 Roosevelt Avenue and 40-02 to 40-10 94th Street, southwest corner, Block 1562, Lot 25, Elmhurst, Borough of Queens.

904-57-BZ

APPLICANT—Julius S. Rapson, for Dreyer Homes and Building Co., Inc., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E area district, the continuance of a one-family dwelling that encroaches on the required setback due to a proposed street widening as shown on the City Map.

PREMISES AFFECTED—150-18 116th Avenue, south side, 138.24 feet east of Sutphin Boulevard, Block 12201, Lot 14, Jamaica, Borough of Queens.

905-57-A

APPLICANT—Julius S. Rapson, for Dreyer Homes and Building Co., Inc., owner.

SUBJECT—Application December 12, 1957—filed pursuant to section 35, General City Law re premises in bed of mapped Street—proposed widening of 116th Avenue.

PREMISES AFFECTED—150-18 116th Avenue, south side, 138.24 feet east of Sutphin Boulevard, Block 12201, Lot 14, Jamaica, Borough of Queens.

622-57-BZ

APPLICANT—Sidney H. Kitzler, for Beth Shalom of Kings Bay, owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the enlargement of the first floor and the erection of a second floor to an existing one-story synagogue that will occupy more than the permitted area coverage.

PREMISES AFFECTED—2702-2710 Avenue X and 2401-2411 East 27th Street, southeast corner, Block 7422, Lot 801, Borough of Brooklyn.

116-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Leo Levy, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, motor vehicle repairs with hand tools only, office, sales and parking of cars awaiting service, all for a term of fifteen (15) years.

PREMISES AFFECTED—162-25 Union Turnpike, northwest corner of 164th Street, Block 6852, Lot 17, Flushing, Borough of Queens.

CALENDAR

06-57-BZ

APPLICANT—Julius S. Rapson, for Sol Solomon, owner.
SUBJECT—Application December 12, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles for use by the tenants renting the nearby bungalows.

PREMISES AFFECTED—75 Beach 36th Street, west side, 158.66 feet south of Spray View Avenue, Block 308, Lot 18, Edgemere, Borough of Queens.

07-57-A

APPLICANT—Julius S. Rapson, for Sol Solomon, owner.
SUBJECT—Application December 12, 1957—filed pursuant to section 35, General City Law re premises in bed of mapped Street—Spray View Avenue.

PREMISES AFFECTED—75 Beach 36th Street, west side, 158.66 feet south of Spray View Avenue, Block 308, Lot 18, Edgemere, Borough of Queens.

28-58-BZ

APPLICANT—Charles M. Spindler, for Robert Miller, owner; Esso Standard Oil Co., lessee.

SUBJECT—Application March 13, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, office, sale of accessories, minor repairs for adjustments with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—285-303 Oakland Street, west side, from India Street to Java Street, Block 2541, Lot 30, Borough of Brooklyn.

34-57-BZ

APPLICANT—Sidney H. Kitzler, for Lucy Formica and August Gazzello, owners; S and R Auto Service, Lessee.
SUBJECT—Application November 14, 1957—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the extension of the existing gasoline service station building and the extension of the uses to include motor vehicle repairs and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—6401-6405 New Utrecht Avenue and 1458-1468 64th Street, southeast corner, Block 5748, Lot 53, Borough of Brooklyn.

87-55-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for B. Kerner & Son Inc., owner.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the increase in the area of the gasoline service station by the addition of the adjoining lot 49 in block 345.

PREMISES AFFECTED—160-168 Ridge Street and 339 East Houston Street, southeast corner, Block 345, Lots 44, 48 and 49, Borough of Manhattan.

21-58-BZ

APPLICANT—Herman Horowitz, for Irving Friedman, owner; Robert D. Rubin, lessee.

SUBJECT—Application March 11, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, after demolishing the four buildings, the use of the vacant land for a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—51-61 East 87th Street, north side, 113 feet, 4 inches each of Madison Avenue, Block 1499, Lots 25, 26, 27 and 127, Borough of Manhattan.

370-42-BZ—Vol. III

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs and storage and parking of more than five (5) motor vehicles on the unbuilt upon portion of the site.

PREMISES AFFECTED—9243-9251 4th Avenue, east side, 129 feet 11 $\frac{3}{8}$ inches north of 94th Street and 9240-9248 5th Avenue, Block 6108, Lots 7, 9 and 11, Borough of Brooklyn.

Laid over from May 13, 1958 to May 20, 1958, at the request of the objector; then to June 17, 1958, for inspection and decision; hearing closed.

388-57-BZ

APPLICANT—Morris Hannes, for Elizabeth Russo, owner; Michael Ezzo, lessee.

SUBJECT—Application May 14, 1957—decision of the Borough Superintendent under sections 7e, 7g and 7h of the Zoning Resolution, to permit in a residence use district, a garage for more than five (5) motor vehicles, motor vehicle repairs with hand tools only and the parking and storage of more than five (5) cars on the unbuilt upon portion of the lot.

PREMISES AFFECTED—2822 West 22nd Street, west side, 155 feet south of Neptune Avenue, Block 7016, Lot 17, Borough of Brooklyn.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed. Applicant to amend his application to omit parking in rear portion of plot and file revised plans.

607-57-BZ

APPLICANT—John F. Fitzsimons, for Santa and Dominick LoPrete, owners.

SUBJECT—Application September 3, 1957—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F area district, or an irregular plot presently occupied by a one family dwelling, the construction of a two-car garage as accessory to the additional use of premises for the sale of nursery stock including flowers, shrubs, trees, etc. and without the required 15 foot setback from the street line.

PREMISES AFFECTED—242-08 Hillside Avenue, south side, 9.91 feet west of 84th Road, Block 7961, Lot 43, Bellerose, Borough of Queens.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed.

939-53-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Iandor Realty Corp., owner; Roadside Tavern, Inc., lessee.

SUBJECT—Application reopened February 4, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the erection of a two story extension and second floor addition to an existing one and two story building for use as waiters dressing room and storage on the first floor and storage, kitchen, dressing and reception, office and banquet room on the second floor, the proposed extension to encroach on the required setbacks and provide a 60 foot extension to the existing parking lot.

PREMISES AFFECTED—2544 Flatbush Avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson Street, Block 8559, Lot 1, Borough of Brooklyn.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to report to Board as to opening on Hendrickson Street, not previously permitted by the Board, and also as to proposal for grading the property.

CALENDAR

940-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Iandor Realty Corp., owner; Roadside Tavern, Inc., lessee.

SUBJECT—Appeal filed from a decision of the Borough Superintendent reopened February 4, 1958, to consider an extension in area.

PREMISES AFFECTED—2544 Flatbush Avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson Street, Block 8559, Lot 1, Borough of Brooklyn.

976-57-BZ

APPLICANT—Burke, Green and Groh, for Joseph S. and Joseph Paul Amirati, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use, E area district, the erection and maintenance of a gasoline service station, auto washing—non automatic, lubrication, office, sale of accessories, minor repairs with hand tools only, parking and storage of cars awaiting service with a ground sign and the proposed building encroaching on the required setback from the street line.

PREMISES AFFECTED—167-10 South Conduit Boulevard, southeast corner of 167th Street, Block 12369, Lot 210, Rosedale, Borough of Queens.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to advise the Board whether Borough President contemplates future use of subject premises as a public place.

93-38-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Coastal Sales Corp., owner.

SUBJECT—Application reopened December 3, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story building for use as a motor vehicle repair shop for front wheel alignment and brake adjustments, this work will require the use of portable electric machines in addition to hand tools.

PREMISES AFFECTED—27-11 30th Avenue, north side, 50.39 feet west of 29th Street, Block 575, Lot 23, Long Island City, Borough of Queens.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to file corrected plans showing proposed treatment of pit to permit car crossing.

127-57-BZ

APPLICANT—Friedland and Masone, for Cecelia Tarulli, owner; Safeway Sheet Metal and Roofing Co., lessee.

SUBJECT—Application February 19, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the change of occupancy of the present one story building from garage for two cars to tinsmith shop, office and storage of roofing and tinsmith supplies.

PREMISES AFFECTED—51-31 to 51-33 69th Street, east side, 195.33 feet south of Calamus Avenue, Block 2456, Lot 15, Maspeth, Borough of Queens.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed.

848-57-BZ

APPLICANT—Guerino Salerni, for U-Park-It System, Inc., owner.

SUBJECT—Application November 25, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of vacant land for parking motor vehicles.

PREMISES AFFECTED—32-78 and 32-80 34th Street,

west side, 100 feet north of 34th Avenue, Block 621, Lots 68 and 69, Long Island City, Borough of Queens.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed.

847-57-BZ

APPLICANT—Charles M. Spindler, for Charles A. Koligian, owner.

SUBJECT—Application November 21, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only with a show window and business sign within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1215-1225 Rogers Avenue and 2701-2709 Newkirk Avenue, northeast corner, Block 5214, lot 25, Borough of Brooklyn.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed.

934-57-BZ

APPLICANT—Maxfield Blaufeux, for Joseph Angelone, owner, Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the accessory parking of more than five (5) motor vehicles, used in conjunction with self-service supermarket, into the residence portion of the plot.

PREMISES AFFECTED—6607-6611 15th Avenue, 6615-6645 New Utrecht Avenue, northeast corner and 1515-1521 67th Street, Block 5558, Lot 1, Borough of Brooklyn.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of a residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant to advise the Board the status of the construction of proposed Community House.

29-58-BZ

APPLICANT—Lama, Proskauer and Prober, for August Droll and Neary Realty Co., Inc., owners.

SUBJECT—Application January 28, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2092 Nostrand Avenue, west

CALENDAR

side, 130 feet north of Glenwood Road, and 671-675 East 29th Street, Block 5252, Lots 6 and 68, Borough of Brooklyn.

Laid over from May 27, 1958, to June 17, 1958 for inspection and decision; hearing closed.

21-39-BZ—Vol. III

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened March 25, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7d, 9A and 21 of the Zoning Resolution, to permit in a residence use, "E-1" area and class ½ height district, the extension of the existing telephone exchange building by erecting a third floor to the existing two-story and cellar building, the proposed third story encroaches on the required setbacks, exceed the permitted area coverage, exceed the permitted height and is located within two (2) miles of an airport.

REMISES AFFECTED—182-08 to 182-26 140th Avenue, south side, from 182nd to 183rd Streets; 140-01 to 140-09 182nd Street and 140-02 to 140-10 183rd Street, Block 13040, Lot 1, Springfield Gardens, Borough of Queens.

Laid over from May 27, 1958, to June 17, 1958, for inspection and decision; hearing closed.

39-57-BZ

APPLICANT—Harry A. Yarish, for Charles Krebs, owner; Solomon Schneider, lessee.

SUBJECT—Application December 19, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit an E-1 area district, the continuance of an existing one-story building for use as a diner, that encroaches on the required rear yard.

REMISES AFFECTED—248-18 Sunrise Highway, south side, 89.22 feet and 111.57 feet east of Hook Creek Boulevard, Block 13623, Lot 19, Rosedale, Borough of Queens.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed; then to June 17, 1958, applicant to submit revised plans, as to walls and bumpers.

00-57-BZ

APPLICANT—Leonard F. Rothkrug, for Mildred Cohen, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory auto laundry—non automatic, auto repair shop with hand tools only, lubricatorium, office and sales, all for a term of fifteen (15) years.

REMISES AFFECTED—1290-1304 Remsen Avenue, southwest corner of Avenue J, Block 8040, Lot 61, Borough of Brooklyn.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed; then laid over from May 27, 1958, to June 17, 1958, for the purpose of filing needed restrictions by applicant.

HARRIS H. MURDOCK, *Chairman.*

JUNE 17, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, June 17, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

74-55-A

APPLICANT—Szold and Brandwen, for 1st, 2nd and 3rd Beech Hills Corp., owners.

SUBJECT—Application April 19, 1955—Appeal from a decision re orders of the Fire Commissioner—re certificate of fitness.

REMISES AFFECTED—56-08 to 56-28, 57-02 to 57-04,

57-10 to 57-60 and 57-64 to 57-66 244th Street, 242-05 to 242-19 and 242-31 to 242-73 61st Avenue and 56-03 to 56-33 Douglas Parkway; 242-06 to 242-28, 242-36 to 242-58 and 242-66 to 242-68 Horace Harding Boulevard (Block 8276, Lot 2); 244-02 to 244-16, 244-24 to 244-48, 246-02 to 246-28 and 246-32 to 246-46 57th Drive; 244-01 to 244-03 and 244-09 to 244-35 61st Avenue and 57-31 to 57-65 244th Street (Block 8276, Lot 10); 244-07 to 244-25, 246-59 to 246-61, 246-65 to 246-71 and 246-75 to 246-77 57th Drive; 245-03 to 245-15 61st Avenue; 57-01 to 57-03, 57-07 to 57-31, 57-35 to 57-61, 57-65 to 57-83, 57-87 to 57-89, 58-01 to 58-45, 58-49 to 58-63 and 58-67 to 58-69 246th Crescent; 244-08 to 244-10 and 244-20 to 244-42 Horace Harding Boulevard; 56-07 to 56-25 244th Street (Block 8276, Lot 20); 246-11 to 246-43 57th Drive; 57-02 to 57-04, 57-10 to 57-26, 57-37 to 57-62, 57-66 to 57-86, 58-40 to 58-64 and 58-68 to 58-70 246th Crescent (Block 8276, Lot 30); 245-02 to 245-04 and 245-14 to 245-40 61st Avenue; 245-01 to 245-17, 245-39 to 245-45, 245-49 to 245-71 and 245-76 to 245-89 62nd Avenue; 61-05 to 61-21 245th Place (Block 8305, Lot 10); 244-90 to 244-98 61st Avenue; 245-02 to 246-16 62nd Avenue; 61-06 to 61-28 245th Place, Block 8306, Lot 4, Douglaston, Borough of Queens.

495-57-A

APPLICANT—V. Della Penna for Alvin Brand, owner.

SUBJECT—Application July 1, 1957—Appeal from a decision of the Borough Superintendent, re extension of outer wall, etc.

PREMISES AFFECTED—388 East 156th Street, south side, 50 feet west of Melrose Avenue, Block 2402, Lot 20, Borough of The Bronx.

40-58-A

APPLICANT—Equitable Paper Bag. Co., Inc., lessee; for Roseis Realty Co., owner.

SUBJECT—Application January 15, 1958—Appeal from a decision of the Fire Commissioner re use of panic bolts—factory.

PREMISES AFFECTED—45-50 Van Dam Street, west side from Thomson Avenue to 47th Avenue, Block 279, Lot 1, Long Island City, Borough of Queens.

746-57-A

APPLICANT—Samuel Rosenblum, for Alma G. Roos, owner.

SUBJECT—Application October 10, 1957—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—147-149 West 22nd Street, north side, 249 feet, 6 inches east of 7th Avenue, Block 798, Lot 17, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 24, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, June 24, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

545-57-BZ

APPLICANT—Leonard F. Rothkrug, for Maria Gitto, doing business as Joseph Gitto and Sons, owners.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the change in occupancy and extension of a one family dwelling and four car garage to wholesale grocery storage occupying more than the permitted area.

PREMISES AFFECTED—155 Hopkinson Avenue, east side, 25 feet north of Hull Street and 101 Hull Street, north side, 70 feet east of Hopkinson Avenue, Block 1533, Lot 2, Borough of Brooklyn.

CALENDAR

546-57-A

APPLICANT—Leonard F. Rothbrug, for Maria Gitto, doing business as Joseph Gitto and Sons, owners.

SUBJECT—Application July 19, 1957—Appeal from a decision of the Borough Superintendent, re Class 4 structure-commercial use.

PREMISES AFFECTED—155 Hopkinson Avenue, east side, 25 feet north of Hull Street and 101 Hull Street, north side, 70 feet east of Hopkinson Avenue, Block 1533, Lot 2, Borough of Brooklyn.

172-58-BZ

APPLICANT—Gabriel Nathan, for Arverne Associates, Inc., owner.

SUBJECT—Application March 31, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles to be used in conjunction with that part of the parking lot located in the business use district.

PREMISES AFFECTED—212-220 Beach 70th Street, east side, 100 feet north of Rockaway Beach Boulevard, Block 534, Lot 68, Arverne, Borough of Queens.

147-58-BZ

APPLICANT—Joshua Brown, for Staten Island Oil Co., Inc., owner.

SUBJECT—Application March 20, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, the reconstruction of a present gasoline station and to continue the present uses of offices, lubricatorium, storage and sale of auto accessories, car washing—non automatic, minor auto repairs with hand tools and the parking of more than five (5) motor vehicles awaiting service.

PREMISES AFFECTED—2211 Hylan Boulevard, northwest corner of Lincoln Avenue, Block 3591, Lot 1, Grant City, Borough of Richmond.

61-58-BZ

APPLICANT—Stanley J. Shaftel, for Sylvia Kaye, owner.

SUBJECT—Application February 19, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G area district, the erection of a one family dwelling that encroaches on the required setback in the front and side yards.

PREMISES AFFECTED—49-04 Hanford Street, west side, 365.83 feet north of 51st Avenue, Block 8167, Lot 92, Douglaston, Borough of Queens.

62-58-A

APPLICANT—Stanley J. Shaftel, for Sylvia Kaye, owner.

SUBJECT—Application February 19, 1958—filed pursuant to section 35, General City Law re proposed stairs and walks in bed of a mapped street and a decision of the Borough Superintendent re ceiling height and garage level.

PREMISES AFFECTED—49-04 Hanford Street, west side, 365.83 feet north of 51st Avenue, Block 8167, Lot 92, Douglaston, Borough of Queens.

63-58-BZ

APPLICANT—Stanley J. Shaftel, for Sylvia Kaye, owner.

SUBJECT—Application February 19, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G area district, the erection of a one family dwelling that encroaches on the required setback in the front and side yards.

PREMISES AFFECTED—48-18 Hanford Street, west side, 440.79 feet north of 51st Avenue, Block 8167, Lot 85, Douglaston, Borough of Queens.

64-58-A

APPLICANT—Stanley J. Shaftel, for Sylvia Kaye, owner

SUBJECT—Application February 19, 1958—filed pursuant to section 35, General City Law re Stairs and Wolk in

bed of mapped street and a decision of the Borough Superintendent re height of ceiling and garage level.

PREMISES AFFECTED—48-18 Hanford Street, west side, 440.79 feet north of 51st Avenue, Block 8167, Lot 85, Douglaston, Borough of Queens.

141-58-BZ

APPLICANT—Frederick A. Ketcher, for Arthur J. McConnell, owner; John J. Fox and Sons, lessee.

SUBJECT—Application March 19, 1958—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence use district, an extension to the existing legal funeral parlor and undertaking establishment with patron parking of more than five (5) cars.

PREMISES AFFECTED—201-203 East 201st Street and 3000-3008 Grand Concourse, northeast corner, Block 3307, Lots 67 and 68, Borough of The Bronx.

142-58-A

APPLICANT—Frederick A. Ketcher, for Arthur J. McConnell, owner; John J. Fox and Sons, lessees.

SUBJECT—Application March 19, 1958—Appeal from a decision of the Borough Superintendent, re commercial use in frame building.

PREMISES AFFECTED—201-203 East 201st Street and 3000-3008 Grand Concourse, northeast corner, Block 3307, Lots 67 and 68, Borough of The Bronx.

85-58-BZ

APPLICANT—Goldwater and Flynn, for Peerless Operating Corp., and 32 East 1st Street Realty Corp., owners.

SUBJECT—Application February 17, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, after demolition of the two existing buildings, the erection and maintenance of a gasoline service station, lubricatorium, car washing, office, storage and parking of more than five (5) motor vehicles and minor auto repairs.

PREMISES AFFECTED—20-24 2nd Avenue and 30-32 East 1st Street, northeast corner, Block 443, Lots 1 and 62, Borough of Manhattan.

260-58-BZ

APPLICANT—Michael L. Radoslovich, for Board of Education, Bureau of Design and Construction, City of New York, owner.

SUBJECT—Application April 24, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of a school occupying more than the permitted area.

PREMISES AFFECTED—85 Watkins Street, (75-99 official), 62-90 Glenmore Avenue, southeast corner of Glenmore Avenue, and 336-346 Stone Avenue, Block 3507, Lot 7, Borough of Brooklyn, P.S. 298.

52-58-BZ

APPLICANT—John F. Fitzsimons, for Adolf Hoffman Iron Works, Inc., owner.

SUBJECT—Application February 11, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one-story extension to an existing iron and steel works shop, the proposed extension to occupy more than the permitted area coverage.

PREMISES AFFECTED—127-02 Farmers Boulevard, and 129-24 to 129-34 Sidway Place, southeast corner, Block 12494, Lot 54, Springfield Gardens, Borough of Queens.

992-57-BZ

APPLICANT—Victor G. Madonia, for Jacob Feldman, owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station,

CALENDAR

lubritorium, car wash, minor auto repairing, office, sales, storage room and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—109-50 Merrick Boulevard, southwest corner of 109th Road, Block 10189, Lot 8, South Jamaica, Borough of Queens.

73-58-BZ

APPLICANT—Gabriel Nathan, for Helen Nemeth, owner.
SUBJECT—Application March 31, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of an open parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—46-15 to 46-27 (46-21) Rockaway Beach Boulevard, and 202-216 Beach 47th Street, southeast corner, Block 328, Lots 39 and 139, Edgemere, Borough of Queens.

74-58-A

APPLICANT—Gabriel Nathan, for Helen Nemeth, owner.
SUBJECT—Application March 31, 1958—filed pursuant to section 35, General City Law re premises partly in bed of mapped street—proposed widening of Rockaway Beach Boulevard.

PREMISES AFFECTED—46-15 to 46-27 (46-21) Rockaway Beach Boulevard and 202-216 Beach 47th Street, southeast corner, Block 328, Lots 39 and 139, Edgemere, Borough of Queens.

6-58-BZ

APPLICANT—John J. Tricarico, for Empire Fuel Co., owner.

SUBJECT—Application February 7, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail use district, the change in use of an existing one-story building from office, garage for five (5) trucks and storage of riggers equipment to office and storage of fuel delivery trucks.

PREMISES AFFECTED—1638 8th Avenue, west side, 100 feet south of Windsor Place, Block 1112, Lot 52, Borough of Brooklyn.

03-57-BZ

APPLICANT—Hyman Muss, for Willets Point Taxpayers Inc., owner.

SUBJECT—Application November 7, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a two-story building to be occupied on the first floor with stores and a motion picture theatre and the use of the second floor for offices and projection room.

PREMISES AFFECTED—19-05 to 19-11 Francis Lewis Boulevard, southeast corner of 160th Street, Block 4758, Lot 100, Whitestone, Borough of Queens.

48-58-BZ

APPLICANT—Joshua Brown, for Staten Island Oil Co., Inc., owner.

SUBJECT—Application March 20, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction of a present gasoline service station and continue the uses of office, storage and sale of auto accessories, car wash—non automatic, minor auto repairs with hand tools only, lubritorium and the parking of more than five (5) motor vehicles awaiting to be serviced.

PREMISES AFFECTED—3310 Richmond Road, southwest corner of Combs (Hitchcock) Avenue, Block 4328, Lot 6, New Dorp, Borough of Richmond.

09-57-BZ

APPLICANT—Aaron Halpern, for Wiljay Contracting Co., Inc., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the

Zoning Resolution, to permit in a residence use, G-1 area district, a one-story extension to an existing non-storage, 4 car garage to be used for the storage of contracting equipment which is now legally stored in an open yard, the proposed extension to occupy more than the permitted area coverage.

PREMISES AFFECTED—152-15 14th Road, north side, 101.94 feet east of 152nd Street and 152-10 13th Avenue, Block 4541, Lot 22, Whitestone, Borough of Queens.

172-16-BZ—Vol. II

APPLICANT—Herman Kron, for Banner Oil Company, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II —re (decision of the Borough Superintendent) under sections 7c and 7h of the zoning resolution to permit in a business and residence use district, the reconstruction of an existing gasoline service station, minor auto repairs with hand tools only, auto laundry, garage for more than five (5) cars and parking and storage of more than five (5) motor vehicles to be used in conjunction with the existing garage.

PREMISES AFFECTED—31-37 Church Avenue, north side, 100 feet east of Chester Avenue, Block 5313, Lots 34 and 38, Borough of Brooklyn.

18-58-BZ

APPLICANT—Patrick D. Concagh, for Maric A. Peduto, owner; International Mill Work Corp., lessee.

SUBJECT—Application January 17, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the change in use in the premises from factory to saw and planing mill.

PREMISES AFFECTED—3308 Edson Avenue, northeast corner of Givan Avenues, Block 4881, Lots 75 and 77, Borough of The Bronx.

59-58-BZ

APPLICANT—J. G. L. Molloy for 140 East 40 Corp., owner.

SUBJECT—Application February 18, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing twelve (12) story and penthouse building, from multiple dwelling to offices.

PREMISES AFFECTED—140 East 40th Street, south side, 124 feet east of Lexington Avenue, Block 895, Lot 66, Borough of Manhattan.

60-58-A

APPLICANT—J. G. L. Molloy, for 140 East 40 Corp., owner.

SUBJECT—Application February 18, 1958—Appeal from a decision of the Borough Superintendent, re live load.

PREMISES AFFECTED—140 East 40th Street, south side, 124 feet east of Lexington Avenue, Block 895, Lot 66, Borough of Manhattan.

298-57-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morris Cohen, owner.

SUBJECT—Application reopened May 6, 1958 as Vol. II —decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of the present building from furniture showroom to supermarket.

PREMISES AFFECTED—307-311 East 115th Street, north side, 100 feet east of 2nd Avenue, Block 1687, Lot 5, Borough of Manhattan.

299-58-A

APPLICANT—Lama, Proskauer and Prober, for Morris Cohen, owner.

SUBJECT—Application April 14, 1958—Appeal from a de-

CALENDAR

cision of the Borough Superintendent, re stairs, live load, etc.

PREMISES AFFECTED—207-211 East 115th Street, north side, 100 feet east of 2nd Avenue, Block 1687, Lot 5, Borough of Manhattan.

715-57-BZ

APPLICANT—Albert Melniker, for Harry and Edward Risch, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7A, 7c, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the rehabilitation of an existing gasoline service station and motor vehicle repair shop and the extension of the uses to include sale of accessories, office and parking and storage of more than five (5) motor vehicles to the adjacent lot with business entrances and exits within 75 feet of the residence use district.

PREMISES AFFECTED—4244-4248 Hylan Boulevard, 94-102 Groton Street, southeast corner and 93-101 Littlefield Avenue, Block 5317, Lot 5, Eltingville, Borough of Richmond.

Laid over from March 18, 1958, for inspection and decision; date to be set; hearing closed; now set for June 24, 1958.

190-58-A

APPLICANT—Albert Melniker, for Harry and Edward Risch, owners.

SUBJECT—Application March 24, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped street—Littlefield Avenue and Groton Street.

PREMISES AFFECTED—4244-4288 Hylan Boulevard, 94-102 Groton Street, southeast corner and 93-101 Littlefield Avenue, Block 5317, Lot 5, Eltingville, Borough of Richmond.

609-56-BZ

APPLICANT—Ingram S. Carner, for Charles Cintron, owner.

SUBJECT—Application reopened May 27, 1958 for consideration as to extension of time to complete, expired March 19, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a residence use district, the erection of a new service building and extending the present use of the gasoline service station, office, laundry and auto repairs, including car washing—non automatic, minor repairs with hand tools only, sales and storage of auto accessories and parts and parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—143-02 to 143-06 Springfield Boulevard and 186-16 to 186-24 143rd Avenue, southwest corner, Block 13082, Lot 26, Springfield, Borough of Queens.

335-35-BZ—Vol. IV

APPLICANT—Burke, Green and Groh, for Anrob Realty Co., Inc., owner.

SUBJECT—Application reopened May 27, 1958 for consideration as to extension of time to complete, expired April 30, 1958—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a residence use district, the extension of the existing use of a storage warehouse (stores, plumbing fixtures, etc.), 5 car garage and loading platform.

PREMISES AFFECTED—167-01 to 167-11 108th Road, northeast corner of 167th Street, Block 10176, Lot 12, Jamaica, Borough of Queens.

348-56-BZ

APPLICANT—Burke, Green and Groh, for Mary Ryback, owner.

SUBJECT—Application reopened May 27, 1958 for consideration as to extension of time to complete (expired

April 30, 1958)—decision of the Borough Superintendent previously granted on condition under section 7e of the Zoning Resolution, permitting in a residence use district the erection and maintenance of a gasoline service station, lubritorium, office, sales room, car wash—non automatic, minor repairs and parking for more than five (5) motor cars waiting for service.

PREMISES AFFECTED—175-15 Rockaway Boulevard, southeast corner of 149th Avenue, Block 13381, Lot 30, Springfield Gardens, Borough of Queens.

16-58-BZ

APPLICANT—Ervin Palmcr, for Thomas J. McCahill, owner; National Parking System, Inc., lessee.

SUBJECT—Application January 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, the extension of the present parking lot from the retail portion into the residence portion of the plot.

PREMISES AFFECTED—443-447 3rd Avenue, east side, 19 feet, 9 inches south of East 31st Street and 206 East 31st Street, Block 911, Lot 64, Borough of Manhattan.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

766-57-BZ

APPLICANT—Leonard F. Rothkrug, for Harry Heiman, Inc., owner; Soconv Mobil Oil Co., owner under contract.

SUBJECT—Application October 25, 1957—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop (hand tools only), lubritorium, car washing (non-automatic), office and sales and parking of vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—715 Soundview Avenue, south west corner of St. Lawrence Avenue, Block 3596, Lot 35, Borough of The Bronx.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

629-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Anton Kladde, owner.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with the accessory uses of car wash, lubritorium, sale of accessories, office, parking and storage of more than five motor vehicles and auto repairs with hand tools.

PREMISES AFFECTED—1805 Washington Avenue, southeast corner of East 175th Street, Block 2907, Lot 33, Borough of The Bronx.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

797-57-BZ

APPLICANT—S. T. Kieley, for The New York and Harlem Railroad Co., owner; New York Central Railroad, lessee.

SUBJECT—Application October 28, 1957—decision of the Borough Superintendent, under sections 7g and 21 of the Zoning Resolution, to permit in a restricted retail use district, use of a portion of the premises for a parking space for more than five (5) motor vehicles.

PREMISES AFFECTED—70 East 45th Street, south side, 344 feet 4 inches east of Vanderbilt Avenue, Block 1280, Lot 1, Borough of Manhattan.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

CALENDAR

923-57-BZ

APPLICANT—Goldwater and Flynn, for Westchester Square Associated, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking for more than five motor vehicles, the use for such purpose to be restricted to doctors and attendants at the hospital and for visitors and patients of the hospital, the lot will be used solely as an appurtenance to the hospital which is across the street.

PREMISES AFFECTED—2449-2451 St. Raymond Avenue, 1601-1649 Seddon Street, northwest corner and 2446-2448 Dorsey Avenue, Block 3992, Lots 32, 37 and 40, Borough of The Bronx.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

879-57-BZ

APPLICANT—Ludwig P. Bono, for E. John Dolan, M.D., owner.

SUBJECT—Application December 9, 1957—decision of the Borough Superintendent, under section 7d and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a two story and cellar building to be used as medical offices for a group of doctors with parking of more than five (5) motor vehicles, for doctors, patients and visitors on the unbuilt upon portion of the site.

PREMISES AFFECTED—1625 St. Peters Avenue, west side, 105.53 feet south of Maclay Avenue, Block 3994, Lots 36 and 39, Borough of The Bronx.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

420-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owner.

SUBJECT—Application June 4, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicles belonging to patrons, customers and employees of such market.

PREMISES AFFECTED—256-262 Clinton Street and 172-196 Congress Street, southwest corner, Block 301, Lots 61, 63, 66 and 71, Borough of Brooklyn.

Laid over from March 25, 1958 to April 22, 1958, at request of attorney for objectors, applicant concurring; then to May 27, 1958, for inspection and decision; hearing closed, then to June 24, 1958, at request of the applicant.

HARRIS H. MURDOCK, *Chairman.*

JUNE 24, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, June 24, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

704-55-SA

APPLICANT—Roper Hydraulics Inc., owner.

SUBJECT—Application August 9, 1955—Roper Rotary Pumps, Series 3600, Series K and Series F, approval of.

552-57-SA

APPLICANT—Fulton Boiler Works, Inc., owner.

SUBJECT—Application December 4, 1957—Fulton Combination Gas and Oil Fired Boiler Unit, approval of.

578-57-SM

APPLICANT—General Fireproof Door Corp., owner.

SUBJECT—Application July 12, 1957—General Hollow Metal Door, approval of.

995-57-SM

APPLICANT—Upco Company, owner.

SUBJECT—Application December 19, 1957—Tile Mate, self

curing portland cement mortar for setting ceramic tile, approval of.

997-57-SM

APPLICANT—L & M Tile Products, owner.

SUBJECT—Application December 19, 1957—L and M Master Mix, self curing portland cement mortar for setting ceramic tile, approval of.

996-57-SM

APPLICANT—Borden Company, owner.

SUBJECT—Application December 19, 1957—Vitro-Bond, self curing portland cement mortar for setting ceramic tile, approval of.

745-57-SM

APPLICANT—Penn Crete Products Company, owner.

SUBJECT—Application October 8, 1957—Dura-Weld, approval of.

232-58-SM

APPLICANT—Buckeye Iron and Brass Works, owner.

SUBJECT—Application April 8, 1958—Buckeye Iron and Brass works, Safety Fill Nozzle for dispensing gasoline, Model 820UM, approval of.

261-54-SM

APPLICANT—Dur-O-Wall Products, Inc., owner.

SUBJECT—Application for consideration, amendment of resolution as to extension of use of the previously approved material.

432-51-SM

APPLICANT—Ramset Fasteners Inc., owner.

SUBJECT—Application for consideration, amendment of resolution as to additional uses of Ramset Tru-Set Fasteners.

190-47-SM

APPLICANT—Fenestra, Inc., owner.

SUBJECT—Application for consideration, amendment of resolution as to additional section of roof deck.

315-55-SM

APPLICANT—Dragon Cement Co., Division of American-Marietta Co., owner.

SUBJECT—Application for consideration, amendment to resolution as to additional cement.

170-46-SM

APPLICANT—Lawrence Portland Cement Co., now known as Dragon Cement Co., Division of American Marietta Co., owner.

SUBJECT—Application February 26, 1946—Dragon Portland Cement Type II.

1016-39-SM—Vol. III

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application for consideration, reopening and amendment to resolution as to use of fiber board sheathing without let-in braces.

829-56-A

APPLICANT—Lama, Proskauer and Prober, for Jenny Lazzaro, owner.

SUBJECT—Application November 26, 1956—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—84 University Place, west side, 48 feet north of East 11th Street, Block 569, Lot 26, Borough of Manhattan.

349-57-A

APPLICANT—Herman Kron, for Wallace Furniture Corp., owner.

SUBJECT—Application April 22, 1957—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—507 East 80th Street, north side, 148 feet east of York Avenue, Block 1577, Lot 7, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

REGULAR MEETING

TUESDAY MORNING, MAY 27, 1958, 10 A.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 13, 1958, were approved as printed in the Bulletin of May 20, 1958, Vol. 43, No. 20.

74-33-BZ—Vol. III

APPLICANT—Joseph Schafran, for Bermont Operating Corp., owner.

SUBJECT—Application reopened April 15, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, at the existing two-story and cellar building, presently occupied as an auto showroom and garage for more than 150 cars, the change in use of a portion of the first and second floors to bowling alleys with accessory restaurant, kitchen, bar and lunch counter and the remainder to retain the garage for more than 150 cars.

PREMISES AFFECTED—4650-4656 Broadway and 2-16 Sherman Avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Schafran, Robert J. Cunnion and Howard Sheldon.

For Opposition: Benno Kull.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A.M. for inspection and decision; hearing closed.

70-37-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Felix De Vito, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under section 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the alteration of an existing garage and warehouse, for use as a gasoline service station, autowash (non-automatic), lubrication, parking of automobiles, office, sale of auto accessories, minor repairs with hand tools only and safety inspection station for a stated term of fifteen years.

PREMISES AFFECTED—70-07 to 70-21 (70-15 Official) Astoria Boulevard and 22-16 to 22-24 71st. Street, northwest corner, Block 1002, Lot 13, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Gerald A. Powell.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A.M. at request of objector, applicant concurring.

193-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L.B. Oil Company, Inc. owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto laundry, minor auto repairs with hand tools only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1016-1030 Broadway and 874-876 Willoughby Avenue, southwest corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A.M. to consider revised plans and for further inspection if required and decision; hearing closed.

721-39-BZ—Vol. III

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened March 25, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7d, 9A and 21 of the Zoning Resolution, to permit in a residence use, "E-1" area and class ½ height district, the extension of the existing telephone exchange building by erecting a third floor to the existing two-story and cellar building, the proposed third story encroaches on the required setbacks, exceed the permitted area coverage, exceed the permitted height and is located within two (2) miles of an airport.

PREMISES AFFECTED—182-08 to 182-26 140th Avenue, south side, from 182nd to 183rd Street; 140-01 to 140-09 182nd Street and 140-02 to 140-10 183rd Street, Block 13040, Lot 1, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Marion E. Horsburgh, Joseph B. Klein, Oliver D. Hogue, Adolph C. Roehm and Christopher C. Pflaum.

For Opposition: Sidney J. Shiffman and Mimi S. Scire.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision; hearing closed.

453-46-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Herman Birnbaum, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline service station for the following uses, office, lubritorium, auto repairs with hand tools only, auto laundry and the parking of cars awaiting service with a curb cut and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—3437-3445 Fort Hamilton Parkway and 2-12 Chester Avenue, southwest corner, Block 5302, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. J. Nurick.

For Opposition: None.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A. M. Applicant to submit revised plans; space to be left as previously required next to adjoining house on Chester Avenue, pumps to be 15 feet from street line, accessory building to be set back from Chester Avenue; a tree to be saved and protected from injury.

171-53-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Pacwest Realty Corp., owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, facilities for gasoline service or oil selling for occupants only in connection with the garage, presently approved, located in the sub-cellar, cellar, first floor and mezzanine of a 22 story building now under construction.

PREMISES AFFECTED—660-666 Madison Avenue, 8-28 East 61st Street, southwest corner and 13-19 East 60th Street, Block 1375, Lot 56, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Julian Roth.

For Opposition: None.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A. M. for further consideration; hearing closed.

MINUTES

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubritorium, car washing, parking and storage of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: Nathan Wingate, Viola Scott, Sylvia Jones, Gladys Shearer, Russell Ashton and Julian J. Phelps.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A. M.; applicant to submit revised plans; showing wall at the rear; and for decision; hearing closed.

256-58-A

APPLICANT—Herman Kron, for Gramercy Park Terminal Inc., owner.

SUBJECT—Application April 23, 1958—filed pursuant to Section 35, General City Law re premises within bed of mapped streets—proposed widening of 73rd and 75th Avenues.

PREMISES AFFECTED—73-01 to 73-15 Parsons Boulevard and 158-01 to 158-11 75th Avenue, northeast corner and 158-02 73rd Avenue, Block 6822, Lots 20, 21 and 26, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A. M.; applicant to submit revised plans.

420-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owner.

SUBJECT—Application June 4, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicles belonging to patrons, customers and employees of such market.

PREMISES AFFECTED—256-262 Clinton Street and 172-196 Congress Street, southwest corner, Block 301, Lots 61, 63, 66 and 71, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Louis Cohen.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A. M. at request of the applicant; hearing previously closed.

629-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Anton Kladde, owner.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with the accessory uses of car wash, lubritorium, sale of accessories, office, parking and storage of more than five motor vehicles and auto repairs with hand tools.

PREMISES AFFECTED—1805 Washington Avenue, southeast corner of East 175th Street, Block 2907, Lot 33, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Opposition: None.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A. M. for inspection and decision; hearing closed.

749-57-BZ

APPLICANT—Frederick A. Ketcher, for Louis Galder Foundation, owner (Kesbec Inc., lessee).

SUBJECT—Application October 21, 1957—decision of the Borough Superintendent under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the permanent extension of the existing legal gasoline service station, and to permit the reconstruction and maintenance of the accessory building with the additional uses of lubrication, storage, car wash, office and sales and sale of used cars, minor motor vehicle repairs and a temporary variance to permit the parking of more than five motor vehicles.

PREMISES AFFECTED—688 Gunhill Road, south side, 1365-1375 White Plains Avenue, block bounded by Gunhill Road, White Plains Avenue, and Olinville Avenue, Block 4628, Lot 35, Borough of the Bronx.

APPEARANCES—

For Applicant: Frederick Ketcher.

For Opposition: C. Amarena.

ACTION OF BOARD—Taken off calendar. Referred back to Examiner for new date of hearing.

766-57-BZ

APPLICANT—Leonard F. Rothkrug, for Harry Heiman, Inc., owner; Socony Mobil Oil Co., owner under contract.

SUBJECT—Application October 25, 1957—decision of the Borough Superintendent under section 7e and 7i of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop with hand tools only, lubritorium, car washing (non-automatic), office and sales and parking of vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—715 Soundview Avenue, southwest corner of St. Lawrence Avenue, Block 3596, Lot 35 Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A.M. for inspection and decision; hearing closed.

797-57-BZ

APPLICANT—S. T. Kieley, for The New York and Harlem Railroad Co., owner; New York Central Railroad, lessee.

SUBJECT—Application October 28, 1957—decision of the Borough Superintendent, under section 7g and 21 of the Zoning Resolution, to permit in a restricted retail use district, use of a portion of the premises for a parking space for more than five (5) motor vehicles.

PREMISES AFFECTED—70 East 45th Street, south side, 344 feet 4 inches east of Vanderbilt Avenue, Block 1280, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: John Holden and C. M. Gallagher.

For Opposition: None.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A.M. for inspection and decision; hearing closed.

800-57-BZ

APPLICANT—Leonard F. Rothkrug, for Mildred Cohen, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erec-

MINUTES

tion and maintenance of a gasoline service station with accessory auto laundry—non automatic, auto repair shop with hand tools only, lubritorium, office and sales, all for a term of fifteen (15) years.

PREMISES AFFECTED—1290-1304 Remsen Avenue, southwest corner of Avenue J, Block 8040, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for the purpose of filing deed restrictions by applicant.

879-57-BZ

APPLICANT—Ludwig P. Bono, for E. John Dolan, M. D., owner.

SUBJECT—Application December 9, 1957—decision of the Borough Superintendent, under sections 7d and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a two story and cellar building to be used as medical offices for a group of doctors with parking of more than five (5) motor vehicles, for doctors, patients and visitors on the unbuilt upon portion of the site.

PREMISES AFFECTED—1625 St. Peters Avenue, west side, 105.53 feet south of Maclay Avenue, Block 3994, Lots 36 and 39, Borough of The Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono, John Dolan and Thomas Dodd.

For Opposition: None.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A. M. for inspection and decision; hearing closed.

923-57-BZ

APPLICANT—Goldwater and Flynn, for Westchester Square Associated, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking for more than five motor vehicles, the use for such purpose is to be restricted to doctors and attendants at the hospital and for visitors and patients of the hospital, the lot will be used solely as an appurtenance to the hospital which is across the street.

PREMISES AFFECTED—2449-2451 St. Raymond Avenue, 1601-1649 Seddon Street, northwest corner and 2446-2448 Dorsey Avenue, Block 3992, Lots 32, 37 and 40, Borough of The Bronx.

APPEARANCES—

For Applicant: Louis R. Colman, Ludwig Bono and John M. Dolan.

For Opposition: None.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A. M. for inspection and decision; hearing closed.

939-57-BZ

APPLICANT—Harry A. Yarish, for Charles Krebs, owner; Solomon Schneider, lessee.

SUBJECT—Application December 19, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the continuance of an existing one-story building for use as a diner, that encroaches on the required rear yard.

PREMISES AFFECTED—248-18 Sunrise Highway, south side, 89.22 feet and 111.57 feet east of Hook Creek Boulevard, Block 13623, Lot 19, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Opposition: Charles Struckler and Earl Larsen.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M., applicant to submit revised plans as to walls and bumpers and enclosure for garbage.

16-58-BZ

APPLICANT—Ervin Palmer, for Thomas J. McCahill, owners; National Parking System, Inc., lessee.

SUBJECT—Application January 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, the extension of the present parking lot from the retail portion into the residence portion of the plot.

PREMISES AFFECTED—443-447 3rd Avenue, east side, 19 feet, 9 inches south of East 31st Street and 206 East 31st Street, Block 911, Lot 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Opposition: Irving Schwartz and Muriel Kruliak.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A. M. for inspection and decision; hearing closed.

29-58-BZ

APPLICANT—Lama, Proskauer and Prober, for August Droll and Neary Realty Co., Inc., owners.

SUBJECT—Application January 28, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2092 Nostrand Avenue, west side, 130 feet north of Glenwood Road, and 671-675 East 29th Street, Block 5252, Lots 6 and 68, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and John Samuel.

For Opposition: Harry L. Horn, Alice O. Fox, Rocco J. Amalta, Theodore J. Malvin, Lillian D. Suarez, Anthony Sofia and P. Napolitano.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision; hearing closed.

38-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons, for Metropolitan Life Insurance Co., owner.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a 1¼ and 2 times height district, to maintain the present 23 story building with 14 story tower above, making a total of 37 story and penthouse building, used as an office building, separate and apart from the building on Block 1278, Lot 67, designated as 2-4 East 44th Street not in conformity with Board of Standards and Appeals resolution Cal. No. 741-27-BZ.

PREMISES AFFECTED—519-521 5th Avenue, northeast corner of East 43rd Street, Block 1278, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Julian Roth.

For Opposition: Edward Hoffman for City Construction Coordinator.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A. M. for applicant to send out new notices by regular mail for hearing on June 3, 1958 at 10 A. M.

39-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons for Bankers Trust Co., and Metropolitan Life Insurance Co., owners.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under section 19A and 21 of the Zoning Resolution, to permit the separation of lot 67 from the Certificate of Occupancy of lot 1 and extend the 12 story building on lot 69 to 19 stories and erect thereto a 19 story extension of lot 67, eliminating the required loading and unloading berth.

PREMISES AFFECTED—2-4 East 44th Street and 523-529 5th Avenue, southeast corner, Block 1278, Lots 67 and 69, Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Julian Roth.

For Opposition: Edward Hoffman for City Construction Coordinator.

ACTION OF BOARD—Laid over to June 3, 1958, at 10 A. M. for applicant to send out new notices by regular mail for hearing on June 3, 1958 at 10 A. M.

203-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Inter County Associates, Inc., owner.

SUBJECT—Application March 20, 1957—decision of the Borough Superintendent under section 7e and 21 of the Zoning Resolution, to permit in a residence use "E-1" area district, the erection of a four (4) story and cellar, class A multiple dwelling of class III construction.

PREMISES AFFECTED—433-443 West 263rd Street, north side, 204 feet east of Riverdale Avenue, Block 3423, Lots 1612 and 1614, Borough of The Bronx.

APPEARANCES—

For Applicant: Maurice J. Schulkind.

For Opposition: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper. 4
Negative: 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the applicant proposes to use the premises for a conforming use.

Resolved, that the application be and it hereby is withdrawn without prejudice.

122-39-BZ—Vol. II

APPLICANT—William S. Worrall, Jr., for The Cord Meyer Company, owner; Maxwell Strauss, lessee.

SUBJECT—Application reopened December 10, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the erection of a one-story building to be maintained for use as a high speed auto laundry and car polishing establishment with parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—88-14 to 88-26 (88-20 official) Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: William S. Worrall, Jr. and M. M. Strauss.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on December 17, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 29, 1958 after due notice by publication in the Bulletin; laid over to May 27, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Roosevelt Avenue are in a business use, B area, class 1½ height district; Britton Avenue and Elmhurst Avenue are in business and residence use, B area, class 1½ height districts; Elbertson Street is in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated July 8, 1957 acting on N.B. Applic. No. 2234-57, reads:

"1. Proposed high speed auto laundry, car polishing and parking of motor vehicles waiting to be serviced on a lot in a business use district is contrary to Art. 2, Sec. 4a, subsection 52 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 145 feet frontage by 61.825 feet in depth, presently vacant except for three billboards, and surrounded by a chain link fence; that it is proposed to construct a one story brick building of class three construction, having a frontage of 90 feet and a depth of 26 feet, 8 inches and a setback from Roosevelt Avenue of 30 feet; that the building will be used for a high speed auto laundry, car polishing and the open area will be used for parking motor vehicles awaiting service, for a term of fifteen years; that it is also proposed to erect a suitable fence along all lot lines, except the building line of Roosevelt Avenue; that an eleven foot curb cut is proposed near the westerly end for an entrance on Roosevelt Avenue to the laundry, and a 19 foot curb cut near the easterly end of the property for an entrance and exit; that the driveway between curb and lot line will be of concrete; that the balance of the plot not used for building will be surfaced with concrete or asphaltic pavement and graded towards Roosevelt Avenue; and

WHEREAS, the applicant contends that the premises are adjacent to the Roosevelt Avenue elevated railway which is constructed of steel, and the passing of trains makes it very noisy; that in addition there is no economic demand for the use of the subject premises for conforming store use, as existing store facilities located elsewhere adequately serve the needs of the neighborhood; that there is a need for a high speed laundry in this vicinity of many automobiles; that fifteen automobiles awaiting service can be accommodated on the premises; that the neighborhood, generally, in this area has numerous non-conforming uses as well as a licensed parking lot between Elmhurst Avenue and 87th Street; that block 1511, lot 6 is now a licensed parking lot; and

WHEREAS, the applicant states that the present owner has held title to the property since 1900; that it was sold in 1950 and repurchased in 1954; that the assessed valuation of land is \$33,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. No. 2234-57, Objection No. one, be and it hereby is affirmed and that the application be and it hereby is denied.

712-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L and G Realty Corp., owner.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the maintenance of the present gasoline service station as is now exists with the pumps set 3 feet 10 inches and 8 feet 3 inches from the street building line and to omit the concrete bumpers for a distance of 5 feet from the intersection.

PREMISES AFFECTED—1602-1610 39th Street and 3901-3921 16th Avenue, southeast corner, Block 5383, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Reginald S. Hardy and Harry Phillips.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 4, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 13, 1958 after due notice by publication in the Bulletin; laid over to May 27, 1958, for applicant to file revised plans showing relocation of pumps; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 16th Avenue are in a business use, C area, class 1 height district; 39th Street, 40th Street and Dahill Road are in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated December 16, 1957 acting on Alt. Applic. No. 2683-57, reads:

"1. Proposed alteration to existing gasoline service station located in a business use district to increase the height and areas of the present lubritorium and laundry and to create a storage yard for grease and oils and to add storage of motor vehicles to the permitted use is contrary to Art. II, Sec. 4(a) Subdiv. 46 of the Zoning Resolution.

"Note: These premises were the subject of action by the Board of Standards and Appeals under Cal. 712-47-BZ on Alt. Applic. 2087-47, which application was revoked by the Superintendent for the reason that the work called for in the alteration was not completed within the time set by the Bd. of S. & A. in its conditional grant of a Zoning Variance."

and

WHEREAS, the applicant states that the premises consist of a plot 190 feet 4¼ inches frontage by 72 feet 4 inches in depth, irregular, presently developed with a gasoline service station consisting of four 550 gallon tanks and four gasoline dispensing pumps, and an accessory building one story in height, of class 3 construction, having a frontage of 87 feet, a depth of 25 feet and is now being used for office, lubritory, auto laundry and storage room; that the open area not occupied by the gas station is now being used for parking of cars; and

WHEREAS, the applicant states that the Building Department records show that the original permit for a gas station on this site was issued in 1923 under N.B. Applic. 15204-23; that in 1945 under B.N. Applic. 2949 of 1941, a Certificate of Occupancy No. 111855 was issued for gasoline service station and parking of not more than five cars over night; that records further show that in 1947 under Alt. Applic. No. 2087-47 and Cal. No. 712-47-BZ, permission was granted to extend the present building "on conditions" as stated in the Resolution adopted July 20, 1948; that on September 15, 1949 a violation was issued against the subject premises because the owner failed to complete all the work that was called for under the approvals obtained from the Building Department and from the Board under Alt. Applic. 2087-47 and Cal. No. 712-47-BZ; that following is the list of work not completed; pumps have not been moved back ten feet from the street building lines; wire fence has not been erected along the east lot line; concrete bumper for a distance of five feet from the intersection; that on June 22, 1956 the Building Department revoked the permits because the owner failed to complete all the work within the time limit set forth by the Board under Cal. No. 712-47-BZ—Resolution adopted July 20, 1948; and

WHEREAS, the applicant contends that this station has been in continued operation since 1923, which proves conclusively that it has rendered a much needed and required service to the people of this area; that the plot is triangular in shape and renders itself to the proposal; that there are two non-conforming uses of gas station in Block 5384, Lots 1 and 72; and

WHEREAS, the applicant states that the present owner has held title to the property since March 13, 1944; that the assessed valuation of land is \$15,000 and of the building \$12,000 making a total of \$27,000; that the building was erected in 1923; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted under Vol. I on July 20, 1958 to permit in lieu of the revised plans as marked, "Received December 30, 1957, four sheets, April 4, 1958, one sheet," as amended by revised plan marked, "Received May 20, 1958," showing the pumps ten feet distant from the building line as previously required in the resolution above cited and to show the safety island at the intersection of 16th Avenue and 39th Street to be as required extending from the intersection for a distance of not less than five feet along the street and not less than 12 inches in height; that in all other respects the resolution above cited shall be complied with and that all permits shall be obtained and all work completed within six months from the date of this amended resolution and that a certificate of occupancy shall be obtained.

80-54-BZ

APPLICANT—Philip Freshman, for Hotel Dryden, Inc., owner.

SUBJECT—Application reopened May 6, 1958 for consideration as to extension of time to complete, expired December 13, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, permitting in a residence use district, the conversion and use of present apartments, on the 1, 2, 3, 4 and 5th stories to business use (offices) and a proposed coffee shop and cocktail lounge.

PREMISES AFFECTED—148-152 East 39th Street, south side, 100 feet west of 3rd Avenue, Block 894, Lot 52, Borough of Manhattan.

APPEARANCES—

For Applicant: Philip Freshman.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, on December 13, 1955 this application was granted by the Board on certain conditions, under Section 7e of the Zoning Resolution, to permit in a residence use district, the conversion and use of present apartments on the first, second, third, fourth and fifth stories, to business use, office, and a proposed coffee shop and cocktail lounge affecting premises 148-152 East 39th Street, south side, 100 feet west of Third Avenue, Block 894, Lot 52, Borough of Manhattan; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation on December 13, 1956; and

WHEREAS, this application was reopened on May 6, 1958 and set for hearing on May 27, 1958 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 27, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 17, 1958 acting on amendment to Alt. Applic. No. 1669-53, reads:

"A-5. This objection was denied on Feb. 4, 1954, and no further denial will be given. You may appeal this decision to the Board of Standards and Appeals."

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 13, 1955, only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been partly completed; that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." Alt. Applic. No. 1669-53 A-5.

166-55-BZ—Vol. II

APPLICANT—Paul Friedman, for Warren J. Heeg and Thomas Adams, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, automatic car wash, lubricatory, minor repairs with hand tools only, office, storage and sale of automobile accessories, parking and storage of more than five (5) motor vehicles with ground signs in a retail use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—105-19 to 105-37 Horace Harding Expressway and 59-02 to 59-28 Granger Street, northwest corner; 105-20 to 105-38 Westside Avenue, and 60-01 to 60-11 Xenia Street, Block 1963, Lot 5, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Warren J. Heeg.

For Opposition: Arline Morello.

For Administration: John J. Saunders, Bd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 4, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 29, 1958 after due notice by publication in the Bulletin; laid over to May 27, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Westside Avenue, Horace Harding Expressway, Granger Street and Xenia Street are in a retail use, C area, class 1 height district; that as of July 25, 1916 the portion of the property within 100 feet of Rodman Street—Horace Harding Expressway—as then mapped was zoned as a business district and the remainder was in a residence district; that on April 21, 1955 the present retail district designation became effective; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated November 22, 1957 acting on N.B. Applic. No. 3687-57, reads:

"1. The proposed gasoline service station, automatic car wash, lubricatory, minor repairs with hand tools only, office & sale of automobile accessories, parking & storage of more than 5 motor vehicles, in a retail use district, is contrary to Art. 2 Sec. 4A of the Zone Res.

2. Ground signs are prohibited in retail dist. as per Art. II Sect. 4A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 236.31 feet frontage by 200 feet in depth, irregular; that it is proposed to erect a modern, parkway type gasoline service station, automatic car wash, lubricatory, minor repairs with hand tools only, office and sale of automobile acces-

sories, parking and storage of more than five motor vehicles, with ground signs in a retail use district; and

WHEREAS, the applicant states that on September 27, 1955 the Board denied an application under Cal. No. 166-55-BZ under Section 7f of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, non-automatic auto washing, storage and sale of accessories and office at premises 105-25 Horace Harding Expressway, northwest corner of Granger Street, Block 1963, Lot 24; that the then subject premises acted upon by the Board comprised an irregular plot having a frontage of 173.98 feet on Horace Harding Expressway and 107.71 feet on Granger Street, an area of approximately 13,000 square feet; and

WHEREAS, the applicant further states that the instant application differs from the previously denied application in the following material and substantial respects: that the size of the plot is substantially different inasmuch the instant application affects the entire block bounded by Horace Harding Expressway, Granger Street, Westside Avenue and Xenia Street; that the previous application affected a plot located at the northwest corner of Horace Harding Expressway and Granger Street, so that a substantial portion of the subject premises has never been the subject of any action by the Board; that there has been a substantial change in the character of the immediate area since the previous application was made; that the site is now located on the northerly service road of Horace Harding Expressway, a major arterial express highway, now under construction; that at the time of the previous application, the construction of the Expressway was still in the planning stage and no work had been commenced; that since the denial of the previous application, a new gas station has been completed at premises 99-51 Horace Harding Boulevard, northwest corner of Otis Avenue, which is located two blocks east of the subject premises; that there is also a gas station located opposite the site to the east in block 1964, lot 23, so that the subject premises is now situated between two existing gas stations; that in denying the previous application the Board set forth in its determining resolution that it was of the opinion that the premises could be developed for conforming use; that since the denial, diligent efforts to develop the premises for a conforming use have been fruitless, and the only demand for the premises has been for a gas station and accessory uses as proposed herein; and

WHEREAS, the applicant contends that there is no economic demand for development of the subject premises for conforming store or residential use, but there is a demand for development as a gasoline service station; that a grant of the instant application would have no adverse effect upon nearby properties and would protect rather than endanger the safety of pedestrians; that a grant of the application would provide more light and ventilation to nearby properties than if the premises were to be developed with a conforming building; and

WHEREAS, the applicant states that the present owner has held title to the property since May 10, 1954 and October 19, 1954 and that the assessed valuation of land is \$36,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of 15 years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received December 23, 1957, four sheets," *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be graded and arranged and constructed substantially as indicated on such plans; that where retaining walls are required on the street line, they shall be erected

MINUTES

at the expense of the owner; that woven wire fence of the chain link type or a fence with steel pickets as hereinafter required not less than five feet, six inches in height shall be erected along the entire street line of Granger Street and Westside Avenue, with suitable terminating posts; that the accessory building shall be of the design and arrangement as indicated on such plans and located where shown and shall be faced on the exterior and all sides with face brick; that such accessory building shall also include the automatic car washing building as shown; that pumps shall be of the low approved type erected not nearer than fifteen feet to the street line of Horace Harding Expressway as shown; that the number of gasoline storage tanks shall not exceed twelve 550 gallons approved tanks; that the balance of the premises where not occupied by the accessory building shall be paved with concrete or asphaltic pavement; that signs shall be restricted to permanent signs attached to the facade of the building facing Horace Harding Expressway and to the illuminated globes of the pumps excluding all roof signs and temporary signs but permitting the erection within the building line of Horace Harding service road of two post standards, where shown, each for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building line at right angles to Horace Harding Boulevard service road for a distance of not more than four feet; that curb cuts shall be restricted to four curb cuts to Horace Harding Expressway service road not over 30 feet in width and not less than five feet to a side lot line as prolonged; and one curb cut, not over 10 feet in width, on Granger Street within 25 feet from the intersection of Horace Harding Expressway Service Road; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7e signs may be permitted as hereinbefore specified for a similar term and under Section 7i there may be minor repairing with hand tools only for adjustments solely within the accessory building for a similar term; that sidewalks and curbing surrounding the premises shall be constructed or repaired to the satisfaction of the Borough President; that the fences above referred to shall be of the steel picket type on a masonry base and such pickets to be not less than three feet, six inches in height where shown, otherwise of the woven wire fence of the chain link type as heretofore required; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

218-55-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Louis Jablowsky, owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station, the additional use of parking and storage of more than five motor vehicles.

PREMISES AFFECTED—152-174 Hegeman Avenue, south side, from Osborn Street to Thatford Avenue; 622-626 Osborn Street and 541-555 Thatford Avenue, Block 3637, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 21, 1958 subject to regular procedure, to consider additional use; and

WHEREAS, a public hearing was held on this application on May 27, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Hegeman Avenue are in a retail use, D area, class 1 height district; Thatford Avenue is in retail and business use, D area, class 1 height districts; Linden Boulevard is in a business use, D area, class 1 height district; Osborn Street is in retail, residence and business use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 5, 1957 acting on Alt. Applic. No. 3876-57, reads:

"1. Proposed addition of parking and storage of motor vehicles on gasoline service station, auto washing (non-automatic), office and accessory sales, minor repairs with hand tools only, motor vehicle safety inspection on a plot in a retail district is contrary to Art. II PP. 4A and Art. II, PP. 6 of the Zoning Resolution and not in accordance with the Board of Standards and Appeals variance granted under Cal. 218-55-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 45 feet in depth; and

WHEREAS, the applicant states that the site was the subject of a variance granted by the Board on July 19, 1955; that when the application was originally made, he failed to include parking and storage of motor vehicles in the occupancy; and

WHEREAS, the applicant contends that there is a demand for motor vehicle parking in the area; that most of the streets in the immediate vicinity are built up with dwellings having no garage facilities and as a result cars are continually parked on the side streets, and there is a need for additional parking facilities; that permission is requested that the Board grant parking in addition to the uses previously granted; and

WHEREAS, the applicant states that the present owner has held title to the property since October 19, 1956; that the assessed valuation of land is \$20,000 and of the building \$10,000 making a total of \$30,000; that the building was erected in 1956.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 19, 1955 by adding thereto:

that there may be under Section 7e, for a similar term, the parking and storage of motor vehicles provided such parking and storage is limited to pleasure cars only so parked on spaces unbuilt upon as not to interfere with the servicing of the station; that in all other respects the resolution as cited shall be complied with.

322-57-BZ

APPLICANT—Donato Socci, for Thomas Nastasi and Sons, Inc., owner.

SUBJECT—Application April 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two (2) story and cellar one family dwelling with less than the required rear yard.

PREMISES AFFECTED—167-15 Cross Island Parkway, north side, 3.59 feet west of Utopia Parkway, Block 4619, Lot 42, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: Donato Socci.

For Opposition: Mildred Zilko and Vincent Tisoricro.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 4, 1958 after due notice by publication in the Bulletin; and laid over to March 25, 1958, for consultation with engineer as to revision of plans and for inspection and decision; hearing closed; then to April 29, 1958, for applicant to confer with examiner and submit a revised plan; then to May 27, 1958 to restudy plans; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Utopia Parkway, 14th Road, Barton Street and Cross Island Parkway are in a residence use, G-1 area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated March 21, 1957 acting on N.B. Applic. 1690-56, reads:

"1. Proposed 2 story and cellar one family frame dwelling in a 'G-1' area district shall not be erected nearer than 20 feet to rear line of lot as per Section 16C(d) Article IV of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 125.35 feet frontage by 60.177 feet in depth, presently unimproved; and

WHEREAS, the decision of the Borough Superintendent, dated April 3, 1958 acting on N.B. Applic. No. 1690-56, reads:

"2. Location of proposed 2 story and basement one family frame dwelling is contrary to Article IV Section 16c of the Zoning Resolution as same should be set back from Building Line at least 15'-0".

and

WHEREAS, the applicant states that at the time of acquisition of title the owner made the purchase with the intention and sole purpose of erecting thereon a suitable one family dwelling, for sale; that at such time the owner regarded such property as a corner lot and assumed that it was so regarded by the Building Department and that said land would lend itself to the erection of a structure in the form of a one family dwelling in conformance to the requirements for a G-1 area; that subsequent to such time of conveyance of title to this owner, it was learned that the rear yard requirements would prohibit the erection of a structure of the type and size contemplated by the owner; that such circumstances came to the attention of the owner when plans for the proposed building and an application for a building permit were submitted in the Building Department and such permit was refused; and

WHEREAS, the applicant further states that a rear yard requirement would limit any potential dwelling to such a minimum depth as to render such a dwelling impractical as a housing unit by reason of the impossibility of laying out practical size rooms therein; that the triangular shape of the lot also added to the difficulty of erecting a suitable dwelling in conformance with the rear yard requirement; that the owner initially expended the sum of \$1800 in the purchase of the lot, has since been paying taxes on the lot and was recently assessed for the payment of a sewer assessment; and that the erection of the proposed structure would not impair light and ventilation because the irregular, triangular shape of the lot and its location with respect to adjoining dwellings would both place it in such a unique position geographically so as to create little interference, if any, with the already erected and existing structures; that the three dwellings adjoining such lot would not suffer loss of light and ventilation; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the

application be and it hereby is *granted* under Section 21 to permit maintenance of proposed front and rear yards as now shown on revised plans marked, "Received May 21, 1958, four sheets," and as indicated on area plan marked, "Received December 23, 1957," and plans showing elevations marked, "Received April 18, 1957, eight sheets, on condition that the building and premises in all other respects shall comply with all laws, rules and regulations applicable thereto; and that all work shall be completed and permits obtained within the requirements of Section 22A of the Zoning Resolution.

671-57-BZ

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner (Temple Garage, lessee).

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, roof parking for passenger type motor vehicles on an existing garage building.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 8, 1958 after due notice by publication in the Bulletin; laid over to April 22, 1958, applicant to file a brief with respect to application of Section 21A; then to May 20, 1958, for inspection and decision; hearing closed; then to May 27, 1958, for structural plans to be submitted; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a business use, B area, class 2 height district; West 56th Street and West 55th Street are in business and retail use, B area, class 2 height districts; 6th Avenue and 7th Avenue are in a retail use, B area, class 2 height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 16, 1957 acting on Alt. Applic. No. 1234-57, reads:

"1. Proposed use of parking on the roof of the existing garage, located in a Business Use District, constitutes extension of a non-conforming use and is contrary to Art. II Sect. 4 and Sect. 6(a) of the Zon. Resol."

and

WHEREAS, the applicant states that the premises consist of a plot 75 feet frontage by 100 feet 5 inches in depth, on which there exists a six story, class 3 garage building, 70 feet in height, having an area of 75 feet by 96 feet on each floor; that the non-fireproof construction of the several floors above grade are now fire retarded with concrete over the wood beams and metal ceilings; that it is now proposed to use the roof for additional garage purposes by reconstructing the existing non-fireproof roof construction to a fireproof roof, to install a new vehicular elevator at the rear from first floor to roof, to raise the existing parapet walls to a height of five feet above the new roof and to provide concrete curb around the perimeter of the roof for protection of the parapets; that it is also proposed to extend existing stairs from top floor to roof with new iron stairs and a bulkhead on the roof and to extend existing fire escape at rear to new roof; that in addition thereto, certain interior columns on the lower floors will be removed; and

WHEREAS, the applicant states that the building is arranged with a vehicular elevator at the front, a stairway

MINUTES

extending from the street to the top floor and scuttle to roof, a fire escape at the rear from top floor to second floor with an exit to street through the adjacent building and a fire escape from top floor to second with a drop ladder to street, plus an additional fire escape from third floor to street; that there is a buried gasoline storage system with dispensing pumps on the street floor; that there is a boiler room at rear of first floor and office, driveways and curb cuts on the street floor; that this building was originally erected in 1876 as a stable and was converted to a garage prior to 1915; that the existing garage was established prior to the enactment of the original Building Zone Resolution and is a lawfully existing, non-conforming use under the present Zoning Resolution; and

WHEREAS, the applicant contends that the existing garage is located in an area where there is a great demand for off street parking facilities and the existing capacity cannot accommodate the increasing demand and providing additional facilities for off street parking within the existing garage building on its roof appears to be the most practical and desirable method of meeting this demand; that a grant of this application can in no way affect or be detrimental to the character of the neighborhood as there now exists in this same block other garages, hotels, theatres and primarily commercial developments; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, the Board found that as now worded this proposed extension of use does not contravene Section 21A of the Zoning Resolution; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit the use of the roof for additional storage of motor vehicles as proposed and as indicated on plans filed with this application marked, "Received September 17, 1957," seven sheets, as amended by revised plans marked, "Received May 22, 1958," three sheets, *on condition* that all of the work as indicated on such revised plans shall be carried out to the satisfaction of the Borough Superintendent including the extension of the elevator, stairway and reinforced parapet and curb bumpers as shown; that the roof storage shall be restricted to cars of the pleasure car type only; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

672-57-A

APPLICANT—Max Siegel Associates, for Atomic Garage, Inc., owner.

SUBJECT—Application September 17, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, increase in tabular height.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 16, 1957 on Alt. Applic. 1234/57 reads:

2. "Proposed roof parking in a class 3 construction garage, which presently exceeds the tabular limit, con-

situtes a further increase in height and is contrary to C26-254 A.C."

and

WHEREAS, the applicant states that the building is 6 stories, 70 feet in height, 75 feet by 96 feet in area, of class 3 construction, erected 1876, located on a lot 75 feet front by 100 feet 5 inches in depth, a business use B area, class 2 height district, and used and occupied since prior to 1915 as follows:—1st floor—boiler room, office and garage for more than 5 motor vehicles, 2 persons; 2nd to 6th floors—garage for more than 5 motor vehicles, 2 persons each floor; that it is proposed to be used and occupied as follows: 1st floor—boiler room, office and garage for more than 5 motor vehicles, 2 persons; 2nd to 6th floors inclusive—garage for more than 5 private passenger cars, 2 persons each story; roof—parking for more than 5 private passenger cars; that the building is provided with one 3 foot wide interior iron stairs, enclosed in wood at 1st floor and unenclosed above; that the door to the stairway to the 1st floor is wood, not self-closing; that stairhall does not lead to street but is provided with a ladder and scuttle to roof; that there are 3 fire escapes extending to street by ladder with egress through an adjoining building, window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant states that the building was erected in 1876 as a stable and converted to a garage prior to 1915; that it is now proposed to use the roof for additional garage purposes by reconstructing the non-fireproof roof to a fireproof roof, installing new vehicular elevator at the rear from 1st floor to roof, raising the existing parapet walls to the height of 5 feet above the new roof; that it is proposed to provide concrete curbing around the perimeter of the roof for protection of the parapets; that the existing stairs will be extended from top floor to roof by a new iron stairs and bulkhead; that existing fire escape at the rear will be extended to the roof; and

WHEREAS, the applicant contends that the Borough Superintendent has determined that the proposed roof parking increases the existing building beyond the tabular limits of Section C26-254.0 of the Administrative Code; that such determination is erroneous; that the removal of the existing of the non-fireproof roof construction and substituting a fireproof roof as proposed without any increase in the height of the building is obviously not contrary to Section C26-255.0 of the Administrative Code; that the use of such new roof area for garage purposes does not increase the area of the structure as set forth under Section C26-256.0 of the Administrative Code, which area refers to the horizontal area between fire walls and not the gross area of the entire building; that the permitted area between fire walls for class 3 garage buildings under the tabular limits is 7500 square feet; that the area between the fire walls on each floor will be only 7200 square feet; that it is therefore requested that the Board reverse the decision of the Borough Superintendent as there is no increase in height proposed nor is there any increase in area proposed beyond the tabular area limits as specifically set forth in Section C26-254.0 of the Administrative Code; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the application should be granted.

Resolved, that the decision of the Borough Superintendent, dated September 16, 1957, acting on Alt. Applic. 1234/57 No. 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be further increased in height or area and that the requirements and resolution adopted this date on Cal. No. 671-57-BZ shall be complied with.

674-57-BZ

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business-1 use district,

MINUTES

roof parking for passenger-type motor vehicles on an existing garage building.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: Julius Perler.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 8, 1958 after due notice by publication in the Bulletin; laid over to April 22, 1958, for further hearing after applicant has filed a brief as to application of Section 21A; then to May 20, 1958, for inspection and decision; hearing closed; then to May 27, 1958, structural plans to be submitted; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a business-1 use, B area, class 2 height district; West 54th Street is in business-1 and retail-1 use, B area, class 2 height districts; Seventh Avenue is in retail-1 and retail use, B area, class 2 height districts; West 55th Street is in retail and business use, B area, class 2 height districts; Sixth Avenue is in a retail use, B area, class 2 height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 9, 1957 acting on Alt. Applic. No. 1235-57, reads:

"1. Proposed parking on the roof of the existing garage, located in Business-1 district, constitutes extension of present non-conforming use and is contrary to Section 4D of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 100 feet 5 inches in depth, on which there exists a five story and part cellar, class 3 garage building, 64 feet 8 inches high, having an area of 50 feet by 95 feet on each floor; that the non-fireproof construction of the several floors above grade are now fire retarded with concrete over the wood beams, and metal ceilings; that it is proposed to use the roof for additional garage purposes by reconstructing the existing non-fireproof roof construction to a fireproof roof; that it is also proposed to extend the existing vehicular elevator for a new roof landing and to raise the existing parapet walls to a height of five feet above the new roof; that it is further proposed to provide a concrete curb around the perimeter of the roof for protection of the parapets; that in addition thereto, certain interior columns on the lower floors will be removed; and

WHEREAS, the applicant states that the building is arranged with a vehicular elevator at the rear, having a turntable on the street floor, an enclosed stairway extending from street to roof, a rear fire escape with a ladder to the roof and exit to street through the first floor; that there is a buried gasoline storage system with a dispensing pump on the street floor, and a fireproof enclosed boiler room in the part cellar; that office, driveway and curb cut are on the street floor; that this building was originally erected in 1882 as a stable and subsequently converted to a garage in 1914 under Alt. No. 1902-14; that as such, the existing garage was established prior to the enactment of the original Building Zone Resolution and is a lawfully existing, non-conforming use under the present Zoning Resolution; and

WHEREAS, the applicant contends that the existing garage is located in an area wherein there is a great demand for off street parking facilities and the existing capacity cannot accommodate the increasing demand; that providing additional facilities for off street parking within the existing garage building on its roof appears to be the most prac-

tical and desirable method of meeting this demand; that a grant of this application can in no way affect or be detrimental to the character of the neighborhood as there now exists in this same block other garages, parking lots, a theatre and primarily commercial developments; that the addition of the proposed roof parking will have no effect whatsoever on these adjoining properties; and

WHEREAS, the applicant states that the present owner has held title to the property since November 1, 1944; that the assessed valuation of land is \$165,000 and of the building \$75,000 making a total of \$240,000; that the building was erected in 1882; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit the use of the roof for additional storage of motor vehicles as proposed and as indicated on plans filed with this application marked, "Received September 11, 1957, five sheets," as amended by revised plans marked, "Received May 22, 1958, three sheets, *on condition* that all of the work as indicated on such revised plans shall be carried out to the satisfaction of the Borough Superintendent including the extension of the elevator stairway and reinforced parapet, and curb bumpers, as shown; that the roof parking shall be restricted to cars of the pleasure car type only; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

675-57-A

APPLICANT—Max Siegel Associates, for The Mecca Garage, Inc., owner.

SUBJECT—Application September 11, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction exceeding tabular limits.

PREMISES AFFECTED—153-155 West 54th Street, north side, 125 feet east of 7th Avenue, Block 1007, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 9, 1957 on Alt. Applic. 1235/57 reads:

"3. Proposed roof parking, in a class 3 construction garage exceeds tabular limits and is contrary to Section C26-254 of the Administrative Code."

and

WHEREAS, the applicant states that the building is 5 stories and cellar, 64 feet and 8 inches in height, 50 feet front by 95 feet in depth of class 3 construction, erected 1882, located on a lot 50 feet front by 100 feet 5 inches in depth, now in a business 1 use B area, class 2 height district and used and occupied since 1914 as follows: Cellar—boiler room; 1st floor—storage, garage for more than 5 motor vehicles, 2 persons; 2nd floor to 6th floor inclusive—garage for more than 5 motor vehicles, 2 persons each floor; that it is proposed to be used and occupied without change except that the roof will be used for the parking of private passenger cars; that the building is provided with one 3 foot wide interior wood stairs enclosed in partitions of metal and wood studs equipped with fireproof self-closing doors with

MINUTES

wire glass panels; that stairhall leads from roof bulkhead direct to street; that in addition there is one fire escape at the rear extending to roof by ladder and to yard by stair with egress to street through 1st floor; that window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant states that the building was erected in 1882 as a stable and converted to a garage use in 1914, under Alt. Applic. 1902/14; that it is now proposed to use the roof for garage purposes by reconstructing existing non-fireproof to a fireproof roof by extending the existing vehicular elevator to the roof by raising the existing parapet walls to a height of 5 feet above the new roof, by providing a new concrete curb around the perimeter of the roof for protection of the parapets, all as indicated on plans filed with application for a zoning variance under Calendar No. 674-57-BZ; and

WHEREAS, the applicant contends that the Borough Superintendent has determined that the proposed roof parking increase the existing building under the tabular limits set in Section C26-254.0 of the Administrative Code; that such determination is erroneous and should be reversed as a matter of law; that existing garage building was created prior to the enactment of 1938 Administrative Code and prior to the 1916 Building Code; that existing garage floors are of fire retarded construction as permitted by the old code; that removing the existing non-fireproof roof and substituting a fireproof roof without any increase in height is obviously not contrary to Section C26-255.0 of the Administrative Code; that using the new roof construction for garage purposes does not increase the area, so as to exceed the tabular limits as set forth in Section C26-256.0; that the area referred to in this section is horizontal area between fire walls and not the gross area of the entire building; that the permitted area between fire walls for class 3 garage buildings under the tabular limits is 7500 square feet; that the existing roof and building area on each floor is only 4750 square feet; that it is therefore requested that the Board reverse the decision of the Borough Superintendent as there is no increase in height proposed nor any increase in area proposed beyond the tabular area limits permitted by Section C26-254.0 of the Administrative Code; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the application should be granted.

Resolved, that the decision of the Borough Superintendent, dated September 9, 1957, acting on Alt. Applic. 1235/57, No. 3 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be further increased in height or area and that the requirements and resolution adopted this day on Cal. 674-57-BZ shall be complied with.

839-57-BZ

APPLICANT—Leonard F. Rothkrug, for 3rd and Avenue X Realty Corp., owner; Packers Supermarket, lessee.

SUBJECT—Application November 15, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in the residence use district portion of a lot located partly in a business and partly in a residence use district, the extension of an existing accessory patron parking lot to be used solely in conjunction with the supermarket for a term of 14 years.

PREMISES AFFECTED—258-272 Avenue X, southwest corner of West 3rd street, Block 7192, Lots 6 and 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley.. 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 27, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, West 3rd Street and Bouck Court are in residence and business use, C area, class 1 height districts; Avenue X and Shell Road are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 29, 1957 acting on Alt. Applic. No. 3363-57, reads:

"1. Proposed parking of cars, within residential portion of lot, is contrary to Art. 2 Sect. 3 of Zone Resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 feet frontage by 140 feet in depth, on which is located a retail supermarket 100 feet 8 inches front on Avenue X by 80 feet in depth, class 3 construction, erected under N.B. 2441-55 and occupied in accordance with Certificate of Occupancy No. 148438 issued April 16, 1955 for use as follows: cellar—storage and toilets; first floor—food market—30 employees, 160 patrons, and parking for customers, no fees charged, on the unbuilt upon portion of the plot in a business use district; that it is proposed to extend the accessory patron parking—no fee to be charged—into the residence use district portion of the premises; and

WHEREAS, the applicant states that the supermarket is operated by Packers Supermarket under a lease with the owner for an unexpired term of fourteen years; that during the first year of business the lessee has realized an urgent need to extend the accessory parking facilities; that Avenue X has become a heavily trafficked business area and there is bumper to bumper traffic; that a grant of the variance will not adversely affect surrounding property owners; that the unbuilt upon portion of the premises in the business use district is presently used for patron parking and there are two existing curb cuts—one to Avenue X and one to West 3rd Street; that these same curb cuts will be able to service the extended parking area and no additional curb cuts will be proposed; that the premises abutting the site, fronting on McDonald Avenue is zoned business and is occupied by a factory use with accessory parking; that the building adjoining to the south has no openings or windows onto its side lot line, and it is proposed to erect a chain link fence and bumper at this point; and

WHEREAS, the applicant contends that additional off street accessory parking will prevent traffic congestion and will benefit the community; that no fee is to be charged for this parking and no over night parking will be permitted; that the lot will be used only when the supermarket is open; that the existence of a funeral chapel opposite the site on Block 7193, Lots 1, 2 and 3 causes a need for additional off street parking at this particular location; that all off street loading and unloading in connection with the operation of the supermarket will be in the vacant 20 foot portion in the business use district; that there will be no loading and unloading in the residence portion; and

WHEREAS, the applicant states that the present owner of the property has held title since November 10, 1955; that the assessed valuation of land is \$22,000 and of the building \$55,000 making a total of \$77,000; that the building was erected in 1956; and

WHEREAS, the application requested that the term should be for fourteen years to coincide with their lease of the portion permitted by the Borough Superintendent; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of fourteen years to permit the addition to the existing parking lot previously permitted by the Department of Buildings

MINUTES

and subject to Certificate of Occupancy No. 148438 *on condition* that such Lot 14 shall be leveled substantially to the grade of West Third Street and Avenue X and shall be surfaced with clean gravel or steam cinders and properly rolled and treated with a binder as shown on plans filed with this application marked received (Nov. 15, 1957 four sheets and April 3, 1958 1 sheet); that there shall be a fence not less than five feet six inches in height erected on a masonry base on the street building line of Avenue X and on the street line of West Third Street and on the side lot lines to connect with the existing fence in the portion of the premises now in use for parking with no openings therein except one gate to West Third Street where shown not over ten feet in width which shall be fitted with a gate, which gate shall be normally kept closed when the food market is not open for business; that opposite such gate there may be continued to be used the existing curb cut not over twelve feet in width; that sidewalks and curbing abutting the premises shall be repaired to the satisfaction of the Borough President; that no additional signs shall be constructed; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

961-57-BZ

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a one story building from minor motor vehicle repair shop to receiving, storage and shipping of United States serviceman's belongings.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet 11¼ inches east of 18th Avenue, Block 5480, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and T. H. Glick.

For Opposition: Abraham Sussman.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 18, 1958 after due notice by publication in the Bulletin; laid over to April 8, 1958, at the request of an objector; then to April 29, 1958, for inspection and decision; hearing closed; then to May 27, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 19th Avenue are in a residence use, C area, class 1 height district; 53rd Street and 54th Street are in business and residence use, C area, class 1 height districts; 18th Avenue is in a business use, C area, class 1 height district; that as of July 25, 1916 the site was in an unrestricted use district; that on October 3, 1924 that part of the site more than 100 feet from 53rd Street was placed in a residence use district and on October 10, 1924 the present use designation became effective; and

WHEREAS, the decision of the Borough Superintendent, dated December 13, 1957 acting on Alt. Applic. No. 3285-57, reads:

"1. Proposed change of use from motor vehicle repair shop to receiving, storage and shipping of United States servicemen's belongings, in a building located in a residence use district is contrary to Art. II, PP. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 199 feet 11¾ inches frontage by 100 feet 2¼ inches in depth, upon which is located a one story building of class 3 construction, being used as an office, and the

receiving, storage and shipping of belongings of United States servicemen; that the building was originally erected under N.B. Applic. No. 5586-24 for use as a public garage, and Certificate of Occupancy No. 45674 was issued July 29, 1927 for said use; that the building was later converted to a motor vehicle repair shop under B.N. Applic. No. 1512-31, and Certificate of Occupancy No. 91704 was issued April 26, 1939 for said use; that it is proposed to change the use of the building to office and receiving, storage and shipping of United States servicemen's belongings; that this variance is requested for a term of years to extend until April 15 of 1961, when the present lease for the above requested use will terminate; that it is further requested that after the termination of the present lease on April 15, 1961 the building be allowed to revert back to its legal use of motor vehicle repair shop; and

WHEREAS, the applicant contends that inasmuch as the legal use of motor vehicle repair shop is now a non-conforming use in the present residence zone, its conversion as proposed certainly cannot affect the community; that the rear of the building is adjoined by Lot No. 65 which is occupied as a public garage; that within the affected area, block 5479, lot 56 and block 5474, lot 6 is being used as a railroad cut, which does not help the residential aspect of 53rd Street; that the proposed use is an essential use to the United States Government and is of such nature as not to adversely affect the community; and

WHEREAS, the applicant states that the present owner has held title to the property since October 31, 1947; that the assessed valuation of land is \$48,000 and of the building \$52,000 making a total of \$100,000; that the building was erected in 1924; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *made a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of three years to permit the use of the building as proposed and as indicated on plans filed with this application marked, "Received December 24, 1957, six sheets," *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that all loading and unloading shall be done within the building; that upon the termination of this variance the building shall revert to the garage use as previously permitted; and that all permits shall be obtained and all work completed within six months and a certificate of occupancy shall be obtained.

962-57-A

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick, owner; North American Van Lines, Inc., lessee.

SUBJECT—Application December 24, 1957—Appeal from a decision of the Borough Superintendent; re area of Class III construction excessive.

PREMISES AFFECTED—1818-1840 53rd Street, south side, 127 feet, 11¼ inches east of 18th Avenue, 1st floor; Block 5480, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and T. H. Glick.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 13, 1957, on Alt. Applic. 3285/57 reads:

MINUTES

"2. Area of building exceeds tabular limits for a class 3 construction as per 4.2.1 of the Administrative Code."

and

WHEREAS, the applicant states that the building is 1 story, 14 feet in height, 199 feet 11 $\frac{3}{8}$ inches front by 100 feet 2 $\frac{1}{4}$ inches in depth, of class 3 construction, erected 1924, located in a residence use C area, class 1 height district, used and occupied since 1956 as follows: Cellar—boiler room; 1st floor—offices and receiving, storage and shipping of United States Servicemen's belongings, 6 persons; that no change in use or occupancy is now proposed; that the building is equipped with an approved standpipe system; and

WHEREAS, the applicant states that the building was erected under N.B. Applic. 5586/24 as a public garage; that Certificate of Occupancy 45674 issued in 1927 for this use; that the building was later converted to a motor vehicle repair shop under B.N. 1512/31 and Certificate of Occupancy 91704 issued April 26, 1939; and

WHEREAS, the applicant contends that as the building was originally approved for its present area and it is not being extended; that the occupancy will not be more hazardous than the previous legal occupancy; that although the building has 20,000 square feet of area, was originally approved for class 3 construction; that it is provided with a 4 inch standpipe system; that as the ceiling is covered with $\frac{1}{2}$ inch plaster boards and 26 gauge metal, in accordance with Fire Department requirements, dated December 6, 1957; that as the building is divided into an area of 5,000 square feet, and an area of 15,000 square feet by an 8 inch concrete block wall extending 12 inches above the roof, equipped with fireproof self-closing doors at all openings between the areas; that as it is proposed to equip the building with portable fire extinguishing equipment as may be directed by the Fire Commissioner, it is requested that a variance be granted; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the application should be granted.

Resolved, that the decision of the Borough Superintendent, dated December 13, 1957, acting on Alt. App. 3285/57, objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the use of the building shall be as permitted by resolution adopted this day under Calendar No. 961-57-BZ, and varying the requirements of Objection 2 in view of the size of the building having been permitted when constructed in 1924 as a garage.

Adjourned: 12:55 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, MAY 27, 1958, 2 P.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

258-40-SM—Vol. II

APPLICANT—W. L. Gates for Celotex Corp., owner.
SUBJECT—Application reopened May 21, 1957 for amendment of resolution as to additional tile, named RWB Tile—re Celotex Acoustical Products; previously approved.

APPEARANCES—

For Applicant: William H. Pritchard.

ACTION OF BOARD—Resolution amendment in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar number 258-40-SM Vol. II.

Subject: Amendment of resolution as to additional tile.

W. L. Gates for Celotex Corp., New York requested by filing an application dated April 9, 1957 that the resolution adopted May 7, 1940 and amended May 5, 1953 under Calendar Number 258-40-SM Vol. I be amended so as to include additional tile. The application was reopened by a vote of the Board May 21, 1957.

Purpose

The material is an incombustible tile.

Description

The tile is made of mineral fibers and cellulose fibers pressed together and held together by a suitable binder. It is manufactured on a paper machine with the thickness controlled by mechanical calendars. The tile is manufactured in thickness ranging from $\frac{1}{2}$ inch to 1 inch and in various sizes. The perforations extend into the tile in various patterns.

Inspection and Test

The material was tested at the Armour Research Foundation and was found to be incombustible in accordance with the requirements of Federal Spec. SS-A-118b.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted May 7, 1940 and amended through May 5, 1953 under Calendar Number 258-40-SM Vol. II be amended so as to include the material known as Celotex Corp. RWB Tile on condition that the requirements of the resolution adopted May 7, 1940 under Calendar Number 258-40-SM Vol. I be complied with, except that as the tile is rated as incombustible the limitations as to its use shall be waived.

(Sgd.) SAMUEL L. BECKER,

Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of May 7, 1940 through May 5, 1953 in accordance with the above report.

232-46-SM

APPLICANT—Williamsburg Steel Products Company, owner.

SUBJECT—Application reopened February 4, 1958 for amendment of resolution as to additional type stiffener—re Williamsburg 3 Hr. Test Hollow Steel Door; previously approved.

APPEARANCES—

For Applicant: Sidney J. Rasner.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 232-46-SM.

Subject: Amendment of resolution as to additional type stiffener.

Williamsburg Steel Products Company, Brooklyn, New York requested by letter dated December 16, 1957 that the resolution adopted May 7, 1946 and amended November 13, 1957 under Calendar Number 232-46-SM be amended so as

MINUTES

to include an additional type of stiffener. The application was reopened by a vote of the Board February 4, 1958.

Description

The requested stiffener is in the form of an "H" section, consisting of two flattened "U" sections, with 90° offset off each leg. These sections are 20 gauge steel. The offsets are welded to the faces of the door on 6 inch centers. The construction conforms to drawings, 12-16-57 marked Received December 18, 1957.

Recommendation

The Committee on Test recommends that the resolution adopted May 7, 1946 and amended November 13, 1957 under Calendar Number 232-46-SM be amended so as to permit the use of stiffeners as herein described and as shown on drawings marked 12-16-57 and marked Received December 18, 1957 on condition that the requirements of the resolution adopted May 7, 1946 under Calendar Number 232-46-SM are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 7, 1946 and November 13, 1957 in accordance with the above report.

204-49-SM

APPLICANT—Porete Manufacturing Company, owner.
SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional use of Poretherm—re Porete and Poretherm Lightweight Concrete; previously approved.

APPEARANCES—

For Applicant: Michael Neiss.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 204-49-SM.

Subject: Amendment to resolution as to additional use of Poretherm.

Porete Mfg. Co., New Jersey, requested by letter dated November 19, 1957 that the resolution adopted October 18, 1949 under Calendar Number 204-49-SM be amended so as to extend the use of the material Poretherm. The application was reopened by a vote of the Board January 7, 1958.

Description

The material is the same as that approved by the Board, the requested difference being in the design mix; the approved mix contained 14 pounds of calcium chloride; the requested mix allows calcium chloride, not necessarily 14 pounds, but up to 14 pounds.

Recommendation

The Committee on Test recommends that the resolution adopted October 18, 1949 under Calendar Number 204-49-SM be amended so as to permit a mix as herein described and also to permit Poretherm 30lb./cu.ft. density to be used as a top filling under the provisions of C26-630.0 Administrative Building Code on condition that a wearing coat of concrete not less than 1 inch thick shall be applied on top of the Poretherm fill on condition that all requirements of the

resolution adopted October 18, 1949 under Calendar Number 204-49-SM be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 18, 1949 in accordance with the above report.

892-51-SA

APPLICANT—Mueller Climatrol Division of Worthington Corp., owner.

SUBJECT—Application reopened November 16, 1954 for amendment of resolution as to additional model of gas-fired conversion burner, namely Series 501—re Mueller Climatrol Gas-fired Conversion Burner, Models 500, 503, and 509; previously approved.

APPEARANCES—

For Applicant: P. E. Carter.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 892-51-SA.

Subject: Amendment of resolution as to additional model of gas-fired conversion burner.

Mueller Climatrol Division of Worthington Corp., requested by letter dated August 16, 1954 that the resolution adopted September 15, 1953 under Calendar Number 892-51-SA be amended so as to include an additional model of gas conversion burner. The application was reopened by a vote of the Board November 16, 1954.

Description

The requested model, Series 501 is similar to the models approved September 15, 1953 under Calendar Number 892-51-SA and differs only as to cabinet styling.

Recommendation

The Committee on Test recommends that the resolution adopted September 15, 1953 under Calendar Number 892-51-SA be amended so as to include the additional Model Series 501 Gas-Conversion Burner on condition that the requirements of the resolution adopted September 15, 1953 under Calendar Number 892-51-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engineer,
GEORGE F. SKLENARIK,
Asst. Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 15, 1953 in accordance with the above report.

313-54-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to additional type of shingles, namely Gold Bond Asbestos Cement Shingles—re Gold

MINUTES

Bond Asbestos Sidings Shingles and Accessories (for exterior finish on Class 4 Buildings); previously approved.
APPEARANCES—

For Applicant: John H. Waters.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 313-54-SM.

Subject: Amendment of resolution as to additional type of shingles.

National Gypsum Company, Buffalo, New York requested by letter dated November 27, 1957 that the resolution adopted January 11, 1955 and amended through April 2, 1957 under Calendar Number 313-54-SM be amended so as to include Gold Bond Asbestos Cement Shingles. The application was reopened by a vote of the Board January 7, 1958.

Purpose

The material is to be used as an exterior finish on Class IV Buildings.

Description

The requested shingles are similar to the shingles approved April 2, 1957 and are composed of the same shingles as those previously approved and are used mainly for roofing shingles.

Recommendation

The Committee on Test recommends that the resolution adopted January 11, 1955 and amended April 2, 1957 under Calendar Number 313-54-SM be amended so as to include the following roofing shingles: Gold Bond Ranch Style Roof, Gold Bond Hexagonal Roofing Shingles, Gold Bond Hexagonal Roofing Starter Shingles, Gold Bond Dutch Lap Roofing Shingles, Gold Bond Roofing Eave Starters, Gold Bond Roofing Boston Hip and Ridge Shingles, Gold Bond Roofing Ridge Roll and Gold Bond Economy "250" Charleston Roofing Shingles on condition that the requirements of the resolution adopted January 11, 1955 and amended April 2, 1957 under Calendar Number 313-54-SM are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions of January 11, 1955 and April 2, 1957 in accordance with the above report.

358-55-SM

APPLICANT—Keystone Portland Cement Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to additional type of Air-Entraining Cement, Type IIA—re Keystone Air Entraining Portland Cement; previously approved.

APPEARANCES—

For Applicant: John F. Hall.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads.

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 358-55-SM.

Subject: Amendment to resolution as to additional type of Air-Entraining Cement.

Keystone Portland Cement Co., New York, requested by letter dated February 4, 1958 that the resolution adopted February 21, 1956 under Calendar Number 358-55-SM be amended so as to include Type IIA Air Entraining Cement.

Description

The cement is manufactured in the same manner as the cements approved February 21, 1956 under Calendar Number 358-55-SM.

Recommendation

The Committee on Test recommends that the resolution adopted February 21, 1956 under Calendar Number 358-55-SM be reopened and amended so as to include Keystone Air Entrained Cement Type IIA on condition that the requirements of the resolution adopted February 21, 1956 under Calendar Number 358-55-SM are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of February 21, 1956 in accordance with the above report.

335-56-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution as to paper backing—re Gold Bond Twinsulation Blankets; previously approved.

APPEARANCES—

For Applicant: John H. Waters.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 335-56-SM.

Subject: Amendment of resolution as to paper backing.

National Gypsum Company, Buffalo, New York requested by letter dated December 4, 1957 that the resolution adopted April 2, 1957 under Calendar Number 335-56-SM be amended so as to include the material known as Gold Bond R-1-S Insulation Blanket. The application was reopened by a vote of the Board January 7, 1958.

Purpose

The material is to be used as thermal insulation and as a fire stopping material.

Description

The material R-1-S Insulation Blanket is similar to that approved April 2, 1957 except that only one side has the reflective surface, the other side being a flame resistant kraft paper.

Recommendation

The Committee on Test recommends that the resolution adopted April 2, 1957 under Calendar Number 335-56-SM be amended so as to include the material known as Gold

MINUTES

Bond R-1-S Insulation Blanket on condition that the requirements of the resolution adopted April 2, 1957 under Calendar Number 335-56-SM be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 2, 1957 in accordance with the above report.

547-56-SA

APPLICANT—A to Z Equipment Corp., owner.
SUBJECT—Application reopened February 11, 1958 for amendment of resolution as to additional use—re AZCO Propane Burning Drying Heater, Model 150-A (to supply temporary heating for construction work); previously approved.

APPEARANCES—

For Applicant: Ernest C. Greene.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 547-56-SA.

Subject: Amendment of resolution as to additional use.

A to Z Equipment Corporation, Westbury, New York requested by letter dated January 13, 1958 that the resolution adopted October 9, 1956 under Calendar Number 547-56-SA be amended so as to permit the additional use of their Azco Propane Burning Drying Heater, Model 150A in one-family dwellings and temporary field offices in accordance with the Fire Commissioner's Regulations filed with the City Clerk, December 2, 1957. The application was reopened by a vote of the Board February 11, 1958.

Description

The Model 150A rated at 50,000 BTU per hour and equipped with automatic pilot valve and thermocouple was approved by the Board October 9, 1956 under Calendar Number 547-56-SA for temporary use in drying concrete and plaster construction.

Recommendation

The Committee on Test recommends that the resolution adopted October 9, 1956 under Calendar Number 547-56-SA be amended so as to permit the use of Azco Propane Burning Drying Heater, Model 150A in one-family dwellings and temporary field offices in accordance with the Fire Commissioner's Regulations filed with City Clerk December 2, 1957 provided that each heater shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 547-56-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engineer,
GEORGE F. SKLENARIK,
Assist. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 9, 1956 in accordance with the above report.

841-56-SA

APPLICANT—American Radiator & Standard Sanitary Corp., owner.

SUBJECT—Application reopened January 7, 1958 for amendment of resolution for additional oil burners, namely Model "DH"—re Arcoflame Conversion Oil Burner, Model PH; previously approved.

APPEARANCES—

For Applicant: H. D. Balsinger.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 841-56-SA.

Subject: Amendment of resolution for additional oil burners.

American Radiator and Standard Sanitary Corp., requested by letter dated November 19, 1957 that the resolution adopted March 19, 1957 under Calendar Number 841-56-SA be amended so as to include their new model "DH" Oil Burner. The application was reopened by a vote of the Board January 7, 1958.

Description

The new model "DH" burners are similar to the previously approved models PH-1 and PH-2 Oil Burners. The difference is that the "DH" model has a formed housing incorporating a blower outlet air adjustment which consists of a sliding blower cut-off secured by a thumb screw. The firing range is from .65 to 3.00 gallons per hour of No. 2 Fuel Oil.

Recommendation

The Committee on Test recommends that the resolution adopted March 19, 1957 under Calendar Number 841-56-SA be amended so as to include the new "DH" Models on condition that the requirements of the resolution adopted March 19, 1957 under Calendar Number 841-56-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engineer,
GEORGE F. SKLENARIK,
Asst. Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 19, 1957 in accordance with the above report.

300-57-SA

APPLICANT—Heavy Oil Burner Distributors, Agent for Cleaver-Brooks Co., owner.

SUBJECT—Application March 26, 1957—Hev-E-Oil Burner, Models AMG, GL, and G, sizes, 2, 3, 4, 5, 6 and 7, approval of.

APPEARANCES—

For Applicant: Richard F. Wymbs, Jr.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 300-57-SA.

Subject: Hev-E-Oil Burner, Models AMG, GL and G, Sizes 2, 3, 4, 5, 6 and 7.

MINUTES

Cleaver-Brooks Company, Milwaukee, Wisconsin filed March 26, 1957 an application with the Board of Standards and Appeals for approval of the Hev-E-Oil Burner, Models AMG, GL and G, Sizes 2, 3, 4, 5, 6 and 7 under the provisions of the Oil Burner Rules of the Board and Article 12, Chapter 26 Administrative Building Code.

Purpose

The burners using either gas or oil or combination gas or oil are for heating in domestic and commercial installation.

Description

The AMG model burners are the same as approved by the Board for the Cleaver-Brooks Company for use with No. 5 Oil. The added gas equipment consisting of gas electric pilot which is used for ignition of both fuels. The gas pilot must be proven before main gas valve can be energized. A separate gas regulator and pilot solenoid valve are standard equipment. A diaphragm type main gas valve and gas shut-off valves are used.

A separate selector switch is used and marked for fuel selection. When switch is on gas firing all electrical circuits to oil equipment are disconnected and vice versa.

Among the controls are gas pilot, solenoid valve, gas pilot pressure regulator, gas pilot shut-off cock, main gas line shut-off cock and air interlock switch.

The Model GL is designed to burn light oil and gas. The gas equipment is the same as for the heavy oil and gas combination. The light oil equipment consists of standard light oil nozzle on the GL 2 and 3 a single nozzle is used; on the GL-5 a dual nozzle; on the GL-6 3 nozzles and GL-7 has 5 nozzles all operating at 100 psi pressure. When multiple nozzles are used, the step firing feature occurs. A low gallonage nozzle is lighted initially and by means of end switch on modutrol motor, oil is fed to other nozzles. The Webster fuel unit has an independent motor and operates only when burning oil. The main blower supplies secondary air for both fuels. All burners are equipped with electronic flame failure controls.

Inspection and Test

The appliance was examined by Asst. Engr. J. A. Darts Committee on Test. The appliance has been approved by the Underwriters Laboratory under MP1473.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Hev-E-Oil Burner, Models AMG, GL and G, Sizes 2, 3, 4, 5, 6 and 7 for use in New York City when installed in accordance with the Oil Burner Rules of the Board and Article 12 Chapter 26 Administrative Building Code for domestic and commercial industrial installation but not to be installed in garages and places of explosive atmospheres on condition that the appliance bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 300-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

569-57-SM

APPLICANT—Robert H. Mitchell, for Dura-Vent Corporation, owner.

SUBJECT—Application July 24, 1957—Dura-Vent Gas Vent Pipe (round and oval pipe and fittings), Models DVR and DVO, approval of.

APPEARANCES—

For Applicant: Robert H. Mitchell.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 569-57-SM.

Subject: Dura-Vent Gas Vent Pipe (round and oval pipe and fittings) Models DVR and DVO.

R. H. Mitchell for Dura-Vent Corp., Redwood City, California filed July 24, 1957 an application with the Board of Standards and Appeals for approval of the material known as Dura-Vent Gas Vent Pipe (round and oval pipe and fittings) Models DVR and DVO under the provisions of C26-696.0 as amended by Local Law 35 of 1957 and C26-696.3.c Administration Building Code.

Purpose

The appliance is to be used as a flue for gas-fired appliances.

Description

The pipe is designed for gas appliances having a maximum outlet temperature of 550°F.

The piping and fittings are of double wall construction. The inner wall of the pipe is made of 0.016 inch aluminum and the outer wall is of 28 gauge galvanized steel.

The DVR is manufactured in sizes having an internal diameter of 3, 4, 5, 6, 7, 8, 10 and 12 inches and the DBO in one size having a flue passage area equivalent to 4 inch internal diameter pipe.

The spacing between inner and outer wall is ¼ inch for the 3 to 6 inch size and ½ inch for the 7 to 12 inch size.

Pipe elements of the 4 inch oval and to the 3 to 6 inch round are joined together by a push together and twist mechanism and the points of the 7 to 12 inch size are connected by screws.

Inspection and Test

Samples of the material were inspected by Asst. Engr. J. A. Darts Committee on Test and were found to meet the requirements of C26-88.0 Administrative Building Code.

The material has been approved by the Underwriters Laboratory under Misc. Hazard 6357. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Dura-Vent Gas Vent Pipe (round and oval pipe and fittings) Models DVR and DVO, as having met the requirements of C26-88.0 Administrative Building Code, to be used as a flue pipe as permitted under C26-696.0 as amended by Local Law 35 of 1957 on condition that the minimum clearance shall not be less than 0'-1" and that the requirements of C26-696.3.c Administrative Building Code are complied with and further that each carton in which the material is marketed shall be tagged, stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 569-57-SM," and further that the material shall not be used with gas appliances having a maximum outlet temperature in excess of 550°F.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

MINUTES

640-57-SM

APPLICANT—C. M. Montgomery for Van Packer Co., Division of The Flintkote Co., owner.

SUBJECT—Application August 27, 1957—Van Packer Gas Vent (type B Gas Vent), Model G, approval of.

APPEARANCES—

For Applicant: C. M. Montgomery.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 640-57-SM.

Subject: Van Packer Gas Vent, Model G.

C. M. Montgomery for Van Packer Company, Division of Flintkote Company, Bettendorf, Iowa filed August 27, 1957 in application with the Board of Standards and Appeals for approval of the material known as Van Packer Gas Vent, Model G under the provisions of C26-696.0 as amended by Local Law 35 of 1957 and C26-696.3.c Administrative Building Code.

Purpose

The appliance is to be used as a flue for gas fired appliances.

Description

The material is a non-metallic gas vents and is made of clay tile with an asbestos-cement jacket. The sizes range from 5 to 7 inches in internal diameter.

The vent is made of 5/8 inch fire clay with a cement asbestos outer jacket. The basic unit is 2'-0" section and these sections are bonded together with an acid-proof joint cement and secured with metal drawbands. Above the roof it is covered by a brick panel housing made of cement asbestos.

Inspection and Test

Samples of the vent were examined by Asst. Engr. J. A. Darts, Committee on Test and the vents met the requirements of C26-88.0 Administrative Building Code. The vent has been approved by the Underwriters Laboratory under Misc. Hazard 6483.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Van Packer Gas Vent, Model G as having met the requirements of C26-88.0 Administrative Building Code to be used as a flue pipe as permitted under C26-696.0 as amended by Local Law 35 of 1957 on condition that the minimum clearance shall not be less than 1'-1" and that the requirements of C26-696.3.c Administrative Building Code are complied with and further that each carton in which the material is marketed shall be tagged, stamped or labeled as follows:

"Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 640-57-SM", and further that this material shall not be used with gas appliances having a maximum outlet temperature in excess of 550°F.

(Sgd.) SAMUEL L. BECKER,
Director

JOHN A. DARTS,
Asst. Engr.

GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

647-57-SA

APPLICANT—Sun-Ray Burner Manufacturing Corp., owner.

SUBJECT—Application August 1, 1957—Sun-Ray Conversion Oil Burner (for No. 5 oil), Models J-3, J-5 and J-7, approval of.

APPEARANCES—

For Applicant: John Maxwell.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 647-57-SA.

Subject: Sun-Ray Conversion Oil Burner, Models J-3, J-5 and J-7.

Sun-Ray Burner Mfg. Corporation, Jamaica, New York filed August 1, 1957 an application with the Board of Standards and Appeals for approval of the Sun-Ray Conversion Oil Burner, Models J-3, J-5 and J-7 under the provisions of C19-57.0 of the Administrative Code and the Oil Burner Rules of the Board.

Purpose

Conversion burners designed to burn No. 5 fuel oil.

Description

The Sun-Ray Conversion Oil Burner is a mechanical draft pressure atomizing type of burner. It employs high tension electric ignition.

Operation of the burner is similar to that of conventional gun type burners employing primary safety controls and oil pressures not greater than 150 psi. It is suitable for installation in furnaces or boilers.

The burner is made with a built-in electric preheater as part of the nozzle assembly. It is thermostatically controlled. The purpose is to reduce the viscosity of the No. 5 fuel oil for ready atomization.

The nozzle fuel line is provided with a mechanical oil cut-off just behind the nozzle so that there is no oil in the nozzle on shut down and there is an assured column of oil on start.

The firing capacities of the various models are as follows:

J-3 — 3-6 gallons oil per hour.

J-5 — 6-12 " " " "

J-7 — 10-20 " " " "

Where the firing rate is 7 gallons or less per hour, a stack switch is usually installed for automatic shut-down in case of flame or ignition failure. In the larger sizes a photo-electric cell is used for that purpose.

Inspection and Test

A typical burner was inspected and tested at the laboratory of the applicant at 139-24 Queens Blvd., Jamaica, Queens by Asst. Engr. G. F. Sklenarik, Committee on Test.

The burner operated satisfactorily producing 11% CO₂ in the flue gases without smoke. These burners were also tested and approved by the Underwriters Laboratories under File MP-1039.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Sun-Ray Conversion Oil Burner, Models J-3, J-5 and J-7 for use in New York City in accordance with this report and the provisions of the Oil Burner Rules of the Board provided that each burner shall bear a label permanently affixed reading as follows: "Approved by the Board

MINUTES

of Standards and Appeals for use in New York City under Calendar Number 647-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

659-57-SA

APPLICANT—John Wood Co., owner.
SUBJECT—Application August 15, 1957—John Wood Fluid Heat Oil-fired Warm Air Furnace, Models OE-84, OE-95, OE-112, OE-123, OE-134, OE-168 OE-250, OE-335; OH-84, OH-112, OC-84, OC-95, OG-78, OS-84 and OS-112, approval of.

APPEARANCES—

For Applicant: R. E. McIntyre.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 659-57-SA.

Subject: John Wood Fluid Heat Oil Fired Furnaces.

R. E. McIntyre for John Wood Company, Conshohocken, Pennsylvania, filed August 15, 1957 an application with the Board of Standards and Appeals for approval of the appliance known as the John Wood Fluid Heat Oil Fired Furnaces, Models OE-84, OE-95, OE-123, OH-84, OH-112, OC-84, OC-95, OG-78, OS-84, OS-112, OE-112, OE-134, OE-168, OE-250 and OE-335 under the provisions of the Oil Burner Rules of the Board and Article 12 Chapter 26 Administrative Building Code.

Purpose

The appliance, oil fired warm air furnace is used for domestic and commercial installation.

Description

The furnace consists of the following component parts:

1. The exchanger of 12 gauge steel transfers the heat from the oil flame to the ventilating system; the jacket encloses the heat exchanger, the blower and blower motor; the blower is of the squirrel cage type and the motor is the split-phase type; the oil burner used in conjunction with the furnace is a pressure atomizing type and is of a type approved by the Board. The controls consist of fan and limit control which turns the fan on automatically when air temperature rises to a predetermined setting or shuts down the burner if temperature is excessive—Stack control which will automatically shut-off the burner in case the flame should be extinguished or if the oil should fail to ignite and can also start or stop the unit automatically when coupled with the thermocouple and thermostat.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test, and the appliances have been approved by the Underwriters Laboratory, under MP 1766 and MP 2207.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as the John Wood Fluid Heat Oil Fired Furnace Models OE-84, OE-95, OE-123,

OH-84, OH-112, OC-84, OC-95, OG-78, OS-112, OE-112, OE-134, OE-168, OE-250 and OE-335 for use in New York City in domestic and commercial installations but shall not be installed in garages or places of explosive atmosphere on condition that all installations shall comply with the requirements of the Oil Burner Rules of the Board and Article 12 Chapter 26 Administrative Building Code and further that the appliance bears a label, permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 659-57-SA".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

703-57-SM

APPLICANT—R. C. Brillhart and/or F. C. McGready, for General Products Co., Inc., owner.

SUBJECT—Application September 11, 1957—Air-Jet Gas-Vent, Model G, approval of.

APPEARANCES—

For Applicant: F. C. McGready.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 703-57-SM.

SUBJECT: Air-Jet Gas Vent.

F. C. McGready for General Products Company, Inc., filed September 11, 1957 an application with the Board of Standards and Appeals for approval of the material known as the Air-Jet Gas Vent under the provision of C26-696.0 as amended by Local Law 35 of 1957 and C26-696.3.c Administrative Building Code.

Purpose

This appliance is to be used as a flue for gas-fired appliances.

Description

The vent is made of aluminum pipe within a galvanized steel pipe. The sizes are 3, 4, 5, 6, 7, 8, 10 and 12 inches internal diameter. The thickness of the aluminum pipe is 0.012 inches and the outer or galvanized pipe is 0.018 inches. The space of 1/4 inch between the two pipes is maintained by the beaded and roll construction method.

Inspection and Test

Samples of the vent were examined by Asst. Engr. J. A. Darts, Committee on Test and were found to meet the requirements of C26-88.0 Administrative Building Code. The vents have been approved by the Underwriters Laboratory under Misc Hazard 6512.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Air-Jet Gas Vent as having met the requirements of C26-88.0 Administrative Building Code to be used as a flue pipe as permitted under C26-696.0 as amended by Local Law 35 of 1957 on condition that the minimum clearance shall not be less than 0'-1" and that the requirements of C26-696.3.c Administrative Building Code are complied with, and that, the material shall not be

MINUTES

used with gas appliances having a maximum outlet temperature in excess of 550°F and further that each carton in which the material is marketed shall be tagged, stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 708-57-SM."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

308-57-SA

APPLICANT—The H. B. Smith Co., Inc., owner.

SUBJECT—Application October 25, 1957—Smith Sun-Ray Boiler Burner Unit, Model SR 2504—5 to 10 sections (oil-fired), approval of.

APPEARANCES—

For Applicant: Richard W. Conway.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 808-57-SA.

Subject: Smith-Mills Boiler Burner Unit, Model 25J4, 5 to 10 Sections.

The H. B. Smith Co., Inc., Westfield, Massachusetts, filed October 25, 1957 an application with the Board of Standards and Appeals for approval of the Smith-Mills Boiler Burner Unit, Model 25J4 under the provisions of Article 12 Administrative Building Code and the Oil Burner Rules of the Board.

Purpose

An oil fired steam or hot water boiler.

Description

This unit consists of a fuel oil burner and a steam or hot water boiler. The boiler is a cast iron sectional type ranging in size from five to ten sections and covered with enamelled sheet steel.

A preformed high temperature refractory firebox of adequate size is built into each boiler.

The burners used with the boilers will be either Merco or Sun-Ray approved by the Board under Calendar Number 14-55-SA and Calendar Number 647-57-SA, respectively.

Each boiler will be provided with a photoelectric cell for automatic shut down in case of flame failure or ignition failure of the burner. Also suitable limit controls will be provided on the boiler. Temperature limit for hot water and low water and pressure limit for steam. A barometric damper is included.

Inspection and Test

A typical seven section boiler provided with a burner approved by the Board under Calendar Number 647-57-SA was inspected and tested at the premises of the Sun-Ray Burner Mfg. Corp., 139-24 Queens Boulevard, Jamaica.

The appliance operated satisfactorily burning No. 5 fuel oil. Flue gas CO₂ was better than 11% with a smoke reading between 0 and 1 on the Bacharach scale.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the

approval of the Smith-Mills Boiler Burner Unit, Model 25J4 when installed with an oil burner as approved by the Board under Calendar Number 114-55-SA or Calendar Number 647-57-SA provided that the installation will comply with the requirements of Article 12, Administrative Building Code and the Oil Burner Rules of the Board and further provided that each boiler shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 808-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

1027-57-SM

APPLICANT—Concrete Plank Co., Inc., owner.

SUBJECT—Application December 30, 1957—Concrete Plank Co., Inc., One Leg Precast Concrete Channel Roof and Floor Slabs, approval of.

APPEARANCES—

For Applicant: Edward A. Robinson.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 1027-57-SM.

Subject: One Leg Precast Concrete Channel Roof and Floor Slabs.

Concrete Plank Company, Inc., Jersey City, New Jersey, filed December 30, 1957 an application with the Board of Standards and Appeals for approval of the material known as One Leg Precast Concrete Channel Roof and Floor Slabs under the provisions of C26-618.0, C26-619. and C26-626.0 Administrative Building Code.

Purpose

The material is to be used as a floor or roof construction.

Description

The slab is a light weight precast concrete slab. The size is 24 inches wide, 4 inch leg and 1¼ inch web. The soffit or leg is reinforced by means of a 5/8 inch steel bar for the 8 feet 0 inch clear span and 3/4 for the 9 feet 8 inches clear span. The web reinforcement consists of a 4 inch by 4 inch electric welded wire mesh of 14 gauge protected by a 1/2 inch of concrete from the bottom. The mix used in the slab is 1 part of Portland cement to 4.3 parts (by volume) of approved aggregate.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts, Committee on Test and H. C. Clarke, Prof Engineer, conducting the tests. The tests were conducted in accordance with the requirements of C26-626.0 Administrative Building Code.

For the test, three spans were lapped together and supported on both ends on Steel I beams; the third unit was used for continuous support of the free hanging side of the side unit.

The construction was so loaded that the load was applied at the 1/3 point of the span.

MINUTES

Results were as follows:

Span 8 feet 4 inches center to center; bearing 0 feet-2 inches—clean span 8 feet-0 inch
Area under load = 16.67 square feet
Test was carried to load of 4717 pounds; not ultimate
 $4717 \div 16.67 = 282.9$ lbs./sq. feet
Safe carrying capacity = $282.7 \div 4 = 70.7$ lbs./sq. feet
Safe carrying capacity (superimposed load) = 70.7 lbs./sq. feet
Span 10 feet 0 inch C to C bearing 0 feet 2 inch—clear
Span 9 feet 8 inches
Area under load = 20 sq. feet
Ultimate Load = 5350 lbs.
 $5350 \div 20 = 267$ lbs. per sq. feet
Safe carrying capacity (superimposed load) = $267 \div 4 = 66\frac{3}{4}$ lbs./sq. feet

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as One Leg Precast Concrete Channel Roof and Floor Slab for use in New York City as an incombustible roof plank under the provisions of C26-619. o.b. when the fire protective covering is omitted from roof trusses as provided for under C26-618.0.a.c. Administrative Building Code; with loads and spans as follows:

Slabs $\frac{5}{8}$ inch reinforcement — 8 feet 0 inch Clear Span — 70.7 lbs./sq. feet
Slabs $\frac{3}{4}$ inch reinforcement — 9 feet 8 inch Clear Span — $66\frac{3}{4}$ lbs./sq. feet

The Committee further recommends the approval of the plank under the provisions of C26-620.0.c.1.b in Class 2 fire protected structures as a floor plank when used with a $\frac{7}{8}$ inch gypsum on cement plaster on metal lath.

The Committee further recommends that all planks shall be tagged, stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 1027-57-SM," or in lieu thereof, the bill of lading, bills of material or invoices may be similarly marked.

The Committee further recommends that the plank may also be marketed under the trade name of Cantilite Lap Plank.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this Material in accordance with the above report.

36-58-SA

APPLICANT—Melchior, Armstrong, Dessau Co., owner.
SUBJECT—Application January 27, 1958—Melco Roof-type Air Conditioning Units, MCR-81HA Combination Heating and Cooling and Model MCR-81A for Cooling only, approval of.

APPEARANCES—

For Applicant: Max Siegal.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 36-58-SA.

Subject: Melco Roof Type Air Conditioning Units, MCR-81HA Combination Heating and Cooling and Model MCR-81A for cooling only.

Melchoir, Armstrong, Dessau Company, Ridgefield, New Jersey filed January 27, 1958 an application with the Board of Standards and Appeals for approval of the Melco Roof Type Air Conditioning Units, Models MCR-81HA and MCR-81A for use in New York City under the provisions of Article 18, Chapter 19 and Article 12, Chapter 26, Administrative Code.

Purpose

Heating and Cooling units for residential or commercial use.

Description

The Melco Model MCR-81HA is a combined heating and cooling unit designed for roof installation.

The cooling unit consists of a Copelametic $7\frac{1}{2}$ HP compressor with air cooled condenser. Refrigerant charge is 20 pounds of F-22. A fusible plug is provided on the receiver for pressure relief.

The heating element is a gas furnace. It is a Reznor Model DS-200 previously approved by the Board under Calendar Number 449-40-SA. It has a built-in draft diverter, automatic fan and limit control and a safety pilot of the thermocouple type with 100% shut-off.

The entire system is enclosed in an insulated weather-proof casing for outdoor operation. Conditioned air is supplied through an air duct joining the unit on the roof and the area below.

The cooling capacity is 87000 BTU per hour and the heat input rating is 200,000 BTU per hour.

The MCR-81A is the cooling unit only.

Inspection and Test

All details of construction were examined by Asst. Engr. G. F. Sklenarik, Committee on Test.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Melco Roof Type Air Conditioning Units, Models MCR81HA and MCR81A for use in New York City when installed in accordance with this report and the requirements of Article 18, Chapter 19, and Article 12, Chapter 26 Administrative Code except that the furnace need not be connected to a legal chimney or separate flue, all electrical work to conform to the Electrical Code of the City of New York and provided that each unit shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 36-58-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

250-56-A

APPLICANT—Charles M. Spindler, for 55 Hope Street Realty Corp., owner; Meilech Gross, lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from an order and a decision of the Fire Commissioner—storage of combustible fibre, etc.; previously granted on condition.

PREMISES AFFECTED—57 Hope Street, north side, 100 feet east of Havemeyer Street, Block 2369, Lot 40, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Request for reopening and amendment of resolution denied.

THE VOTE TO REOPEN AND AMEND:

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating,
Commissioner Kleinert, Commissioner Foley and
Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 25, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the premises were inspected previously by certain members of the Board who found the housekeeping conditions such they were not willing to approve the storage of more than one ton of loose material; and the premises have again been inspected by a committee of the Board.

Resolved, that the request for reopening and amendment of resolution be and it hereby is *denied*.

441-57-A

APPLICANT—Samuel Rosenblum, for Towers Warehouses, Inc., owner.

SUBJECT—Application June 4, 1957—Appeal from a decision of the Borough Superintendent, re standpipe system.

PREMISES AFFECTED—511-525 West 22nd Street, north side, 150 feet 6 inches west of 10th Avenue, Block 694, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and
Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 17, 1957 on Misc. Applic. 587/56 reads:

"1. The removal of primary water supply (gravity tank) in a structure exceeding 10,000 square feet in area and being over 75 feet in height, is contrary to Sections C26-1405.0 and C26-1381.0 of the Administrative Code, relating to Standpipe systems."

and

WHEREAS, the applicant states that the building is 6 stories, 83 feet 6 inches in height, 197 feet front by 98 feet 9 inches in depth at first floor, 197 feet front by 86 feet in depth at typical floor of Class 3 construction, erected 1894 located in an unrestricted use A area Class 2 Height District, and used and occupied since 1954 as follows: cellar—storage, no persons; first floor—storage and office, 5 persons; second to sixth floors—United States Bonded Warehouse, 12 persons in the entire building; that no change in use or occupancy is proposed, the building will be equipped with a dry standpipe system, there is an approved two-source sprinkler system throughout, there are two 3 foot 8 inch wide interior wood stairs fireproof enclosed equipped with fireproof self closing doors and leading from roof bulkhead direct to street and two fire escapes on the front extending to street by counter balance stair, window and door openings on the course of the fire escape are fire proof self closing; and

WHEREAS, Certificate of Occupancy #11479 issued October 4, 1926 against Alteration Application 847 of 1926 permits the use of the building throughout as a warehouse with an occupancy of 4 persons in the cellar; 10 on the first floor; 35 on the second and 10 on each of third to sixth floors inclusive; and

WHEREAS, the applicant states that the existing standpipe tank on the roof has deteriorated and is no longer efficient; and it is proposed to remove the tank and use the stand-

pipe system as a dry system; that the building is equipped with a two-source automatic sprinkler system with supervisory alarm service; that at the time of erection no standpipe system was required; and

WHEREAS, the applicant contends that while Section C26-1381 requires a standpipe for buildings over 10,000 square feet in area it also provides in paragraph 3(b) 2 that standpipes are not required in buildings two stories and 20,000 square feet in area where the occupancy is not hazardous; and that in paragraph 3(b) 3 no standpipe is required in buildings six stories or 75 feet in height provided the building is equipped with an approved sprinkler system with two approved sources of supply; and

WHEREAS, the applicant contends that the building is divided into two sections having an area of 7406 square feet and 12047 square feet on the cellar and first floor only; that above the first floor the areas are 5700 square feet and 9282 square feet; that if the wall thickness's were taken out these areas would be further reduced; that the areas above the first floor are less than would require a standpipe even if there were no sprinkler in the building; that as there is a two-source sprinkler system there should be no requirement for a standpipe; however, it is proposed to maintain the standpipe system as a dry system properly capped and to remove the old worn out standpipe tank.

Resolved, that the decision of the Borough Superintendent, dated May 17, 1958, acting on Misc. App. 587/56 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the existing standpipe system without a tank to be maintained as a dry system in view of the two-story sprinkler system throughout the building *on condition* that such sprinkler system shall comply with the requirements therefor; that supervisory alarm system shall be maintained; and that the building shall comply in all other respects with all laws, rules and regulations applicable thereto.

467-57-A

APPLICANT—Robert J. Crinnion, for Vincent Macri, owner.

SUBJECT—Application June 20, 1957—Appeal from a decision of the Borough Superintendent, re factory building, egress, live load, etc.

PREMISES AFFECTED—2239 Webster Avenue, northwest corner of East 182nd Street, Block 3143, Lot 175, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated June 17, 1957 on Alteration Application 540/56 reads:

"1. In a structure erected after October 1, 1913 (NB 2347/21) and to be converted to factory use, a fire escape may not be used as a required means of egress, Section 270 Labor Law.

2. Provide for 120 pounds of live load on 2nd floor for factory use. (7.3.2.3 B.C.).

3. Locate ladder and scuttle to roof in stair hall."

and

WHEREAS, the applicant states that the building is 2 stories, 25 feet in height, 31 feet front by 100 feet in depth at first floor, 90 feet in depth at typical floor, of Class 3 construction, erected 1921, located in a business use B area, Class 1½ height district, and used and occupied since 1955, cellar—storage for stores, no persons; first floor—stores, 10 persons; second floor—office, and now proposed to be used and occupied without change except that the second floor will be used for the manufacturing of ladies dresses with an occupancy of 30 persons; that the building is provided with one

MINUTES

3 foot 8 inch wide steel interior stairs enclosed at first floor with terra cotta blocks and at second floor with studs, wire lath and cement plaster, equipped with one-hour rated self-closing fireproof doors leading direct to street, there is an iron ladder to the roof located outside the building; that there is one existing fire escape on the south side of the building extending to roof by ladder and proposed to be replaced with a fire escape extending to roof by ladder and to street by a ladder; and

WHEREAS, Certificate of Occupancy No. 609 issued June 5, 1922 against New Building Application 2347 of 1921, describes the building as 2 stories brick construction, classified as public market and offices and permits an occupancy of 10 persons on the second floor there is a live load of 120 pounds on the first floor and 60 pounds on the second; and

WHEREAS, the applicant requests that the Board permit the installation of a new Labor Law fire escape with counter balanced stair leading from second floor direct to 182nd street; and

WHEREAS, the applicant contends that to provide an interior stair in a building of this size remote from the existing stair would be a practical difficulty and result in a substantial decrease in rentable floor area; and

WHEREAS, the applicant requests the Board permit the occupancy of the second floor for light manufacturing (dress shop) although the present floor construction is capable of sustaining only a superimposed live load of 100 pounds per square foot; and requests that the Board accept the location of the iron ladder to the roof just outside the building at the second floor and which leads to the roof of the main structure from the roof of the one story rear extension; and

WHEREAS, the owner was convicted and fined in Municipal Term Magistrate's Court February 19, 1957, on a charge of violation of the Building and Administrative Code; and

WHEREAS, Violation No. C520-56 was issued March 22, 1956 for changing the occupancy of the second floor from office and pool room to factory use without approval and a new Certificate of Occupancy; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 540/56, Objection Nos. 1, 2 and 3, and that the appeal be and it hereby is *granted*, to permit the two means of exit as proposed and shown on plans filed with this appeal, marked "Received June 20, 1957," 2 sheets and "May 9, 1958," 2 sheets, consisting of an interior stairs leading directly to East 182nd Street and a Labor Law fire escape from roof to street on the south side of the building, as shown on such plans, that as to Objection 2, the liveload of the second floor shall be not less than 100 lbs. per superficial foot; and as to Objection 3, that the ladder to roof shall be installed from the first story extension to the roof, as shown on such plans, provided there is a means of exit to the street or yard from such first story extension.

475-57-A

APPLICANT—Otto J. and Warren A. Sambach, for Marlette Corp., owner.

SUBJECT—Application June 21, 1957—Appeal from a decision of Borough Superintendent, re egress, stairs, etc.

PREMISES AFFECTED—37-21 30th Street, east side, 115 feet south of 37th Avenue, Block 372, Lot 8, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Warren A. Sambach.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 5
..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 29, 1958 on Alteration Application 1542/56 reads:

"1. Provide 2 legal means of egress from 3 story structure to conform with 6.1.2.2.3. A. C." and

WHEREAS, the applicant states that the building is 3 stories 38 feet in height, 155.01 feet front by 180.33 feet in depth; at first floor 50 feet front by 90.1 feet in depth at typical floor, of Class 3 construction, erected 1912, located in an unrestricted use B area Class 1½ height district, and used and occupied since 1946 for storage throughout, no occupants, no change in use is proposed but the number of occupants is now proposed to be increased to 4 persons per floor, the building is provided with a voluntary sprinkler system throughout with central station alarm, there is one 2 foot 10 inch wide wood stairs enclosed in partitions of wood stud/cement plaster, both sides equipped with kalamein self-closing doors leading direct to street and provided with a ladder and scuttle to roof and one fire escape on the rear extending to roof by stair and to street through yard by ladder with egress to 31st street across the one story roof of the sprinklered building to cantilevered fire stair leading to 31st street; and

WHEREAS, plans filed with this appeal indicate that the fire escape does not extend to roof by stairs but is provided with a steel ladder from the top balcony to the roof; and

WHEREAS, the applicant states that it acquired the one story building in 1932 and the three story building in question in 1946; that from 1946 to 1955 the three story building was used only for storage on the second and third floors and on the first floor for shipping and receiving; that the first floor is now used for storage of excess manufactured products, templates and moulds no longer used in manufacturing; that this three story building is sprinkled throughout and there is a central watchman's service seven days a week, 24 hours a day; that the building was erected in 1912 for use as stable and garage; that there is an existing outside fire escape which leads down to a roof of an adjoining building and thence to the street by a cantilevered fire escape stairway; and

WHEREAS, the applicant contends that the installation of an additional stairway would be a hardship as there are no occupants in the building above the first floor; and

WHEREAS, there was a conviction June 13, 1957 in Municipal Term Magistrate's Court on charge of violation of section C26-185.0 of the Administrative Code; and

WHEREAS, violation No. 1541/56 was issued by the Borough Superintendent for changing the occupancy by maintaining combined Buildings for single use with a certificate of occupancy covering all buildings on the plot; and

WHEREAS, Certificate of Occupancy No. 27042 was issued December 15, 1926 against New Building Application 15879 for a one story brick garage, Certificate of Occupancy No. 30783 was issued June 28, 1927 against New Building Application 21613 of 1926 for a one story brick factory, Certificate of Occupancy No. 30784 was issued June 28, 1927 against New Building Application 21614 of 1926, for a one story brick factory; and Certificate of Occupancy No. 30785 was issued June 28, 1927 against new building application 21615 of 1926 for a one story brick factory, and that no certificate of occupancy has been issued for the three story portion of the building now in question which was erected in 1912.

Resolved, that the decision of the Borough Superintendent, dated April 29, 1958, acting on Alt. App. 1542-56, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that across the rear one-story roof to reach the counterbalanced stairway to 31st Street there shall be a passageway of steel grid flame protected underneath from such stairway to the counterbalanced stair to street; that such steel passageway shall be not less than eight inches above the level of the roof; that there shall also be a means of crossing the parapet to the adjoining roof to provide another way of reaching a safer

MINUTES

condition; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the voluntary sprinkler system with central station alarm shall be maintained throughout the building.

11-58-A

APPLICANT—Martin J. Lipka, for Jewish Community Center of Springfield Gardens, owner.

SUBJECT—Application March 10, 1958—Appeal from a decision of the Borough Superintendent, re erection of Class 4 structures for religious and social gatherings—exits, etc.

PREMISES AFFECTED—144-42 180th Street, southwest corner of South Conduit Avenue, Block 13318, Lot 59, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Irving Siegel, Meyer A. Kaplan and Alfred D. Lerner.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 20, 1958, on Alteration Application 198/58 reads:

"1. The erection of a Class 4 wood frame structure (to be moved from another lot) as a Religious and Social gatherings building exceeding 600 square feet in area is contrary to 4.2.1 Table Building Code.

2. Width of exit doors indicated is contrary to 6.2.1 Building Code."

WHEREAS, the applicant states that the building is one story, 18 feet in height, 20 feet 4 inches front by 48 feet 4 inches in depth, of Class 4 construction; proposed to be erected on a lot 107.58 feet by 91.66 feet irregular in area, in a residence use E-1 area Class one-half height district; and used and occupied first floor religious and social gatherings, 70 persons; attic: files and coats, no persons; that the building is provided with one 3 feet 8 inch wide interior unenclosed wood stair which leads direct to street; and

WHEREAS, the applicant states that the building has been purchased from a church in the neighborhood and is proposed to be used for religious and social gathering purposes when erected on the lot in question; and

WHEREAS, the applicant contends that it cannot afford to put up a new building at this time, and cannot continue to meet in hired halls because the rental costs are prohibitive, and are depleting the congregation financial resources; and it is therefore requested that the Board grant permission to use the building as proposed; and

WHEREAS, Specification Sheet filed with Alteration Application 198/58 indicates the proposed occupancy of the first floor to be 50 persons, with 40 pounds live load and the second floor to have no occupancy and 60 pounds live load; and

WHEREAS, plans filed with such alteration application and with this appeal indicates that the first floor will consist of concrete floor on ground.

Resolved, that the decision of the Borough Superintendent, dated February 20, 1958, acting on Alt. App. 198/58, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted* for a term of five years *on condition* that the building shall not be increased in height or area and shall comply with the requirements of the Zoning Resolution as to yards and courts and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the building shall be as shown on plans filed with this appeal marked "Received May 16, 1958" one sheet, showing the coverage only as to the first floor with the second floor complying with such area; that there shall be no cellar under the building and no occupancy in the attic story.

829-56-A

APPLICANT—Lama, Proskauer and Prober, for Jenny Lazzaro, owner.

SUBJECT—Application November 26, 1956—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—84 University Place, west side, 48 feet north of East 11th Street, Block 569, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Laid over to June 24, 1958, at 2 P.M. for inspection and decision; hearing closed.

349-57-A

APPLICANT—Herman Kron, for Wallace Furniture Corp., owner.

SUBJECT—Application April 22, 1957—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—507 East 80th Street, north side, 148 feet east of York Avenue, Block 1577, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Laid over to June 24, 1958, at 2 P. M. for inspection and decision; hearing closed.

418-31-BZ—Vol. IV

APPLICANT—Ingram S. Carner, for Hamilton Holding Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 14, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7e of the Zoning Resolution, permitting in a business use district, the extension and alteration of existing gasoline service station to include auto repairs, wheel alignment, brake testing, automatic car wash, office, storage and sale of auto accessories, 11 one car garages.

PREMISES AFFECTED—1036-1060 McDonald Avenue, and 2-18 Parkvill Avenue, southwest corner and 1901-1923 47th Street, Block 5452, Lots 37 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on January 29, 1957, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 14, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 10, 1934, as thereafter *amended* by resolutions adopted through May 14, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 717/55)

MINUTES

345-32-BZ—Vol. II

APPLICANT—George P. Ames, for Otto Striebel, owner.
SUBJECT—Application for consideration—reopening and extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7e, 7h and 7i of the Zoning Resolution, permitting in a residence and local retail use district, the change in occupancy from dwelling, three car accessory garage and storage of contractor's equipment in open yard (previously granted for a gasoline service station on lot 105, for a term of years and extended from time to time—expired 6/17/42) to motor vehicle repair shop, brake and battery service, fender and body work, spraying and painting, office and open grease pits and permitting the parking of customer's cars.

PREMISES AFFECTED—200-09 47th Avenue, north side, 63 feet, west of 202nd Street, Block 5559, Lots 101 and 105, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: George P. Ames and Otto Striebel.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 11, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 28, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 11, 1954, as thereafter *amended* by resolutions adopted through May 28, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1093/52)

18-37-BZ—Vol. III

APPLICANT—Carl H. Salminen, for Kinney Motors, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7h and 7i of the Zoning Resolution, permitting in a residence and business use, C and D area district, the reconstruction and extension of existing building (presently used as an auto service station, auto laundry, body shop, paint spraying shop, brake inspection and adjustment, lubrication and grease pits, auto accessories and parts, with an office on 2nd floor), using more than the area permitted, and proposed to be used as a show room and a service station for new and old cars, auto laundry, body shop, tool room, parts department and accessories, garage for more than five motor vehicles, gasoline pump for owner's use, unloading area, locker rooms and office on 1st floor; with offices, new car conditioning and accessory room on 2nd floor; and to permit the parking and storage of cars on roof and also to permit the parking of customers' cars and trucks on open portion of plot (previously denied, a gasoline service station and garage for more than five motor vehicles) and later granted the rearrangement of existing premises and additional premises as to parking, and motor vehicle repairs, brake testing, greasing and oxyacetylene torch for welding, and painting for a term of years.

PREMISES AFFECTED—2166-2190 Coney Island Avenue west side, 100 feet 4 $\frac{3}{8}$ inches south of 1st Court, Block 6685B, Lots 34, 37 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Carl H. Salminen and Lewis F. X. Cotig nola.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on May 26, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on June 4, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 11, 1952, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the owner that delay in commencing work was caused by inability to clear the title and that now in view of increasing construction costs, they may wish to ask the Board for an amendment, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 3209/51)

738-38-BZ

APPLICANT—Peggy Cooney, for Mary Hasselmann, Eileen McGura and Tom Bartley, et al, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Acting Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the extension of a gasoline service station and the erection and maintenance of a building to be used as a gasoline service station, office, lubricatory, auto laundry and the sale of accessories.

PREMISES AFFECTED—1815-1825 Ocean Avenue, east side, 280 feet south of Avenue M, Block 7656, Lot 55 and part of Lots 51, 54 and 58, Borough of Brooklyn.

APPEARANCES—

For Applicant: Peggy Cooney and E. N. Snackenberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 30, 1940, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 25, 1941; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 30, 1940, only so far as it has reference to the number of gasoline storage tanks, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks may be increased to ten 550 gallon approved tanks, instead of five, and that the existing five tanks shall be tested by the Fire Commissioner as to their structural condition; that the parkway type of pumps required in the above

MINUTES

cited resolution may be discontinued and new pumps of an approved low type substituted; that such pumps shall be located fifteen feet from the street building line and the planting area at the building line between pumps and the entrance may be omitted, provided that the planting on either side of the building line shall be continued in good condition; and that in all other respects the resolution above cited shall be complied with." (Gas Tank 3438/57)

4-39-BZ—Vol IV

APPLICANT—Esso Standard Oil Company, owner.
SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, the erection of a gasoline service station, lubritorium and car washing for a term of years.
REMISES AFFECTED—178-02 to 178-08 Union Turnpike, south side, 400 feet east of Utopia Parkway, Block 7227, part of Lot 24, Flushing, Borough of Queens.
APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. IV, on July 23, 1946, on certain conditions; and
WHEREAS, plans submitted as being in substantial compliance with the Board's resolution were approved on March 1, 1947; and
WHEREAS, time to obtain permits and complete the work as extended from time to time and last extended on September 21, 1948; and
WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 23, 1946, as hereafter *amended* by resolutions adopted through September 21, 1948, only insofar as it has reference to gasoline storage tanks so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks as shown on revised plans marked 'Received May 7, 1958', one sheet, as passed on by the Borough Superintendent under Misc. App. 363/58, objection May 15, 1958, and that in all other respects the resolution above cited shall be complied with."

-41-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Greatco Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 9, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7h and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office and storeroom for storage and sale of accessories, minor repairs with hand tools only and parking for more than 5 motor vehicles.
REMISES AFFECTED—3349-3359 Webster Avenue, west side, 176.98 feet south of Gun Hill Road, Block 3355, Lot 126, Borough of The Bronx.

APPEARANCES—

For Applicant: Patrick D. Concagh.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 9, 1957, on certain conditions; and

WHEREAS, the resolution was amended on July 16, 1957; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 9, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant the work is substantially completed, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 9/56)

724-50-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Laram Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 and 7c of the Zoning Resolution, permitting in a residence use district, the roofing over of the brick walled yard on the east portion of the plot that is to be used for factory purposes.

PREMISES AFFECTED—2241 Light Street, northeast corner of Rombouts Avenue, Block 4951, Lot 20, Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Zlochower.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on February 25, 1958, on certain conditions; and

WHEREAS, the resolution was again amended on April 15, 1958; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on February 25, 1958, as *amended* by resolution adopted April 15, 1958, by adding thereto:

"that in view of the fact the building is a corner building, the area of which is approximately 10,000 sq. ft., that the two openings in the wall between the corner section and the interior section recently roofed may be continued without fire doors." (Alt. App. 124/56)

607-51-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7i and 7h of the Zoning Resolution, permitting in a local retail use district, for a term of 15 years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and accessories,

MINUTES

motor vehicles repairs and office and the parking of cars waiting to be serviced.

PREMISES AFFECTED—79-02 to 79-04 162nd Street and 161-01 to 161-11 Union Turnpike, northwest corner, 161-02 to 161-12 79th Avenue, Block 6842, Lots 16 and 18, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 4, 1952, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on May 22, 1952; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 4, 1952, as thereafter amended by resolutions adopted through May 22, 1952, by adding thereto:

"that there may be four additional 550 gallon approved gasoline storage tanks; that there may be one additional low approved dual type dispensing pumps as shown on revised plans marked "Received May 7, 1958," one sheet, *on condition* that in all other respects the requirements of the resolution above cited shall be complied with; as passed by the Borough Superintendent under Misc. App. 316/58, objection dated May 15, 1958."

283-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Gussie Toback, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 30, 1957—re Application, decision of the Borough Superintendent; previously granted on condition under section 7c of the Zoning Resolution, permitting in a manufacturing and residence use district, to maintain the present use of a sheet metal fabricating shop and office in the portion of the building in the manufacturing use and extend such use to the portion of the building in the residence use district and include welding.

PREMISES AFFECTED—241-247 Bay Ridge Avenue, north side, 293 feet 3 inches west of 3rd Avenue, Block 5862, Lot 66, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 30, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 30, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been completed and the issuance of a cer-

tificate of occupancy has been held up pending an extension of time by the Board, that all permits required including a certificate of occupancy, shall be obtained within six months from the date of this *amended* resolution." (Alt. App. 145/56.)

363-56-BZ

APPLICANT—Ingram S. Carner, for Cambria Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition under sections 21, 7A and 7e of the Zoning Resolution permitting in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, office, sales and storage of auto accessories, car washing (non-automatic) ground signs, parking of cars waiting to be serviced, show window and signs within 75 feet of the residence use district; building within the required 20 feet setback.

PREMISES AFFECTED—228-12, to 228-20 Linden Boulevard and 117-02 to 117-10 229th Street, southwest corner Block 12745, Lot 6, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 0

Negative: 0

Absent: Vice Chairman Keating 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 26, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on February 26, 1957, only so far as it has reference to the gasoline storage tanks, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks, as passed on by the Borough Superintendent under N.B. 755/56 applicant to file a copy of the decision of the Borough Superintendent."

566-56-BZ

APPLICANT—Burke, Green & Groh, for Alexander Kulch owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7i of the Zoning Resolution permitting in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubrication, office and accessories sales, minor repairs with hand tools only and parking of more than 5 motor vehicles.

PREMISES AFFECTED—159-01 to 159-09 South Road northeast corner of 159th Street, Block 10117, Lot 51 Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John Hawley.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 25, 1957, on certain conditions; and

MINUTES

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 25, 1957, only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (N. B. App. 2208/56).

584-57-BZ

APPLICANT—Esso Standard Oil Company, conditional lessee, for Louis C. Kaye, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution, location of pumps—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7e, 7i, 7h and 7A of the Zoning Resolution, permitting on a plot located partly within a business use district and partly within a residence use district, on a portion of the plot within the business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing—non-automatic, office and storage and sale of auto accessories, parking and storage of more than five (5) cars and on the portion of the plot in a residence use district the parking and storage of cars, with a ground sign in a business use district, and with curb cuts within 75 feet of residence district for a stated term of fifteen (15) years.

PREMISES AFFECTED—1841-1849 Cornega Avenue (1845 official), southeast corner of Beach 19th Street, Block 79, Lot 1, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant Joseph B. Lynch.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 11, 1958, on certain conditions; and

WHEREAS, this applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 11, 1958 as follows:

"that temporarily the pumps may be located fifteen feet from the existing line on Cornega Avenue and on Beach 19th Street provided that when the widening of such street is accomplished and the property is taken by the City the pumps shall be moved back so as to be fifteen feet therefrom; that the arc proposed at the corner shall be established and as shown on plans marked "Received January 29, 1958", one sheet, that the accessory building may be constructed with the roof as shown on revised plans marked "Received May 26, 1958", 2 sheets; that such building may be 60 feet and one inch by 30 feet instead of 61 feet no inches by 30 feet; that the curb cut on Beach 19th Street may be located ten feet from the intersection and other curb cuts shall be shown on such plans; and that in all other respects the requirements of the resolution above cited shall be complied with." (N.B. 2665/57)

88-23-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Gal Garage Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted

on condition, permitting in a residence district the erection and maintenance of a garage for the storage of more than 5 motor vehicles.

PREMISES AFFECTED—653-661 St. Nicholas Avenue, west side, 372.5 feet north of West 141st Street, Block 2050, Lot 149, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider proposed extension.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

335-35-BZ—Vol. IV

APPLICANT—Burke, Green & Groh, for Anrob Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 30, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the extension of the existing use of a storage warehouse (stores, plumbing fixtures, etc.) 5 car garage and loading platform.

PREMISES AFFECTED—167-01 to 167-11 108th Road, northeast corner of 167th Street, Block 10176, Lot 12, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John Hawley.

ACTION OF BOARD—Application reopened and set for hearing on June 24, 1958, at 10 A.M., subject to the regular procedure, waiving all requirements except two publications in the Bulletin and a new decision of the Borough Superintendent, time for completion having elapsed on April 30, 1958.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

348-56-BZ

APPLICANT—Burke, Green & Groh, for Mary Ryback, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 30, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales room, car wash (non-automatic), minor repairs and parking for more than five cars waiting for service.

PREMISES AFFECTED—175-15 Rockaway Boulevard, southeast corner of 149th Avenue, Block 13381, Lot 30, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: John Hawley.

ACTION OF BOARD—Application reopened and set for hearing June 24, 1958, at 10 A.M., to consider extension of time to complete in view of time having expired, subject to the regular procedure, except to permit two publications in the Bulletin and a new decision of the Borough Superintendent.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

MINUTES

609-56-BZ

APPLICANT—Ingram S. Carner, for Charles Cintron, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 19, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 21 and 7c of the Zoning Resolution, permitting in a residence use district, the erection of a new service building and extend the present use of the gasoline service station, office, laundry and auto repairs to include car washing (non-automatic); minor repairs with hand tools only, sales and storage of auto accessories and parts and parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—143-02 to 143-06 Springfield Boulevard and 186-16 to 186-24 143rd Avenue, southwest corner, Block 13082, Lot 26, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and set for hearing June 24, 1958, at 10 A.M., to permit notice by two publications in the Bulletin, and waiving all other requirements except a new decision from the Borough Superintendent, in view of date for completion having expired on March 19, 1958.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

714-56-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Louis Fayne, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7i, 7h and 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubrication, car wash, motor vehicle repairs with hand tools only, storage, office, sales and parking and storage of more than 5 cars.

PREMISES AFFECTED—1346 Edward L. Grant Highway, east side, 369 feet north of West 169th Street, Block 2871, Lots 81, 83 and 77 part of, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

852-55-BZ

APPLICANT—Herman Kron, for Wallace Furniture Corp., owner; Max August, lessee.

SUBJECT—Application October 18, 1955—decision of the Borough Superintendent under section 7f of the zoning resolution, to permit in a residence use district, the change in occupancy of the five story building from a laundry and factory to factory, storage and showroom.

PREMISES AFFECTED—507 East 80th Street, north side, 148 feet east of York Avenue, Block 1577, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keat-

ing, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

Adjourned: 4:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 15, 1958, as they appeared in Bulletin No. 16, Vol. 43, hereby corrected to read as follows:

844-57-BZ

APPLICANT—Charles M. Spindler, for William Saloy and Fred A. Widulski, owners.

SUBJECT—Application November 20, 1957—decision of The Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a modern gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—87-13 to 87-25 Rockaway Boulevard (87-19 official) and 97-48 to 97-58 88th Street, northwest corner, Block 9060, Lot 25, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 25, 1958 after due notice by publication in the Bulletin; laid over to April 15, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Rockaway Boulevard are in a business use, D area, class 1 height district; 87th Street and 88th Street are in business and residence use, D area, class 1 height districts; 97th Avenue is in a residence use, D area, class 1 height district; that there has been no change in these designations since July 25, 1916; and

WHEREAS, the decision of the Borough Superintendent, dated October 25, 1957 acting on N. B. Applic. No. 3449-57, reads:

"1. The proposed erection of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles and an auto safety inspection station on a lot in a business use district is contrary to Art. 2, Sec. 4(a) items 29 and 46 of the Z. R.

2. Proposed erection of a ground sign in a business district is contrary to Art. 2, Sec. 4(a) item 49 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 137.46 feet frontage by 108-73 feet in depth, irregular; that the existing small frame dwelling and garage, together with the advertising sign and fences will be removed if this application is granted; that it is proposed to develop the site with a modern masonry building with face brick on all four sides; that pumps will be of the low approved type and will be located only on the Rockaway Boulevard frontage and will be set back fifteen feet from the building line; that a five foot high woven wire fence on a six inch concrete curb will be erected along the north and east lot lines and also along the 88th Street building line; that shrubbery will be provided wherever the fence is erected

MINUTES

and protected by a six inch by eight inch concrete curb; and

WHEREAS, the applicant contends that Rockaway Boulevard is a heavily travelled artery; that the site is also practically on the corner of 101st Avenue which is likewise a very heavily travelled artery; that adjoining the site on the west is a building material yard extending for the balance of the block; that there is a gas service station on the entire triangle of Rockaway Boulevard, 101st Avenue and 89th Street in block 9090, lot 21; that there is likewise a gas station on the southeast corner of Rockaway Boulevard and 8th Street in block 9090, lot 1; that there is a motor vehicle repair shop and auto parking in the northeast corner of Rockaway Boulevard and 89th Street in block 9093, lot 1 and adjoining this site, while not in the area, there is another gas station which was the subject of a grant by the Board under Cal. No. 865-55-BZ; that on the north side of Rockaway Boulevard between 87th Street and 86th Street, there is a building material storage yard, block 9058, lot 18, and also a motor vehicle repair shop in block 9058, lot 24; that there is also a lumber yard on the southeast corner of Rockaway Boulevard and 86th Street, block 9059, lots 33 and 36, and also a junk shop on 86th Street, block 9057, lot 69; that the predominant motor vehicle uses along Rockaway Boulevard indicate the feasibility of the proposed gas station; that there is no demand for additional stores in the area, the area being generally small single family dwellings, and the site could not support additional stores; and

WHEREAS, the applicant states that the present owners have held title to the property since January 24, 1957; that the assessed valuation of land is \$5,500 and of the building \$3,500 making a total of \$9,000; that the building was erected in 1923; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7f or a term of fifteen years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received November 20, 1957", 4 sheets, on condition that the accessory building shall be of the design and arrangement as indicated and shall be faced with face brick on all sides; that there shall be no cellar under the accessory building which shall comply in all other respects with the requirements of the Building Code; that pumps shall be of a low approved type erected not nearer than 15 feet to the street building line; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that on the exterior lot line to the east there shall be a woven wire fence of the chainlink type for a distance of forty feet from the accessory building toward Rockaway Boulevard and with suitable terminating post; that a similar fence shall be erected on the northerly lot line from the accessory building to the westerly corner of the plot and thence southerly to the street line of Rockaway Boulevard with suitable terminating post; that such fences as above required shall be on masonry bases to a stated height of five feet six inches; that curb cuts shall be restricted to two curb cuts to Rockaway Boulevard each not over thirty feet in width where shown and one not over 25 feet in width, as shown, on 88th Street; that along the fence there shall be a planting area maintained with suitable material, as shown, properly protected with masonry curbing not less than eight inches in height and six inches in width; that the balance of the site where not occupied by accessory building and planting shall be paved with concrete or asphaltic pavement; that such portable fire-fighting

appliances shall be maintained as the Fire Commissioner shall direct; that sidewalks abutting the premises shall be reconstructed or restored to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs and advertising devices but permitting the erection within the intersection of a post standard for supporting a sign, which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line, at right angles to Rockaway Boulevard, for a distance of not over four feet; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

*Correction—Additional clause inserted in the resolution as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 10, 1956, as they appeared in Bulletin No. 16, Vol. 41, hereby corrected to read as follows:

703-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Company, owner.

SUBJECT—Application for consideration—reopening as to amendment as extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a local retail use district, the re-erection and maintenance of a former gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—130-39 Merrick Boulevard and 127-34 to 127-42 Farmers Boulevard, northwest corner, Block 12494, Lot 1, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 20, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 26, 1955; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 20, 1954, as thereafter amended by resolution adopted through April 26, 1954 by adding thereto:

"that in the event owner desires to change the size of the building to 28 feet by 58 feet and to relocate such accessory building on the plot in the position as indicated on revised plans marked 'Received April 3, 1956' (2 sheets) and to rearrange the interior layout of the building and to add a chimney and to install four pumps, in lieu of six previously permitted, such changes may be permitted on condition that the resolution above cited shall be complied with in all other respects and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution." (N.B. App. 3621/53).

* Correction—Address of premises affected corrected to read 130-39 Merrick Boulevard and 127-34 to 127-42 Farmers Boulevard, northwest corner, Block 12494, Lot 1, Springfield, Borough of Queens.

3

University of Illinois Library
Serials Dept.
Urbana, Ill.

MINUTES

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 15, 1958, as they appeared in Bulletin No. 16, Vol. 43, hereby corrected to read as follows:

3-29-BZ—Vol. II

APPLICANT—Kenneth W. Milnes, for Edward J. Macaluso, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7f, 7i and 21 of the Zoning Resolution, permitting in a retail use E-1 area district, the proposed extension of a gasoline service station, to include office, sales, car wash, lubritorium and motor vehicle repairs, proposed extension has less than 15 feet rear yard as required.

PREMISES AFFECTED—920 Hylan Boulevard, south side, 120 feet east of Linwood Avenue, Block 3266, Lot 7, Grasmere, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner
Sleeper 2

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on November 14, 1956, on certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 28, 1928 as thereafter *amended* by resolutions adopted through November 14, 1956, by adding thereto:

“that there may be two additional 550 gallon approved gasoline storage tanks making a total of five; that there may be two additional curb cuts of 30 feet in width, as shown, to Hylan Boulevard making a total of four curb cuts; that there may be a total of two post standards, one toward the west and one toward the east, *in accordance with plans filed by request of the Board, marked ‘Received May 20, 1958,’ one sheet as passed on by the Borough Superintendent under B.N. 113-58, disapproved May 14, 1958; that in all other respects the requirements of the resolution above cited shall be complied with.*”

* Correction—Additional clause inserted in the resolution in reference to a plan filed, all as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 15, 1958, as they appeared in Bulletin No. 16, Vol. 43, hereby corrected to read as follows:

642-29-BZ—Vol. IV

APPLICANT—Herman Kron, for 49-51 Lexington Avenue, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, the reconstruction of the present gasoline station and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than 5 cars and sale of used cars.

PREMISES AFFECTED—137-159 East 98th Street and 2-14 Blake Avenue, southeast corner, Block 3548, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner
Sleeper 2

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on February 18, 1958, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 14, 1947 as thereafter *amended* by resolutions adopted through February 18, 1958 in the following respects:

“that the pumps may be rearranged so as to have two islands instead of three; and denied as to the location of the toilet doors; and that there may be two curb cuts to Union Street each 30 feet in width and that there may be one 35 foot curb cut and two 30 foot curb cuts on 98th Street, all as shown on revised plans marked ‘Received March 18, 1958,’ one sheet.” (N.B. 31/57.)

* Correction—In the last line of the resolution, “Alt. 31/57” changed to “N.B. 31/57.”

2.05

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 23

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

SEAN P. KEATING, Vice Chairman

EDWIN W. KLEINERT

MAX H. FOLEY

HAROLD R. SLEEPER

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

CONTENTS

Petition and Certiorari Order Served on The Board of
Standards and Appeals.

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, June 3,
1958, Affecting Calendar Numbers 648-20-BZ—Vol. II,
1017-57-A, 70-37-BZ—Vol. III, 569-46-BZ—Vol. III,
1106-48-BZ—Vol. II, 585-52-BZ—Vol. IV, 729-52-BZ—
Vol. II, 902-52-BZ—Vol. III, 171-53-BZ—Vol. II, 688-
54-BZ, 894-56-BZ, 151-57-BZ—Vol. II, 603-57-BZ,
604-57-A, 677-57-BZ, 742-57-BZ, 864-57-BZ, 915-57-
BZ, 949-57-BZ, 957-57-BZ, 970-57-BZ, 977-57-BZ, 993-
57-BZ, 1-58-BZ, 6-58-BZ, 38-58-BZ, 39-58-BZ, 574-21-
BZ—Vol. II, 489-38-BZ—Vol. III, 1132-39-BZ—Vol.
II, 116-54-BZ—Vol. II, 584-56-BZ, 256-58-A, 843-57-
BZ, 920-57-BZ, 926-57-BZ, 929-57-BZ, 978-57-BZ and
187-58-A.

Minutes of Regular Meeting, Tuesday Afternoon, June 3,
1958, Affecting Calendar Numbers 830-53-SA, 230-55-
SA, 580-55-SA, 931-55-SM, 336-56-SM, 269-57-SM,
359-57-SA, 822-57-SA, 823-57-SA, 824-57-SA, 825-57-
SA, 826-57-SA, 827-57-SA, 828-57-SA, 829-57-SA,
937-57-SM, 953-57-SM, 981-57-SA, 1026-57-SM, 192-58-
SA, 184-58-SA, 985-40-SM—Vol. III, 274-49-SM, 148-50-
SM, 367-56-SA, 900-56-SA, 700-57-SA, 523-55-SA, 149-
58-A, 685-48-A—Vol. III, 478-55-A, 223-57-A, 228-57-A,

PETITION AND CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On May 28, 1958, Copy of Petition and Order of Certiorari was
served on the Board by Harry L. Marcus, attorney for petitioner,
Silver Crest Farms, Inc., owner, seeking a review of the Board's
denial on April 29, 1958 of their application under Section 7h of
the Zoning Resolution to permit in a local retail and residence use
district for a term of ten years the operation of a private parking
lot for more than five motor vehicles; Cal. No. 821-48-BZ—Vol. II;
premises 81-17 Caldwell Avenue and 60-30 82nd Street, northwest
corner, Block 2919, Lots 38, 42 and 47, Elmhurst, Borough of
Queens.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

322-40-S—Vol. II, 492-27-BZ—Vol. III, 135-29-BZ—Vol.
II, 731-46-BZ—Vol. I, 292-55-BZ, 458-16-BZ—Vol. II,
240-28-BZ—Vol. II, 1050-38-BZ—Vol. II, 1115-40-BZ
—Vol. I, 594-50-BZ—Vol. II, 146-45-BZ—Vol. II,
668-46-BZ—Vol. II, 447-48-BZ—Vol. II, 754-49-BZ—
Vol. III, 182-52-BZ—Vol. III, 264-55-BZ and 288-57-
BZ.

Corrections Affecting Calendar Numbers 744-56-BZ, 744-
56-BZ, 410-31-BZ—Vol. III and 732-57-BZ.

CALENDAR

DOCKET

New Cases filed up to June 3, 1958

Cal. No. Dept. Premises Affected

326-58-A—B.Q.—108-24 Astoria Boulevard, southwest corner of 110th Street, Block 1703, Lot 94, Elmhurst, Borough of Queens, N.B. 3845-57—re cesspool, etc.

327-58-SA—Westinghouse Central System, Gas-fired Furnaces, Models GB, GU, GC and GH, manufactured by Westinghouse Electric Corp., Appliance.

328-58-SM—Formica Chalkboard, for recovering old blackboards with Formica, manufactured by Formica, Material.

329-58-SA—A.D.T.—Pressure Actuated Transmitter, Type 6120, waterflow detector and alarm transmitter, manufactured by A.D.T. Co., Inc., Appliance.

330-58-A—B.B.—1325-1327 Broadway, north side, 83 feet, 11 inches east of Grove Street, Block 3321, Lot 59, Borough of Brooklyn, Alt. 10-58—re exit stairs.

331-58-SA—Viking Superior Gas Burner, Blower Type, Models PB200, PB200S, PB300, PB400 and PB500, manufactured by Viking Superior Corp., Appliance.

332-58-BZ—B.Q.—47-08 162nd Street, west side, 40 feet south of Laburnam Avenue, Block 5491, Lot 35, Flushing, Borough of Queens, Alt. 485-57—re conversion of dwelling from one to two families—residence use, G-1 area district.

333-58-A—B.B.—1613-1635 16th Street, east side, 100 feet south of Avenue P, Block 6779, Lot 69, Borough of Brooklyn, Amendment to Alt. 586-58—re Class III construction—area of structure excessive between exterior or fire walls.

334-58-SA—Treat Pre-Mix 600, coin operated carbonated drink vending machine, manufactured by Continental Vending Machine Division of Continental Industries, Inc., Appliance.

335-58-BZ—B.M.—24-28 Central Park South, south side, 275 feet west of Grand Army Plaza, Block 1274, Lot 57, Borough of Manhattan, Alt. 456-58—re doctor's offices and restaurant—residence use district.

336-58-A—B.M.—24-28 Central Park South, south side, 275 feet west of Grand Army Plaza, Block 1274, Lot 57, Borough of Manhattan, Alt. 456-58—re live load; class III construction—commercial use, egress.

337-58-A—F.D.—148 West 48th Street, south side, 225 feet, east of 7th Avenue, Block 1000, Lot 53, Borough of Manhattan, Order No. 2910-8—re storage garage within 20 feet of building occupied as theatre.

338-58-SA—Young and Bertke Co., Batch Type, Electric Oven, Models G1052, manufactured by Young and Bertke, Appliance.

339-58-SA—American Radiator and Standard Sanitary Corp., Inshot Gas Conversion Burner, Models IN-150,

IN-245 and IN-275, manufactured by American-Radiator Standard Sanitary Corp., Appliance.

340-58-A—B.R.—322 St. Marks Place, southwest corner of Fort Place, Block 16, Lot 68, St. George, Borough of Richmond, Alt. 137-87—re frame structure, etc.—stair enclosure.

341-58-A—B.B.—1300-1308 Coney Island Avenue, west side, 320 feet north of Avenue J, Block 6523, Lot 85, Borough of Brooklyn, Alt. 859-58 and Alt. 1476-58—re Class III construction—change in occupancy to public use, etc.; stairs.

342-58-A—B.R.—1400 Bay Street and 5 Fingerboard Road, northwest corner, Block 2864, Lot 57, Rosebank, Borough of Richmond, under section 35, General City Law re curb cuts in bed of mapped street—Bay Street, N.B. 1247-57.

343-58-BZ—B.Bx.—1301 Jerome Avenue and 1 Clark Place, northwest corner, Block 2856, Lot 56, Borough of The Bronx, N.B. 385-58—re gasoline service station, lubritorium, car washing, repairs, sales, office, storage of auto accessories, etc., parking of motor vehicles to be serviced—business use district.

344-58-SA—Comforteer Gas Heaters, Room or Space Heaters, Models 218, 312, 316, 320, 330 and 340, manufactured by Vega Inc., Appliance.

345-58-BZ—B.Bx.—2125 Jerome Avenue, west side, 70.65 feet south of West 181st Street, Block 3192, Lot 46, Borough of The Bronx, Alt. 315-58—re parking lot and gasoline station—business use district.

346-58-BZ—B.Q.—232-01 to 232-19 Linden Boulevard, north side, from 232nd Street to 233rd Street, 116-67 to 116-75 232nd Street and 116-72 to 116-82 233rd Street, Block 11333, Lot 1, Cambria Heights, Borough of Queens, N.B. 785-58—re gasoline service station, lubritorium, automatic car wash, minor repairs, parking and storage of cars to be serviced, etc.; curb cuts—residence and local retail use district.

347-58-A—B.R.—3102 Victory Boulevard and 1700 Richmond Avenue, southeast corner, Block 2159, Lot 1, Bulls Head, Borough of Richmond, under section 35, General City Law re proposed building in bed of mapped street—proposed widening of Richmond Avenue, Alt. 3479-57.

348-58-BZ—B.B.—1703 East 14th Street, east side, 92 feet, 3¾ inches south of Kings Highway, Block 6797, Lot 1, Borough of Brooklyn, Alt. 3479-57—re restaurant in building partly within business and partly within residence use district.

349-58-SM—Emperor One-Piece Water Closet, Models B-6300, B-6302, B-6302-3, manufactured by Briggs Manufacturing Co., Material.

350-58-BZ—B.Bx.—1731-1739 East 172nd Street and 1305-1313 Rosedale Avenue, northwest corner, Block 3873, Lot 1, Borough of The Bronx, Alt. 985-57—re hat factory—residence use district.

CALENDAR

Restored to Docket

478-55-A—B.Q.—38-02 28th Street, southwest corner of 38th Avenue, Block 386, Lot 16, Long Island City, Borough of Queens, Alt. 749-55—reopened and restored to docket—re factory in frame building.

585-48-A—Vol. III—B.M.—4065-4079 10th Avenue, southeast corner of West 218th Street and 4056-4058 9th Avenue, Borough of Manhattan, Misc. (F.P.) 1702-48—re relocation of fuel oil pump, dispensing panels and the installation of four additional diesel oil dispensing pumps, etc.

367-56-SA—Industrial Paint Bake Oven, gas-fired, Model O-56-1607; reopened for amendment as to 40-40 mesh screen, manufactured by Industrial Systems Co., Appliance.

985-40-SM—Vol. III—Gold Bond Travacoustic— $\frac{3}{4}$ inch thickness—incombustible acoustical tile; reopened for amendment as to trade name, manufactured by National Gypsum Co., Material.

148-50-SM—Gold Bond Insulation Roof Boards, reopened as to change of edge of board and marking, manufactured by National Gypsum Co., Material.

700-57-SA—General Fittings Electrid Oil Immersion Heater, Models WTSB-1, WTSB-2, WTSB-3 to be marked also as Preferred Electric Oil Immersion Heater, Models SS-1, SS-2 and SS-3, reopened for additional trade name, manufactured by General Fittings Co., Appliance.

274-49-SM—Guilbert Dumbwaiter Door, Model DW-8, reopened to consider modification of contractor of dumbwaiter door, manufactured by Guilbert Inc., Material.

900-56-SA—Pyr-A-Larm, Type C-A Fire Detector and Alarm with Controls, reopened for amendment under C26-661.C, manufactured by Pyrolronics, Division of Baker Industries, Appliance.

182-52-BZ—Vol. III—B.Q.—18-10 Utopia Parkway, 169-01 to 169-07 19th Avenue, northwest corner, 169-02 to 169-04 8th Avenue and 18-01 to 18-19 169th Street, Block 5743, Lot 75, Whitestone, Borough of Queens, N.B. 1922-53—reopened and restored to docket—re rehearing—new Facts.

115-40-BZ—B.B.—2101-2109 Surf Avenue, northwest corner of West 21st Street, Block 7058, Lots 27-50 inclusive, Borough of Brooklyn, D.C. 1705-40—reopened for consideration as to extension of time to complete—re parking and storage of more than five motor vehicles—business use district.

050-38-BZ—Vol. II—B.B.—1301-1319 65th Street and 411-6423 13th Avenue, northeast corner, Block 5747, Lot 1, Borough of Brooklyn, N.B. 313-58—re gasoline service station, auto laundry—non automatic, auto repair shop with hand tools only, lubritorium; rear yard—local retail and residence use district.

64-56-BZ—B.Bx. 1178 Pugsley Avenue and 2000 Gleason Avenue, southeast corner, Block 3802, Lots 6 and 9, Borough of The Bronx, Alt. 312-56—reopened for consideration as to

extension of time to complete—re parking and storage of more than five motor vehicles—residence use district.

447-48-BZ—Vol. II—B.Q.—233-20 Northern Boulevard, southwest corner of 234th Street, Block 8166, Lot 25, Douglaston, Borough of Queens, Alt. 37-58—re storage, sales and installation of auto seat covers, minor motor vehicle repairs with hand tools only—limited to muffler installation and service, parking of more than five cars—residence and local retail use district.

668-46-BZ—Vol. II—B.Q.—94-19 to 94-29 82nd Street and 82-01 to 82-15 Rockaway Boulevard, northeast corner, 82-13 to 82-19 95th Avenue and 94-20 to 94-40 83rd Street, Block 9011, Lot 14, Ozone Park, Borough of Queens, Alt. 183-57—re showroom, retail sales, parking and storage for more than 5 motor vehicles, for customers and employees only—pleasure type—business and residence use district.

754-49-BZ—Vol. III—B.B.—2889-2915 Coney Island Avenue, east side, 82 feet 9 inches north of Short Parkway and 2656-2666 East 11th Street, Block 7454, Lot 29, Borough of Brooklyn, Alt. 3762-56—re extension of manufacturing and assembly of plastic toys, and storage uses into the residential portion of the building, etc.—business and residence use district.

458-16-BZ—Vol. II—B.B.—17-35 West 9th Street, north side, 163.6 feet east of Columbia Street, Block 534, Lots 35, 36 and 37, Borough of Brooklyn, Alt. 531-58—re offices, storage, shipping and crating of non-combustibles, manufacturing of wood crates for packing on premises, etc.—retail use district.

594-50-BZ—Vol. II—B.Bx.—649-659 East 225th Street, north side, 205.02 feet east of Carpenter Avenue, Block 4827, Lots 29, 34 and 36, Borough of The Bronx, Alt. 286-58—re extension of the present parking to include all of Lot 34 and in addition also Lot 29—residence use district.

146-45-BZ—Vol. II—B.R.—126 Mansion Avenue, southeast corner of McKee Avenue, Block 5202, Lot 10, Great Kills, Borough of Richmond, Alt. 158-58—re marine gasoline selling station, etc.—business use district.

240-28-BZ—Vol. II—B.Q.—35-01 Beach Channel Drive, southwest corner of Beach 35th Street, Block 312, Edgemere, Borough of Queens, Alt. 3915-57—re gasoline service station, accessory sales, lubrication, car washing, minor motor repairs, parking and storage of more than five (5) motor vehicles—retail use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Arc and Gas Welding and Oxygen Cutting Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules.. Mar. 18, 1947—Vol. 32, No. 11

Last Publication

CALENDAR

	Last Publication
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Procedure, Rules of	Aug. 3, 1937—Vol. 22, No. 31
Smoking in Factories, Rules for..	Nov. 13, 1956.
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Sept. 7, 1937—Vol. 22, No. 36
Sprinkler, Rules	April 15, 1958.
Standpipe Fireline Rules	Mar. 4, 1958.
Structural Alterations, Reporting.	June 29, 1937—Vol. 22, No. 26
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	June 8, 1937—Vol. 22, No. 23
	June 7, 1932—Vol. 17, No. 23
	Sept. 3, 1946—Vol. 31, No. 36

Section 1, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JUNE 10, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, June 10, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1106-48-BZ—Vol. II

APPLICANT—Michael Levine, for Lucky Star Realty Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, "E-1" area district, the erection of a one story and basement building to be used for factory purposes, the proposed building encroaches on the required side yard and setbacks and to occupy more than the permitted area coverage.

PREMISES AFFECTED—149-06 to 149-16 (149-10 official) New York Boulevard and 177-22 to 177-30 149th Avenue, southwest corner, Block 13383, Lots 63, 66 and 69, South Ozone Park, Borough of Queens.

Laid over from June 3, 1958 to June 10, 1958 at the request of the applicant.

273-39-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Emma Ekholm and Charles Kotan, owners.

SUBJECT—Application reopened March 25, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station with accessory uses of lubricatorium, minor auto repairs, car washing, storage, office and sales and parking of cars waiting to be serviced with curb cuts and ground sign within 75 feet of a residence use district for temporary term of fifteen (15) years.

PREMISES AFFECTED—196-45 to 196-49 (196-47 official) Northern Boulevard and 42-50 to 42-72 Francis Lewis Boulevard, northwest corner, Block 5373, Lots 18 and 22, Bayside, Borough of Queens.

994-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Frank Infuso and Henry Infuso, owners.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of the vacant lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1627-1631 Undercliff Avenue west side, 349.8 feet south of West 176th Street, Block 2880, Lot 129, Borough of The Bronx.

862-56-BZ

APPLICANT—Morris Brody, for The Long Island Railroad Co., owner.

SUBJECT—Application December 18, 1956—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in an unrestricted and residence use district, the extension of a parking lot from the unrestricted portion to the residence portion of the plot.

PREMISES AFFECTED—1708-1726 Brooklyn Avenue west side, 417 feet 6 inches north of Avenue I, Block 7580, part of Lot 26 and Block 7581, Lot 27, Borough of Brooklyn.

745-56-BZ

APPLICANT—Louis Santangelo, for Michael Bunda owner.

SUBJECT—Application November 1, 1956—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the change in occupancy of the existing two-story and basement, two-family dwelling to a three family dwelling.

PREMISES AFFECTED—3210 Middletown Road, south side, 73.46 feet east of Dwight Place, Block 5411, Lot 327, Borough of The Bronx.

71-58-BZ

APPLICANT—Charles M. Spindler, for Helena E. M. Arams, owner; Sun Oil Co., lessee.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station together with minor repairs with hand tools only, safety inspection station and parking within the local retail use zone of cars awaiting service.

PREMISES AFFECTED—3770-3778 East Tremont Avenue and 2889-2897 Roosevelt Avenue, northeast corner, Block 5562, Lots 21, 25 and 28, Borough of The Bronx.

CALENDAR

108-58-BZ

APPLICANT—Samuel Rosenblum, for Yadbob Realty Corp., owner; Samoroff Building Inc., lessee.

SUBJECT—Application March 7, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, in an existing three-story building, the change in use of the first floor from non-storage garage for five (5) cars to garage, photographic studio and darkroom and to continue the use of the second and third floors as dwellings.

PREMISES AFFECTED—172 East 73rd Street, south side, 175 feet west of 3rd Avenue, Block 1407, Lot 44, Borough of Manhattan.

716-56-BZ—Vol. II

APPLICANT—Larry Meltzer, for Jewish Center of New Hyde Park, Inc., owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of an extension to a present synagogue and occupying more than the permitted area.

PREMISES AFFECTED—771-779 East 49th Street, east side, 100 feet north of Avenue D, Block 4770, Lots 50, 52 and 53, Borough of Brooklyn.

158-23-BZ—Vol. II

APPLICANT—Philip Freshman, for Empire State Warehouse Corp., owner.

SUBJECT—Application reopened March 4, 1958 Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of an existing (9) nine-story building together with the adjoining eight (8) story and penthouse building and one-story garage from warehouse and garage to warehouse in the basement and first floor with accessory garage and the use of the upper floors for light manufacturing.

PREMISES AFFECTED—372-390 Gates Avenue and 390 Nostrand Avenue, southwest corner, Block 1812, Lot 42, Borough of Brooklyn.

07-58-BZ

APPLICANT—Frederick A. Ketcher, for Rayco Corporation, owner; Flatbush Rayco Inc., lessee.

SUBJECT—Application March 6, 1958—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a business and residence use district, a permanent variation to permit the installation of auto seat covers and minor motor vehicle repairs with hand tools, limited to muffler and tailpipe installation and service and a temporary variation to permit the parking of more than five (5) motor vehicles for patrons.

PREMISES AFFECTED—2385 Flatbush Avenue and 1953-1961 East 51st Street, southeast corner, Block 8529, Lot 7, Borough of Brooklyn.

1-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Antonio Caraccio and John Del Vecchio, owners.

SUBJECT—Application February 5, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles on land to be cleared.

PREMISES AFFECTED—1365 Nelson Avenue, west side, 40 feet north of West 170th Street, Block 2521, Lot 35, Borough of The Bronx.

81-57-BZ

APPLICANT—Max Horn, for Peter P. Bendzlowicz, owner.

SUBJECT—Application December 10, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail use district, the re-

location, into a recently consolidated lot, and the reconstruction of a gasoline service station, lubritorium, office, sale of auto parts, minor auto repairs and the parking of cars awaiting service, this change is required due to the proposed widening of the two streets on which the building has frontage.

PREMISES AFFECTED—259-59 Francis Lewis Boulevard and 147-60 Hook Creek Boulevard, northeast corner, Block 13686, Lot 5, Rosedale, Borough of Queens.

544-26-BZ—Vol. III

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the construction of a fifth floor and bulkhead to an existing four story and cellar building used as a telephone exchange, the proposed extension to exceed the permitted height.

PREMISES AFFECTED—676-680 (680 Official) Fairview Avenue and 1928-1944 Gates Avenue, southeast corner, Block 3478, Lot 31, Ridgewood, Borough of Queens.

121-49-BZ—Vol. II

APPLICANT—Herman Furrer, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a retail use district, the erection of a one-story masonry extension and a frame extension to an existing gasoline service station and extend the use to include motor vehicle repair shop amending plans approved with Cal. No. 121-49-BZ—Vol. I and parking and storage of more than five (5) motor vehicles awaiting service.

PREMISES AFFECTED—96-16 Metropolitan Avenue and 87-47 69th Avenue, southwest corner, Block 3886, Lot 845, Forest Hills, Borough of Queens.

27-58-BZ

APPLICANT—John F. Fitzsimons, for Esther Lynch, owner.

SUBJECT—Application January 28, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a building to be used as a plumber shop, office, store, cellar and one car garage.

PREMISES AFFECTED—45-25 47th Street, east side, 117.12 feet south of Greenpoint Avenue, Block 151, Lot 23, Woodside, Borough of Queens.

259-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Sherwood Management Corp., owner; Lamar Paint Products Co., lessee.

SUBJECT—Application April 23, 1958—decision of the Borough Superintendent, under sections 7e and 7A of the Zoning Resolution, to permit in a local retail use district for a temporary period of ten (10) years, the use of the present building for wholesale and retail sales and storage of paints, painters supplies and varnish in sealed containers.

PREMISES AFFECTED—83-45 Dongan Avenue, north side, 40 feet west of Broadway, Block 1544, Lot 39, Elmhurst, Borough of Queens.

312-57-BZ

APPLICANT—Louis Lieberman, for F. and R. Realty Corp., owner.

SUBJECT—Application April 17, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the continuance of an existing illuminating business sign, two (2) feet high and forty (40) feet wide on the existing two-story structure.

PREMISES AFFECTED—94-00 Ditmars Boulevard, 22-01 to 22-73 94th Street, southeast corner, 22-02 to 22-50 and

CALENDAR

22-62 to 22-70 95th Street and 94-01 to 94-21 23rd Avenue, Block 1071, Lots 1, 25, 27, 29, 31 and 37, Jackson Heights, Borough of Queens.

711-55-BZ

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

Laid over from March 5, 1957, to April 9, 1957, for applicant to file lay-out plan and inspection and decision; hearing closed; then placed on the reserve calendar, pending erection of church on adjacent property; now set for hearing on October 1, 1957; then to October 8, 1957 for further inspection and decision; then to November 6, 1957, for further inspection and decision; then to December 10, 1957, at request of the applicant, to file revised plans; then to June 10, 1958, for further consideration by Board; inspected by committee of the Board, which is of the opinion that the application should be laid over further in order to give the church proposed to be erected on the adjoining plot more time to determine whether they can proceed with the development for church or school.

867-57-BZ

APPLICANT—H. M. Karson, for Hong Yick Realty Corp., owner; Min Sang Laundry, lessee.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the construction of a mezzanine floor, elevate the roof and extend the laundry use.

PREMISES AFFECTED—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

Laid over from April 15, 1958, to May 6, 1958, for hearing at request of objector; applicant to send new notices by registered mail to property owners in the area of notification; then to June 10, 1958, for inspection and decision; hearing closed.

889-57-BZ

APPLICANT—Charles M. Spindler, for John Scotti, owner.

SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the change in occupancy from a building material supply yard and the manufacture of cement blocks to automobile wrecking yard, sale of new and used car parts, sale and display of new cars on a portion of the lot and the sale of new and used plumbing supplies and the storage of lumber on a portion of the lot.

PREMISES AFFECTED—114-15 New York Boulevard (114-11 to 114-35), east side, 87.14 feet south of Linden Boulevard, Block 12327, Lot 8, Jamaica, Borough of Queens.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

916-46-BZ—Vol. II

APPLICANT—Henry George Greene, for Joseph Carrollo, owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under sections

7e and 7A of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor car repairs, office, sales area, storage and utility room.

PREMISES AFFECTED—35-12 to 35-22 (35-12 official) Francis Lewis Boulevard and 36-07 to 36-11 194th Street, southeast corner, Block 5318, Lot 25, Flushing, Borough of Queens.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

215-50-BZ—Vol. II

APPLICANT—Elliot Saltzman, for Hannah Schwartz, owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7h, 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, minor auto repair shop with hand tools only, office and auto accessory salesroom, and parking and storage of more than five (5) motor vehicles for a term of twenty-five (25) years.

PREMISES AFFECTED—2228-2250 Linden Boulevard, south side, from Ashford Street to Cleveland Street; 797-805 Ashford Street and 886-896 Cleveland Street, Block 4359, Lots 1 and 6, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

463-57-BZ

APPLICANT—Larry Meltzer, for M.J.F. Realty Corp., owner.

SUBJECT—Application June 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles for patrons and employees of the factory.

PREMISES AFFECTED—94-21 83rd Street, east side, 100.16 feet north of 95th Avenue, and 94-16 84th Street, Block 9014, Lot 13, Ozone Park, Borough of Queens.

Laid over from May 6, 1956, to June 10, 1958, for inspection and decision; hearing closed.

958-57-BZ

APPLICANT—Burke, Green and Groh, for L. and S. Packing Co., Inc., owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing one-story building from a garage to a food processing factory.

PREMISES AFFECTED—30-55 80th Street, east side, 100 feet north of 31st Avenue, Block 1129, Lot 45, Jackson Heights, Borough of Queens.

Laid over from May 6, 1958 to June 10, 1958, for inspection and decision; hearing closed.

539-57-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Casper P. Colla, for Anthony DiGiovanni, owner; Shell Oil Company, lessee.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection of a one story extension to an existing building and maintain a gasoline service station, auto repair shop, auto safety inspection, auto laundry—non automatic, lubritorium, sale of auto accessories and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—141-145 Throop Avenue and 199-203 Hopkins Street, northeast corner, Block 1723, Lot 1, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

CALENDAR

47-57-BZ

APPLICANT—Andrew Di Camillo, for Vincenza Mon-drone, owner; James Scaffa, lessee.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in occupancy of two two-car garages to motor vehicle repair shop.

PREMISES AFFECTED—2237-2247 (2229 displayed) Bath Avenue and 166-172 (160 displayed) Bay 32nd Street, northwest corner, Block 6416, Lot 1, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

28-57-BZ

APPLICANT—Charles M. Spindler, for Macjab Realty Corp., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing-non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business signs, show windows, and business entrance within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2456-2470 McDonald Avenue and 248-258 Avenue W, southwest corner, Block 7170, Lots 10 and 11, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

67-57-BZ

APPLICANT—Henry Kohler, for Anna Losquadro, owner.

SUBJECT—Application March 25, 1957—decision of the Borough Superintendent, under sections 21 and 7e of the Zoning Resolution, to permit in a D area, business use district, the continuance of an existing building occupying more than the permitted area, due to a sub-division of the plot and extend the present use of storage of building materials to include the parking of not more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

Laid over from May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed.

8-57-A

APPLICANT—Henry Kohler, for Anna Losquadro, owner.

SUBJECT—Application May 7, 1957—Appeal from a decision of the Borough Superintendent, re means of exit, of Brooklyn.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

1-52-BZ—Vol. II

APPLICANT—Fred C. Dahlem and Victor E. Block, for J. Starr Parking Service, owner.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the extension of the parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—1124-1140 Nelson Avenue, east side, 150 feet north of West 166th Street and 1131-1139 Woodycrest Avenue, Block 2513, Lots 44, 46, 48, 66 and 83, Borough of The Bronx.

Laid over from May 13, 1958, to June 10, 1958, for inspection and decision; hearing closed.

768-57-BZ

APPLICANT—Arthur Jovis, for Ly-Bar Realty Corp., owner.

SUBJECT—Application October 28, 1957—(decision of the Borough Superintendent) under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, it being intended to provide such storage on a monthly not transient basis.

PREMISES AFFECTED—2145 Barnes Avenue, west side, 100 feet north of Lydig Avenue, Block 4221, Lot 70, Borough of The Bronx.

Laid over from May 13, 1958, to June 10, 1958, for inspection and decision; hearing closed.

23-58-BZ

APPLICANT—343 East 76th Realty Corp., owner.

SUBJECT—Application January 23, 1958—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a retail use district, the change in occupancy of an existing one story building from a non-storage garage to a motor vehicle repair shop.

PREMISES AFFECTED—343 East 76th Street, north side, 247 feet east of 2nd Avenue, Block 1451, Lot 11, Borough of Manhattan.

Laid over from May 13, 1958, to June 10, 1958, for inspection and decision; hearing closed.

871-49-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Melmar Development Corp., owner, Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business and residence use district, a fifteen (15) foot rear extension to an existing auto seat cover establishment to provide a one bay minor motor vehicle repair shop for the replacement of muffler and tailpipes.

PREMISES AFFECTED—591 East Fordham Road, north side, 128 feet east of Hoffman Street and 584-588 East 191st Street, Block 3273, Lots 261 and 263, Borough of The Bronx.

Laid over from April 22, 1958 to May 13, 1958 for inspection and decision; hearing closed; then to June 10, 1958, for re-inspection and decision; hearing closed.

374-57-BZ

APPLICANT—Roe and Kramer, for Olga B. Nielsen, owner.

SUBJECT—Application May 6, 1957—decision of the Borough Superintendent, under section 7c and 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from office, storage of canned goods and three (3) car garage by the substitution of light manufacturing in the place of the storage of canned goods.

PREMISES AFFECTED—44-01 52nd Avenue, northeast corner of 44th Street, Block 2533, Lots 40 and 44, Maspeth, Borough of Queens.

Laid over from May 6, 1958, to May 13, 1958, for applicant to inform the Board of name of tenant and manufacturing use proposed; then to June 10, 1958, at the request of the applicant.

850-57-BZ

APPLICANT—Michael Alfano, for Prospect Parking, Inc., owner.

SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, on the residential portion of the plot the parking and storage of more than five (5) motor vehicles of the pleasure type for a term of five (5) years.

CALENDAR

PREMISES AFFECTED—2360-2368 Prospect Avenue, east side, 70 feet south of East 187th Street, Block 3114, Lots 52 and 54, Borough of The Bronx.

Laid over from May 20, 1958, to June 10, 1958, for inspection and decision; hearing closed.

914-57-BZ

APPLICANT—Patrick D. Concagh, for Mona Donner, owner; Atlas Bazaar Equipment and Supply Co., Inc., lessee.

SUBJECT—Application December 16, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and retail use district, the erection and maintenance of a gasoline station, lubritorium, car wash, minor auto repairs, storage and sale of auto accessories and accessory parking.

PREMISES AFFECTED—3770-3788 Boston Road and 3481-3489 Baychester Avenue, southwest corner, Block 4887, Lot 7, Borough of The Bronx.

Laid over from May 20, 1958, to June 10, 1958, for inspection and decision; hearing closed.

612-57-BZ

APPLICANT—Morris Hannes, for Kroy Realty Corp., owner; York Auto Trading Corp., lessee.

SUBJECT—Application August 20, 1957—decision of the Borough Superintendent, under sections 7c, 7b and 21 of the zoning resolution, to permit in a business and residence use district, the use of the sale of used cars to extend from the business use district into the balance of the lot which is located in the residence use district.

PREMISES AFFECTED—878-888 Coney Island Avenue, west side, 158 ft. 10 $\frac{5}{8}$ in. north of 18th Avenue, Block 5403, Lot 21, Borough of Brooklyn.

Laid over from May 20, 1958, to June 10, 1958, for inspection and decision; hearing closed; applicant to advise the Board as to whether this owner has right to use the right-of-way and also to correct his plan to show opening in the fence, not now shown on plan.

842-57-BZ

APPLICANT—Michael Alfano, for Filippo Aprea, owner.

SUBJECT—Application November 18, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a retail store and use of the unbuilt upon portion for the parking of more than five (5) motor vehicles for patrons only for a term of fifteen (15) years.

PREMISES AFFECTED—901-905 East 213th Street and 3600-3604 Bronxwood Avenue, northeast corner, Block 4684, Lot 32, Borough of The Bronx.

Laid over from May 20, 1958, to June 10, 1958, for inspection and decision; hearing closed.

1019-57-BZ

APPLICANT—William I. Hohausser, for Arthur Enterprises Inc., owner; New York State Unemployment Insurance, lessee.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7e and 7c of the Zoning Resolution, to permit in a business and residence use district the use of the lower level of the subject premises, heretofore occupied as a motion picture theatre, for a supermarket for the sale of food, vegetables and similar merchandise, and the extension of the mezzanine (second floor) to cover the entire area to be used for offices.

PREMISES AFFECTED—560 West 181st Street, south side and 549-559 West 180th Street, north side, 100 feet east of St. Nicholas Avenue, Block 2153, Lot 81, Borough of Manhattan.

Laid over from May 20, 1958, to June 10, 1958, for inspection and decision; hearing closed.

74-33-BZ—Vol. III

APPLICANT—Joseph Schafran, for Bermont Operating Corp., owner.

SUBJECT—Application reopened April 15, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, at the existing two-story and cellar building, presently occupied as an auto showroom and garage for more than 150 cars, the change in use of a portion of the first and second floors to bowling alleys with accessory restaurant, kitchen, bar and lunch counter and the remainder to retain the garage for more than 150 cars.

PREMISES AFFECTED—4650-4656 Broadway and 2-16 Sherman Avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan.

Laid over from May 27, 1958, to June 10, 1958, for inspection and decision; hearing closed.

453-46-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Herman Birnbaum, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline service station for the following uses, office, lubritorium, auto repairs with hand tools only, auto laundry and the parking of cars awaiting service with a curb cut and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—3437-3445 Fort Hamilton Parkway and 2-12 Chester Avenue, southwest corner, Block 5302, Lot 48, Borough of Brooklyn.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed; then to June 10, 1958, for applicant to submit revised plans, space be left as previously required next to adjoining house on Chester Avenue, pumps to be 15 feet from street; accessory building to be set back from Chester Avenue; a tree to be saved and protected from injury.

193-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L.B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto laundry, minor auto repairs with hand tools only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1016-1030 Broadway and 874-876 Willoughby Avenue, southwest corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

Laid over from March 18, 1958, to April 8, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for applicant to file revised plans and to permit inspection; then to May 27, 1958, at the request of the applicant; then to June 10, 1958, for further inspection if required and decision.

38-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons, for Metropolitan Life Insurance Co., owner.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a 1 $\frac{1}{4}$ and 2 times height district, to maintain the present 23 story building with 14 story tower above, making a total of 37 story and penthouse building, used as an office building, separate and apart from the building on Block 1278, Lot 67, designated as 2-4 East 44th Street not in conformity with Board of Standards and Appeals resolution Cal. No. 741-27-BZ.

CALENDAR

PREMISES AFFECTED—519-521 5th Avenue, northeast corner of East 43rd Street, Block 1278, Lot 1, Borough of Manhattan.

Laid over from May 27, 1958, for applicant to send out new notices by regular mail for hearing on June 3, 1958; then to June 10, 1958, for further consideration.

9-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons for Bankers Trust Co., and Metropolitan Life Insurance Co., owners.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under section 19A and 21 of the Zoning Resolution, to permit the separation of Lot 67 from the Certificate of Occupancy of Lot 1 and extend the 12 story building on Lot 69 to 19 stories and erect thereto a 19 story extension of Lot 67, eliminating the required loading and unloading berth.

PREMISES AFFECTED—2-4 East 44th Street and 523-529 5th Avenue, southeast corner, Block 1278, Lots 67 and 69, Borough of Manhattan.

Laid over from May 27, 1958, for applicant to send out new notices by regular mail for hearing on June 3, 1958; then to June 10, 1958 for further consideration.

42-57-BZ

APPLICANT—Office of Alfred Easton Poor, for Chase Manhattan Bank, owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a class two and one-half height district, the erection of a 21 story commercial building exceeding the permitted height.

PREMISES AFFECTED—24 Pine Street, north side, 94 ft. 1½ inches east of Nassau Street, Block 44, Lot 106, Borough of Manhattan.

Laid over from June 3, 1958, to June 10, 1958, for further consideration after applicant has decided whether to file application in the Building Department as a new building or an addition to existing building; also to obtain objection to rear yard, if such is required.

44-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for further inspection and decision; then to June 3, 1958 for inspection and decision; hearing closed; then to June 10, 1958, for applicant to file revised plans showing relocation of accessory building.

HARRIS H. MURDOCK, *Chairman*

JUNE 10, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, June 10, 1958, at 2 o'clock in Room 3, Municipal Building, Manhattan, on the following matters:

1-57-A

APPLICANT—Wheeler Yacht Co., Inc., owner.

SUBJECT—Application October 28, 1957—Appeal from an

order of the Fire Commissioner and a decision of the Borough Superintendent re Sprinkler System in lieu of Yard Hydrant System.

PREMISES AFFECTED—520 Compton Avenue, foot of Patterson Avenue, Block 3502, Lots 2-7, Pugsley Creek, Borough of The Bronx.

103-58-A

APPLICANT—George Rubinfeld, for 12-10 30th Avenue Corp., owner.

SUBJECT—Application March 6, 1958—filed pursuant to section 35, General City Law erection of building partially in bed of a mapped Street—proposed curb cuts and fence in bed of 31st Road.

PREMISES AFFECTED—133-15 32nd Avenue, northwest corner Downing Street, Block 4405, Lot 29, Block 4366, Lot 1, Flushing, Borough of Queens.

207-58-A

APPLICANT—Little Neck Country Club, Inc., lessee; 251-18 GCP Corporation, owner.

SUBJECT—Application April 8, 1958—Appeal from an order of the Fire Commissioner re storage of liquefied chlorine.

PREMISES AFFECTED—250-10 Grand Central Parkway, south side, 286.21 feet west of Little Neck Parkway, Block 8401, Lot 660, Little Neck, Borough of Queens.

281-58-A

APPLICANT—Burke, Green and Groh, for Sidney W. Saks, owner.

SUBJECT—Application May 5, 1958—Appeal from a decision of the Borough Superintendent, re conversion of frame building to school, re stairways, etc.

PREMISES AFFECTED—84-01 Midland Parkway, east side, 257.07 feet north of Henley Road, Block 9948, Lot 14, Jamaica Estates, Borough of Queens.

287-58-A

APPLICANT—Harrison and Abramovitz, for News Syndicate Co., Inc., owner.

SUBJECT—Application May 2, 1958—Appeal from a decision of the Borough Superintendent, re fire alarm system and sprinkler system required.

PREMISES AFFECTED—767-781 2nd Avenue, west side, from East 41st to East 42nd Streets, 223-247 East 41st Street and 220-238 East 42nd Street, Block 1315, Lot 24, Borough of Manhattan.

293-58-A

APPLICANT—Leonard F. Rothkrug, for Jowein Operating Corp., owner; May's Department Store, lessee.

SUBJECT—Application May 12, 1958—Appeal from a decision of the Borough Superintendent, re installation of escalators.

PREMISES AFFECTED—168-23 to 168-45 Jamaica Avenue, northwest corner of 169th Street, Block 9799, Lot 1, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JUNE 17, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, June 17, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

902-57-BZ

APPLICANT—Julius S. Rapson, for The Queens National Bank of New York, owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, a parking lot for the Bank's customers on a plot partly in a retail district and extending into the residence use district.

CALENDAR

PREMISES AFFECTED—134-15 Springfield Boulevard, east side, 109.14 feet south of Merrick Boulevard, Block 13010, Lot 49, Springfield Gardens, Borough of Queens.

903-57-A

APPLICANT—Julius S. Rapson, for The Queens National Bank of New York, owner.

SUBJECT—Application December 12, 1957—filed pursuant to section 35, General City Law re premises partly in bed of mapped street—217th Street.

PREMISES AFFECTED—134-15 Springfield Boulevard, south side, 109.14 feet south of Merrick Boulevard, Block 13010, Lot 49, Springfield Gardens, Borough of Queens.

251-35-BZ—Vol. IV

APPLICANT—Richard Shutkind, for Nordlaw Realities Inc. and State Engineering Corp.; owners, Jaynat Realty Corp., lessee.

SUBJECT—Application reopened September 24, 1957 as Vol. IV—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2119 Caton Avenue, north side, 91 feet $\frac{5}{8}$ inches west of Flatbush Avenue, Block 5063, Lot 69, Borough of Brooklyn.

209-58-BZ

APPLICANT—Lama, Proskauer and Prober, for David and Joseph Goldstein, and Nathan Machimson, owners.

SUBJECT—Application April 8, 1958—decision of the Borough Superintendent, under section 7c and 21 of the Zoning Resolution, to permit on a plot partly in a C area and partly in an E-1 area district, the erection of a six-story multiple dwelling extending into the E-1 area district, the portion in the E-1 area district occupies more than the permitted area, eliminates the required setback and side yard and having less than the required outer court.

PREMISES AFFECTED—1140-1146 Pelham Parkway South and 2140-2150 Williamsbridge Road, southeast corner, Block 4310, Lots 1 and 53, Borough of the Bronx.

120-33-BZ—Vol. IV

APPLICANT—Irving H. Passel, for Robert A. Stella, owner; Pursuant under contract: Esso Standard Oil Co., lessee.

SUBJECT—Application reopened April 9, 1958 as Vol. IV decision of the Borough Superintendent, under sections 7f and 7h of the Zoning Resolution, to permit in a retail use district, the extension in area of an existing gasoline service station, motor vehicle repair shop for adjustments and garage for more than five (5) motor vehicles previously granted by the Board under Cal. No. 120-33-BZ Vols II and III and to include the additional uses of lubritorium, non-automatic auto laundry and parking of motor vehicles on the unbuilt portion of the plot, for a term of fifteen (15) years.

PREMISES AFFECTED—2100 Hylan Boulevard, southeast corner of Hamden Avenue, Block 3688, Lot 5, Grant City, Borough of Richmond.

783-55-BZ

APPLICANT—Hurley and Hughes, for Managements Audits, Inc., owners.

SUBJECT—Application September 30, 1955—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change of use of the present four story, one family residence, to offices in the basement, first and second floors and the third and fourth floors as a duplex apartment.

PREMISES AFFECTED—125 East 38th Street and 314 Lexington Avenue, northwest corner, Block 894, Lot 17, Borough of Manhattan.

645-57-A

APPLICANT—Hurley and Hughes, for Management Audits, Inc., owner.

SUBJECT—Application August 18, 1957—Appeal from a decision of the Borough Superintendent, re stair enclosures, Class 3 construction—use of 4th floor to remain vacant, etc.

PREMISES AFFECTED—125 East 38th Street and 314 Lexington Avenue, northwest corner, Block 894, Lot 17, Borough of Manhattan.

14-58-BZ

APPLICANT—Frederick A. Ketcher, for Benjamin Kurtin and Louis Fayne, Partners.

SUBJECT—Application January 17, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1268 Shakespeare Avenue, east side, 100.3 feet, south of West 169th Street, Block 2506, Lot 85, Borough of The Bronx.

81-58-BZ

APPLICANT—James E. Vassalotti, for Thomas A. Can- gem, owner.

SUBJECT—Application February 25, 1958—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the change in use of two adjoining one-story buildings from processing and fabricating of gold for jewelry manufacturing and storage of five (5) motor vehicles to a garage for the parking and storage of more than five (5) motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—267-269 Elizabeth Street, west side, 83 feet, $5\frac{3}{4}$ inches south of East Houston Street, Block 508, Lot 28, Borough of Manhattan.

140-58-BZ

APPLICANT—Haus and Bresin, for The Cord Meyer Co., owner.

SUBJECT—Application February 20, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory uses of auto washing—non automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five (5) motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—93-24 Roosevelt Avenue and 40-02 to 40-10 94th Street, southwest corner, Block 1562, Lot 25, Elmhurst, Borough of Queens.

904-57-BZ

APPLICANT—Julius S. Rapson, for Dreyer Homes and Building Co., Inc., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E area district, the continuance of a one-family dwelling that encroaches on the required setback due to a proposed street widening as shown on the City Map.

PREMISES AFFECTED—150-18 116th Avenue, south side, 138.24 feet east of Sutphin Boulevard, Block 12201, Lot 14, Jamaica, Borough of Queens.

905-57-A

APPLICANT—Julius S. Rapson, for Dreyer Homes and Building Co., Inc., owner.

SUBJECT—Application December 12, 1957—filed pursuant to section 35, General City Law re premises in bed of mapped Street—proposed widening of 116th Avenue.

PREMISES AFFECTED—150-18 116th Avenue, south side, 138.24 feet east of Sutphin Boulevard, Block 12201, Lot 14, Jamaica, Borough of Queens.

CALENDAR

22-57-BZ

APPLICANT—Sidney H. Kitzler, for Beth Shalom of Kings Bay, owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the enlargement of the first floor and the erection of a second floor to an existing one-story synagogue that will occupy more than the permitted area coverage.

REMISES AFFECTED—2702-2710 Avenue X and 2401-2411 East 27th Street, southeast corner, Block 7422, Lot 801, Borough of Brooklyn.

16-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Leo Levy, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, motor vehicle repairs with hand tools only, office, sales and parking of cars awaiting service, all for a term of fifteen (15) years.

REMISES AFFECTED—162-25 Union Turnpike, northwest corner of 164th Street, Block 6852, Lot 17, Flushing, Borough of Queens.

06-57-BZ

APPLICANT—Julius S. Rapson, for Sol Solomon, owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles for use by the tenants renting the nearby bungalows.

REMISES AFFECTED—75 Beach 36th Street, west side, 158.66 feet south of Spray View Avenue, Block 308, Lot 18, Edgemere, Borough of Queens.

07-57-A

APPLICANT—Julius S. Rapson, for Sol Solomon, owner.

SUBJECT—Application December 12, 1957—filed pursuant to section 35, General City Law re premises in bed of mapped Street—Spray View Avenue.

REMISES AFFECTED—75 Beach 36th Street, west side, 158.66 feet south of Spray View Avenue, Block 308, Lot 18, Edgemere, Borough of Queens.

08-58-BZ

APPLICANT—Charles M. Spindler, for Robert Miller, owner; Esso Standard Oil Co., lessee.

SUBJECT—Application March 13, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, office, sale of accessories, minor repairs for adjustments with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

REMISES AFFECTED—285-303 Oakland Street, west side, from India Street to Java Street, Block 2541, Lot 30, Borough of Brooklyn.

4-57-BZ

APPLICANT—Sidney H. Kitzler, for Lucy Formica and August Gazzello, owners; S and R Auto Service, Lessee.

SUBJECT—Application November 14, 1957—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the extension of the existing gasoline service station building and the extension of the uses to include motor vehicle repairs and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—6401-6405 New Utrecht Avenue and 1458-1468 64th Street, southeast corner, Block 5748, Lot 53, Borough of Brooklyn.

787-55-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for B. Kerner & Son Inc., owner.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the increase in the area of the gasoline service station by the addition of the adjoining lot 49 in block 345.

PREMISES AFFECTED—160-168 Ridge Street and 339 East Houston Street, southeast corner, Block 345, Lots 44, 48 and 49, Borough of Manhattan.

121-58-BZ

APPLICANT—Herman Horowitz, for Irving Friedman, owner; Robert D. Rubin, lessee.

SUBJECT—Application March 11, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, after demolishing the four buildings, the use of the vacant land for a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—51-61 East 87th Street, north side, 113 feet, 4 inches each of Madison Avenue, Block 1499, Lots 25, 26, 27 and 127, Borough of Manhattan.

519-57-BZ

APPLICANT—Albert Melniker, for Jo Mar Di Realty Corp., owner.

SUBJECT—Application July 9, 1957—(decision of the Borough Superintendent) under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, sale of accessories, minor motor vehicle repairs with hand tools, parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2071 Victory Boulevard and 8 Bradley Avenue, northwest corner, Block 462, Lot 35, Fairview Heights, Borough of Richmond.

Laid over from February 25, 1958, to March 25, 1958, for further consideration after applicant has filed an administrative appeal under Section 35 of the General City Law; then laid over, date to be set, for inspection and decision; hearing closed; now set for June 17, 1958.

102-58-A

APPLICANT—Albert Melniker, for Jo Mar Di Realty Corp., owner.

SUBJECT—Application March 5, 1958—filed pursuant to section 35, General City Law re Curb cuts in bed of a mapped Street—proposed widening of Victory Boulevard.

PREMISES AFFECTED—2071 Victory Boulevard, and 8 Bradley Avenue, northwest corner, Block 462, Lot 34, Fairview Heights, Borough of Richmond.

416-57-BZ

APPLICANT—Albert Melniker, for Jo Mar Di Realty Corp., owner.

SUBJECT—Application May 28, 1957—(decision of the Borough Superintendent) under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), minor auto repairs with hand tools, sale of accessories and parking for more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1581 Hylan Boulevard and 300 Atlantic Avenue, southwest corner, Block 3333, Lot 19, Dongan Hills, Borough of Richmond.

Laid over from November 19, 1957, date to be set; for inspection and decision; hearing closed; now set for June 17, 1958.

CALENDAR

370-42-BZ—Vol. III

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs and storage and parking of more than five (5) motor vehicles on the unbuilt upon portion of the site.

PREMISES AFFECTED—9243-9251 4th Avenue, east side, 129 feet 11 $\frac{3}{4}$ inches north of 94th Street and 9240-9248 5th Avenue, Block 6108, Lots 7, 9 and 11, Borough of Brooklyn.

Laid over from May 13, 1958 to May 20, 1958, at the request of the objector; then to June 17, 1958, for inspection and decision; hearing closed.

388-57-BZ

APPLICANT—Morris Hannes, for Elizabeth Russo, owner; Michael Ezzo, lessee.

SUBJECT—Application May 14, 1957—decision of the Borough Superintendent under sections 7e, 7g and 7h of the Zoning Resolution, to permit in a residence use district, a garage for more than five (5) motor vehicles, motor vehicle repairs with hand tools only and the parking and storage of more than five (5) cars on the unbuilt upon portion of the lot.

PREMISES AFFECTED—2822 West 22nd Street, west side, 155 feet south of Neptune Avenue, Block 7016, Lot 17, Borough of Brooklyn.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed. Applicant to amend his application to omit parking in rear portion of plot and file revised plans.

607-57-BZ

APPLICANT—John F. Fitzsimons, for Santa and Dominick LoPrete, owners.

SUBJECT—Application September 3, 1957—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F area district, or an irregular plot presently occupied by a one family dwelling, the construction of a two-car garage as accessory to the additional use of premises for the sale of nursery stock including flowers, shrubs, trees, etc. and without the required 15 foot setback from the street line.

PREMISES AFFECTED—242-08 Hillside Avenue, south side, 9.91 feet west of 84th Road, Block 7961, Lot 43, Bellerose, Borough of Queens.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed.

939-53-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Iandor Realty Corp., owner; Roadside Tavern, Inc., lessee.

SUBJECT—Application reopened February 4, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the erection of a two story extension and second floor addition to an existing one and two story building for use as waiters dressing room and storage on the first floor and storage, kitchen, dressing and reception, office and banquet room on the second floor, the proposed extension to encroach on the required setbacks and provide a 60 foot extension to the existing parking lot.

PREMISES AFFECTED—2544 Flatbush Avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson Street, Block 8559, Lot 1, Borough of Brooklyn.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to report to Board as to opening on Hendrickson Street, not previously permitted by the Board, and also as to proposal for grading the property.

940-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Iandor Realty Corp., owner; Roadside Tavern, Inc., lessee.

SUBJECT—Appeal filed from a decision of the Borough Superintendent reopened February 4, 1958, to consider an extension in area.

PREMISES AFFECTED—2544 Flatbush Avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson Street, Block 8559, Lot 1, Borough of Brooklyn.

976-57-BZ

APPLICANT—Burke, Green and Groh, for Joseph S. and Joseph Paul Amirati, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use, E area district, the erection and maintenance of a gasoline service station, auto washing—non automatic, lubrication, office, sale of accessories, minor repairs with hand tools only, parking and storage of cars awaiting service with a ground sign and the proposed building encroaching on the required setback from the street line.

PREMISES AFFECTED—167-10 South Conduit Boulevard, southeast corner of 167th Street, Block 12369, Lot 210, Rosedale, Borough of Queens.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to advise the Board whether Borough President contemplates future use of subject premises as a public place.

93-38-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Coastal Sales Corp., owner.

SUBJECT—Application reopened December 3, 1957 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story building for use as a motor vehicle repair shop for front wheel alignment and brake adjustments, this work will require the use of portable electric machines in addition to hand tools.

PREMISES AFFECTED—27-11 30th Avenue, north side, 50.39 feet west of 29th Street, Block 575, Lot 23, Long Island City, Borough of Queens.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to file corrected plans showing proposed treatment of pit to permit car crossing.

127-57-BZ

APPLICANT—Friedland and Masone, for Cecelia Tarulli, owner; Safeway Sheet Metal and Roofing Co., lessee.

SUBJECT—Application February 19, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the change of occupancy of the present one story building from garage for two cars to tinsmith shop, office and storage of roofing and tinsmith supplies.

PREMISES AFFECTED—51-31 to 51-33 69th Street, east side, 195.33 feet south of Calamus Avenue, Block 2456, Lot 15, Maspeth, Borough of Queens.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed.

848-57-BZ

APPLICANT—Guerino Salerni, for U-Park-It System, Inc., owner.

SUBJECT—Application November 25, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of vacant land for parking motor vehicles.

PREMISES AFFECTED—32-78 and 32-80 34th Street, west side, 100 feet north of 34th Avenue, Block 621, Lots 68 and 69, Long Island City, Borough of Queens.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed.

CALENDAR

47-57-BZ

APPLICANT—Charles M. Spindler, for Charles A. Koligian, owner.

SUBJECT—Application November 21, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only with a show window and business sign within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1215-1225 Rogers Avenue and 2701-2709 Newkirk Avenue, northeast corner, Block 5214, lot 25, Borough of Brooklyn.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed.

34-57-BZ

APPLICANT—Maxfield Blaubeux, for Joseph Angelone, owner, Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the accessory parking of more than five (5) motor vehicles, used in conjunction with self-service supermarket, into the residence portion of the plot.

PREMISES AFFECTED—6607-6611 15th Avenue, 6615-6645 New Utrecht Avenue, northeast corner and 1515-1521 67th Street, Block 5558, Lot 1, Borough of Brooklyn.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed.

9-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of a residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant to advise the Board the status of the construction of proposed Community House.

1-58-BZ

APPLICANT—Lama, Proskauer and Prober, for August Droll and Neary Realty Co., Inc., owners.

SUBJECT—Application January 28, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2092 Nostrand Avenue, west side, 130 feet north of Glenwood Road, and 671-675 East 29th Street, Block 5252, Lots 6 and 68, Borough of Brooklyn.

Laid over from May 27, 1958, to June 17, 1958 for inspection and decision; hearing closed.

1-39-BZ—Vol. III

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened March 25, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7d, 9A and 21 of the Zoning Resolution, to permit in a residence use, "E-1" area and class ½ height district, the extension of the existing telephone exchange building by erecting a third floor to the existing two-story and cellar building, the proposed third story encroaches on the required setbacks, exceed the permitted area coverage, exceed the permitted height and is located within two (2) miles of an airport.

PREMISES AFFECTED—182-08 to 182-26 140th Avenue, south side, from 182nd to 183rd Streets; 140-01 to 140-09 182nd Street and 140-02 to 140-10 183rd Street, Block 13040, Lot 1, Springfield Gardens, Borough of Queens.

Laid over from May 27, 1958, to June 17, 1958, for inspection and decision; hearing closed.

939-57-BZ

APPLICANT—Harry A. Yarish, for Charles Krebs, owner; Solomon Schneider, lessee.

SUBJECT—Application December 19, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit an E-1 area district, the continuance of an existing one-story building for use as a diner, that encroaches on the required rear yard.

PREMISES AFFECTED—248-18 Sunrise Highway, south side, 89.22 feet and 111.57 feet east of Hook Creek Boulevard, Block 13623, Lot 19, Rosedale, Borough of Queens.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed; then to June 17, 1958, applicant to submit revised plans, as to walls and bumpers.

800-57-BZ

APPLICANT—Leonard F. Rothkrug, for Mildred Cohen, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory auto laundry—non automatic, auto repair shop with hand tools only, lubrication, office and sales, all for a term of fifteen (15) years.

PREMISES AFFECTED—1290-1304 Remsen Avenue, southwest corner of Avenue J, Block 8040, Lot 61, Borough of Brooklyn.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed; then laid over from May 27, 1958, to June 17, 1958, for the purpose of filing deed restrictions by applicant.

70-37-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Felix De Vito, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the alteration of an existing garage and warehouse, for use as a gasoline service station, auto-wash (non-automatic), lubrication, parking of automobiles, office, sale of auto accessories, minor repairs with hand tools only and safety inspection station for a stated term of fifteen years.

PREMISES AFFECTED—70-07 to 70-21 (70-15 Official) Astoria Boulevard and 22-16 to 22-24 71st Street, northwest corner, Block 1002, Lot 13, Long Island City, Borough of Queens.

Laid over from May 27, 1958, to June 3, 1958, at request of objector, applicant concurring; then to June 17, 1958, for inspection and decision; hearing closed.

729-52-BZ—Vol. II

APPLICANT—Haus and Bresin, for Allerton Three, owner.

SUBJECT—Application reopened June 11, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a

CALENDAR

local retail use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—25-15 Francis Lewis Boulevard, east side, 36.21 ft. south of 25th Avenue, Block 5769, Lot 18, Flushing, Borough of Queens.

Laid over from June 3, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to furnish additional photograph 4 prints as requested by Board.

151-57-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Robert Pollen and Jerome Gerber, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of an automobile showroom and gasoline service station with accessory uses of auto washing (non-automatic), lubrication, office and sale of accessories, minor repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2914-2932 Nostrand Avenue, west side, 300 feet north of Avenue P, Block 7690, Lots 82, 86 and 88, Borough of Brooklyn.

Laid over from June 3, 1958, to June 17, 1958, for inspection and decision; hearing closed.

1-58-BZ

APPLICANT—Reginald S. Hardy, for Margaret Smith Gilsenan, Executrix under will of Edward L. Smith, deceased.

SUBJECT—Application December 31, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a retail market or store, together with the use of a portion of said premises for the parking of motor vehicles belonging to customers, patrons and employees of such market. In addition thereto, the application seeks permission to maintain a sign upon the wall of the proposed market.

PREMISES AFFECTED—99-30 Corona Avenue, 48-02 to 48-16 102nd Street, southwest corner and 99-11 to 99-27 Alstyn Avenue, Block 1926, Lot 13, Corona, Borough of Queens.

Laid over from June 3, 1958, to June 17, 1958, for inspection and decision; hearing closed.

569-46-BZ—Vol. III

APPLICANT—Abraham N. Horwitz, for Harry and Harriet Weiner, owners.

SUBJECT—Application reopened March 4, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a residence use district the maintenance of an office and warehouse for the distribution of books, magazines, periodicals and newspapers and the installation of a gasoline tank.

PREMISES AFFECTED—49-10 47th Avenue, south side, 30 feet east of 49th Street, Block 2287, Lot 28, Woodside, Borough of Queens.

Laid over from June 3, 1958, to June 17, 1958, for inspection and decision; hearing closed.

677-57-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for A. J. Fritschy Corp., owner.

SUBJECT—Application September 20, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a "C" area district, the erection of a two-story building to be used in conjunction with the existing structural steel and ornamental iron fabrication shop, the proposed addition will occupy more than the permitted area coverage.

PREMISES AFFECTED—220 Dupont Street, 121-135 Provost Street, southwest corner and 237-251 Eagle Street, Block 2497, Lot 23, Borough of Brooklyn.

Laid over from June 3, 1958, to June 17, 1958, for inspection and decision; hearing closed.

957-57-BZ

APPLICANT—Burke, Green and Groh, for Mandel Weinstein, owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, to maintain a parking lot for the parking of the cars of the doctors and staff of the hospital on Block 725, Lot 25 without fec.

PREMISES AFFECTED—47-01 31st Avenue, northeast corner of 47th Street, Block 729, Lot 7 (7 and 8), Astoria, Borough of Queens.

Laid over from June 3, 1958, to June 17, 1958, for inspection and decision; hearing closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 6, 1958, at request of applicant who is trying to acquire adjoining property to enlarge the plot; then to June 3, 1958, at request of the applicant, to acquire additional property for possible conforming use; then to June 17, 1958, at the request of the applicant to attempt to acquire additional property to enlarge the plot.

977-57-BZ

APPLICANT—Burke, Green and Groh, for Albert Artsis, owner.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, auto laundry—non-automatic, minor repairs with hand tools only, office and accessory sales and the parking and storage of motor vehicles awaiting service.

PREMISES AFFECTED—223-06 Linden Boulevard, southeast corner of 223rd Street, Block 12740, Lot 55 (55 and 60), Springfield Gardens, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed; then to June 17, 1958, for inspection and decision.

171-53-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Pacwest Realty Corp., owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, facilities for gasoline service or oil selling for occupants only in connection with the garage, presently approved, located in the sub-cellar, cellar, first floor and mezzanine of a 22 story building now under construction.

PREMISES AFFECTED—660-666 Madison Avenue, 8-28 East 61st Street, southwest corner and 13-19 East 60th Street, Block 1375, Lot 56, Borough of Manhattan.

CALENDAR

Laid over from May 27, 1958, to June 3, 1958, for further consideration; hearing closed; then to June 17, 1958, for revised plans as to proposed gasoline tank storage installation.

HARRIS H. MURDOCK, *Chairman.*

JUNE 17, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, June 17, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

152-49-A—Vol. III

APPLICANT—Norman Lederer and Leonard Joseph, for Hugh Doonan, owner.

SUBJECT—Application reopened December 3, 1957 as Vol. III—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—304 Beach 90th Street, east side, 301.96 feet north of Rockaway Beach Boulevard, Block 574, Lot 11, Rockaway Beach, Borough of Queens.

374-55-A

APPLICANT—Szold and Brandwen, for 1st, 2nd and 3rd Beech Hills Corp., owners.

SUBJECT—Application April 19, 1955—Appeal from a decision re orders of the Fire Commissioner—re certificate of fitness.

PREMISES AFFECTED—56-08 to 56-28, 57-02 to 57-04, 57-10 to 57-60 and 57-64 to 57-66 244th Street, 242-05 to 242-19 and 242-31 to 242-73 61st Avenue and 56-03 to 56-33 Douglas Parkway; 242-06 to 242-28, 242-36 to 242-58 and 242-66 to 242-68 Horace Harding Boulevard (Block 8276, Lot 2); 244-02 to 244-16, 244-24 to 244-48, 246-02 to 246-28 and 246-32 to 246-46 57th Drive; 244-01 to 244-03 and 244-09 to 244-35 61st Avenue and 57-31 to 57-65 244th Street (Block 8276, Lot 10); 244-07 to 244-25, 246-59 to 246-61, 246-65 to 246-71 and 246-75 to 246-77 57th Drive; 245-03 to 245-15 61st Avenue; 57-01 to 57-03, 57-07 to 57-31, 57-35 to 57-61, 57-65 to 57-83, 57-87 to 57-89, 58-01 to 58-45, 58-49 to 58-63 and 58-67 to 58-69 246th Crescent; 244-08 to 244-10 and 244-20 to 244-42 Horace Harding Boulevard; 56-07 to 56-25 244th Street (Block 8276, Lot 20); 246-11 to 246-43 57th Drive; 57-02 to 57-04, 57-10 to 57-26, 57-37 to 57-62, 57-66 to 57-86, 58-40 to 58-64 and 58-68 to 58-70 246th Crescent (Block 8276, Lot 30); 245-02 to 245-04 and 245-14 to 245-40 61st Avenue; 245-01 to 245-17, 245-39 to 245-45, 245-49 to 245-71 and 245-76 to 245-89 62nd Avenue; 61-05 to 61-21 245th Place (Block 8305, Lot 10); 244-90 to 244-98 61st Avenue; 245-02 to 246-16 62nd Avenue; 61-06 to 61-28 245th Place, Block 8306, Lot 4, Douglaston, Borough of Queens.

495-57-A

APPLICANT—V. Della Penna for Alvin Brand, owner.

SUBJECT—Application July 1, 1957—Appeal from a decision of the Borough Superintendent, re extension of outer wall, etc.

PREMISES AFFECTED—388 East 156th Street, south side, 50 feet west of Melrose Avenue, Block 2402, Lot 20, Borough of The Bronx.

40-58-A

APPLICANT—Equitable Paper Bag. Co., Inc., lessee; for Roseis Realty Co., owner.

SUBJECT—Application January 15, 1958—Appeal from a decision of the Fire Commissioner re use of panic bolts—factory.

PREMISES AFFECTED—45-50 Van Dam Street, west side from Thomson Avenue to 47th Avenue, Block 279, Lot 1, Long Island City, Borough of Queens.

746-57-A

APPLICANT—Samuel Rosenblum, for Alma G. Roos, owner.

SUBJECT—Application October 10, 1957—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—147-149 West 22nd Street, north side, 249 feet, 6 inches east of 7th Avenue, Block 798, Lot 17, Borough of Manhattan.

311-58-A

APPLICANT—Goldwater and Flynn, for Philip Spear, owner.

SUBJECT—Application May 19, 1958—Application to review a decision of the Borough Superintendent as to alteration in excess of 50% of valuation of buildings, sufficient to constitute a new building.

PREMISES AFFECTED—169-171 East 77th Street, north side, 150 feet west of 3rd Avenue, Block 1412, Lots 29 and 30, Borough of Manhattan.

341-58-A

APPLICANT—Tobias Goldstone, for Young Israel of Flatbush, owner.

SUBJECT—Application May 28, 1958—Appeal from a decision of the Borough Superintendent, re Class III construction, public use, re stairs, etc.

PREMISES AFFECTED—1300-1308 Coney Island Avenue, west side, 320 feet north of Avenue J, Block 6523, Lot 85, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 24, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, June 24, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

545-57-BZ

APPLICANT—Leonard F. Rothkrug, for Maria Gitto, doing business as Joseph Gitto and Sons, owners.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the change in occupancy and extension of a one family dwelling and four car garage to wholesale grocery storage occupying more than the permitted area.

PREMISES AFFECTED—155 Hopkinson Avenue, east side, 25 feet north of Hull Street and 101 Hull Street, north side, 70 feet east of Hopkinson Avenue, Block 1533, Lot 2, Borough of Brooklyn.

546-57-A

APPLICANT—Leonard F. Rothkrug, for Maria Gitto, doing business as Joseph Gitto and Sons, owners.

SUBJECT—Application July 19, 1957—Appeal from a decision of the Borough Superintendent, re Class 4 structure-commercial use.

PREMISES AFFECTED—155 Hopkinson Avenue, east side, 25 feet north of Hull Street and 101 Hull Street, north side, 70 feet east of Hopkinson Avenue, Block 1533, Lot 2, Borough of Brooklyn.

172-58-BZ

APPLICANT—Gabriel Nathan, for Arverne Associates, Inc., owner.

SUBJECT—Application March 31, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles to be used in conjunction with that part of the parking lot located in the business use district.

PREMISES AFFECTED—212-220 Beach 70th Street, east side, 100 feet north of Rockaway Beach Boulevard, Block 534, Lot 68, Arverne, Borough of Queens.

CALENDAR

147-58-BZ

APPLICANT—Joshua Brown, for Staten Island Oil Co., Inc., owner.

SUBJECT—Application March 20, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, the reconstruction of a present gasoline station and to continue the present uses of offices, lubritorium, storage and sale of auto accessories, car washing—non automatic, minor auto repairs with hand tools and the parking of more than five (5) motor vehicles awaiting service.

PREMISES AFFECTED—2211 Hylan Boulevard, northwest corner of Lincoln Avenue, Block 3591, Lot 1, Grant City, Borough of Richmond.

61-58-BZ

APPLICANT—Stanley J. Shaftel, for Sylvia Kaye, owner.

SUBJECT—Application February 19, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G area district, the erection of a one family dwelling that encroaches on the required setback in the front and side yards.

PREMISES AFFECTED—49-04 Hanford Street, west side, 365.83 feet north of 51st Avenue, Block 8167, Lot 92, Douglaston, Borough of Queens.

62-58-A

APPLICANT—Stanley J. Shaftel, for Sylvia Kaye, owner.

SUBJECT—Application February 19, 1958—filed pursuant to section 35, General City Law re proposed stairs and walks in bed of a mapped street and a decision of the Borough Superintendent re ceiling height and garage level.

PREMISES AFFECTED—49-04 Hanford Street, west side, 365.83 feet north of 51st Avenue, Block 8167, Lot 92, Douglaston, Borough of Queens.

63-58-BZ

APPLICANT—Stanley J. Shaftel, for Sylvia Kaye, owner.

SUBJECT—Application February 19, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G area district, the erection of a one family dwelling that encroaches on the required setback in the front and side yards.

PREMISES AFFECTED—48-18 Hanford Street, west side, 440.79 feet north of 51st Avenue, Block 8167, Lot 85, Douglaston, Borough of Queens.

64-58-A

APPLICANT—Stanley J. Shaftel, for Sylvia Kaye, owner

SUBJECT—Application February 19, 1958—filed pursuant to section 35, General City Law re Stairs and Wolk in bed of mapped street and a decision of the Borough Superintendent re height of ceiling and garage level.

PREMISES AFFECTED—48-18 Hanford Street, west side, 440.79 feet north of 51st Avenue, Block 8167, Lot 85, Douglaston, Borough of Queens.

141-58-BZ

APPLICANT—Frederick A. Ketcher, for Arthur J. McConnell, owner; John J. Fox and Sons, lessee.

SUBJECT—Application March 19, 1958—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence use district, an extension to the existing legal funeral parlor and undertaking establishment with patron parking of more than five (5) cars.

PREMISES AFFECTED—201-203 East 201st Street and 3000-3008 Grand Concourse, northeast corner, Block 3307, Lots 67 and 68, Borough of The Bronx.

142-58-A

APPLICANT—Frederick A. Ketcher, for Arthur J. McConnell, owner; John J. Fox and Sons, lessees.

SUBJECT—Application March 19, 1958—Appeal from a decision of the Borough Superintendent, re commercial use in frame building.

PREMISES AFFECTED—201-203 East 201st Street and 3000-3008 Grand Concourse, northeast corner, Block 3307, Lots 67 and 68, Borough of The Bronx.

85-58-BZ

APPLICANT—Goldwater and Flynn, for Peerless Operating Corp., and 32 East 1st Street Realty Corp., owners.

SUBJECT—Application February 17, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, after demolition of the two existing buildings, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, storage and parking of more than five (5) motor vehicles and minor auto repairs.

PREMISES AFFECTED—20-24 2nd Avenue and 30-32 East 1st Street, northeast corner, Block 443, Lots 1 and 62, Borough of Manhattan.

260-58-BZ

APPLICANT—Michael L. Radoslovich, for Board of Education, Bureau of Design and Construction, City of New York, owner.

SUBJECT—Application April 24, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of a school occupying more than the permitted area.

PREMISES AFFECTED—85 Watkins Street, (75-99 official), 62-90 Glenmore Avenue, southeast corner of Glenmore Avenue, and 336-346 Stone Avenue, Block 3507, Lot 7, Borough of Brooklyn, P.S. 298.

52-58-BZ

APPLICANT—John F. Fitzsimons, for Adolf Hoffman Iron Works, Inc., owner.

SUBJECT—Application February 11, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one-story extension to an existing iron and steel works shop, the proposed extension to occupy more than the permitted area coverage.

PREMISES AFFECTED—127-02 Farmers Boulevard, and 129-24 to 129-34 Sidway Place, southeast corner, Block 12494, Lot 54, Springfield Gardens, Borough of Queens.

992-57-BZ

APPLICANT—Victor G. Madonia, for Jacob Feldman, owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairing, office, sales, storage room and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—109-50 Merrick Boulevard, southwest corner of 109th Road, Block 10189, Lot 8, South Jamaica, Borough of Queens.

173-58-BZ

APPLICANT—Gabriel Nathan, for Helen Nemeth, owner.

SUBJECT—Application March 31, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of an open parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—46-15 to 46-27 (46-21) Rockaway Beach Boulevard, and 202-216 Beach 47th Street, southeast corner, Block 328, Lots 39 and 139, Edgemere, Borough of Queens.

174-58-A

APPLICANT—Gabriel Nathan, for Helen Nemeth, owner.

SUBJECT—Application March 31, 1958—filed pursuant to section 35, General City Law re premises partly in bed of mapped street—proposed widening of Rockaway Beach Boulevard.

CALENDAR

PREMISES AFFECTED—46-15 to 46-27 (46-21) Rockaway Beach Boulevard and 202-216 Beach 47th Street, southeast corner, Block 328, Lots 39 and 139, Edgemere, Borough of Queens.

66-58-BZ

APPLICANT—John J. Tricarico, for Empire Fuel Co., owner.

SUBJECT—Application February 7, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail use district, the change in use of an existing one-story building from office, garage for five (5) trucks and storage of riggers equipment to office and storage of fuel delivery trucks.

PREMISES AFFECTED—1638 8th Avenue, west side, 100 feet south of Windsor Place, Block 1112, Lot 52, Borough of Brooklyn.

803-57-BZ

APPLICANT—Hyman Muss, for Willets Point Taxpayers Inc., owner.

SUBJECT—Application November 7, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail use district, the erection of a two-story building to be occupied on the first floor with stores and a motion picture theatre and the use of the second floor for offices and projection room.

PREMISES AFFECTED—19-05 to 19-11 Francis Lewis Boulevard, southeast corner of 160th Street, Block 4758, Lot 100, Whitestone, Borough of Queens.

148-58-BZ

APPLICANT—Joshua Brown, for Staten Island Oil Co., Inc., owner.

SUBJECT—Application March 20, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction of a present gasoline service station and continue the uses of office, storage and sale of auto accessories, car wash—non automatic, minor auto repairs with hand tools only, lubritorium and the parking of more than five (5) motor vehicles awaiting to be serviced.

PREMISES AFFECTED—3310 Richmond Road, southwest corner of Combs (Hitchcock) Avenue, Block 4328, Lot 6, New Dorp, Borough of Richmond.

909-57-BZ

APPLICANT—Aaron Halpern, for Wiljay Contracting Co., Inc., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, a one-story extension to an existing non-storage, 4 car garage to be used for the storage of contracting equipment which is now legally stored in an open yard, the proposed extension to occupy more than the permitted area coverage.

PREMISES AFFECTED—152-15 14th Road, north side, 101.94 feet east of 152nd Street and 152-10 13th Avenue, Block 4541, Lot 22, Whitestone, Borough of Queens.

172-16-BZ—Vol. II

APPLICANT—Herman Kron, for Banner Oil Company, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—re (decision of the Borough Superintendent) under sections 7c and 7h of the zoning resolution to permit in a business and residence use district, the reconstruction of an existing gasoline service station, minor auto repairs with hand tools only, auto laundry, garage for more than five (5) cars and parking and storage of more than five (5) motor vehicles to be used in conjunction with the existing garage.

PREMISES AFFECTED—31-37 Church Avenue, north side, 100 feet east of Chester Avenue, Block 5313, Lots 34 and 38, Borough of Brooklyn.

18-58-BZ

APPLICANT—Patrick D. Concagh, for Marie A. Peduto, owner; International Mill Work Corp., lessee.

SUBJECT—Application January 17, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the change in use in the premises from factory to saw and planing mill.

PREMISES AFFECTED—3308 Edson Avenue, northeast corner of Givan Avenues, Block 4881, Lots 75 and 77, Borough of The Bronx.

59-58-BZ

APPLICANT—J. G. L. Molloy for 140 East 40 Corp., owner.

SUBJECT—Application February 18, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing twelve (12) story and penthouse building, from multiple dwelling to offices.

PREMISES AFFECTED—140 East 40th Street, south side, 124 feet east of Lexington Avenue, Block 895, Lot 66, Borough of Manhattan.

60-58-A

APPLICANT—J. G. L. Molloy, for 140 East 40 Corp., owner.

SUBJECT—Application February 18, 1958—Appeal from a decision of the Borough Superintendent, re live load.

PREMISES AFFECTED—140 East 40th Street, south side, 124 feet east of Lexington Avenue, Block 895, Lot 66, Borough of Manhattan.

298-57-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morris Cohen, owner.

SUBJECT—Application reopened May 6, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of the present building from furniture showroom to supermarket.

PREMISES AFFECTED—307-311 East 115th Street, north side, 100 feet east of 2nd Avenue, Block 1687, Lot 5, Borough of Manhattan.

299-58-A

APPLICANT—Lama, Proskauer and Prober, for Morris Cohen, owner.

SUBJECT—Application April 14, 1958—Appeal from a decision of the Borough Superintendent, re stairs, live load, etc.

PREMISES AFFECTED—307-311 East 115th Street, north side, 100 feet east of 2nd Avenue, Block 1687, Lot 5, Borough of Manhattan.

715-57-BZ

APPLICANT—Albert Melniker, for Harry and Edward Risch, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7A, 7c, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the rehabilitation of an existing gasoline service station and motor vehicle repair shop and the extension of the uses to include sale of accessories, office and parking and storage of more than five (5) motor vehicles to the adjacent lot with business entrances and exits within 75 feet of the residence use district.

PREMISES AFFECTED—4244-4248 Hylan Boulevard, 94-102 Groton Street, southeast corner and 93-101 Littlefield Avenue, Block 5317, Lot 5, Eltingville, Borough of Richmond.

Laid over from March 18, 1958, for inspection and decision; date to be set; hearing closed; now set for June 24, 1958.

CALENDAR

190-58-A

APPLICANT—Albert Melniker, for Harry and Edward Risch, owners.

SUBJECT—Application March 24, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped street—Littlefield Avenue and Groton Street.

PREMISES AFFECTED—4244-4288 Hylan Boulevard, 94-102 Groton Street, southeast corner and 93-101 Littlefield Avenue, Block 5317, Lot 5, Eltingville, Borough of Richmond.

609-56-BZ

APPLICANT—Ingram S. Carner, for Charles Cintron, owner.

SUBJECT—Application reopened May 27, 1958 for consideration as to extension of time to complete, expired March 19, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a residence use district, the erection of a new service building and extending the present use of the gasoline service station, office, laundry and auto repairs, including car washing—non automatic, minor repairs with hand tools only, sales and storage of auto accessories and parts and parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—143-02 to 143-06 Springfield Boulevard and 186-16 to 186-24 143rd Avenue, southwest corner, Block 13082, Lot 26, Springfield, Borough of Queens.

335-35-BZ—Vol. IV

APPLICANT—Burke, Green and Groh, for Anrob Realty Co., Inc., owner.

SUBJECT—Application reopened May 27, 1958 for consideration as to extension of time to complete, expired April 30, 1958—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a residence use district, the extension of the existing use of a storage warehouse (stores, plumbing fixtures, etc.), 5 car garage and loading platform.

PREMISES AFFECTED—167-01 to 167-11 108th Road, northeast corner of 167th Street, Block 10176, Lot 12, Jamaica, Borough of Queens.

348-56-BZ

APPLICANT—Burke, Green and Groh, for Mary Ryback, owner.

SUBJECT—Application reopened May 27, 1958 for consideration as to extension of time to complete (expired April 30, 1958)—decision of the Borough Superintendent previously granted on condition under section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales room, car wash—non automatic, minor repairs and parking for more than five (5) motor cars waiting for service.

PREMISES AFFECTED—175-15 Rockaway Boulevard, southeast corner of 149th Avenue, Block 13381, Lot 30, Springfield Gardens, Borough of Queens.

1115-40-BZ—Vol. I

APPLICANT—Jacob Lewis Gold, for Cohan Realty Corp., owner.

SUBJECT—Application reopened June 3, 1958 for consideration as to extension of term of variance, expired January 31, 1958—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a business use district extending into the residence use district, for a term of years, the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—2170-2109 Surf Avenue, northwest corner of West 21st Street, Block 7058, Lots 27-50 inclusive, Borough of Brooklyn.

264-56-BZ

APPLICANT—Henry Nordheim, for Joseph Torres, owner.

SUBJECT—Application reopened June 3, 1958 for consideration as to extension of time to complete, expired January 23, 1958—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of years.

PREMISES AFFECTED—1178 Pugsley Avenue and 2000 Gleason Avenue, southeast corner, Block 3802, Lots 6 and 9, Borough of The Bronx.

625-53-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Vellodrome Gas Station, Inc., owner.

SUBJECT—Application reopened January 29, 1957 as Vol. II—(decision of the Borough Superintendent) under Sections 7f, 7h and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1043-1059 McDonald Avenue and 101-111 Foster Avenue, northeast corner, Block 5426, Lots 1 and 5, Borough of Brooklyn.

Laid over from June 25, 1957, date to be determined; hearing closed; to await trial of two nearby applications subject to writs of certiorari; now set for June 24, 1958.

16-58-BZ

APPLICANT—Ervin Palmer, for Thomas J. McCahill, owner; National Parking System, Inc., lessee.

SUBJECT—Application January 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, the extension of the present parking lot from the retail portion into the residence portion of the plot.

PREMISES AFFECTED—443-447 3rd Avenue, east side, 19 feet, 9 inches south of East 31st Street and 206 East 31st Street, Block 911, Lot 64, Borough of Manhattan.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

766-57-BZ

APPLICANT—Leonard F. Rothkrug, for Harry Heiman, Inc., owner; Socony Mobil Oil Co., owner under contract.

SUBJECT—Application October 25, 1957—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop (hand tools only), lubritorium, car washing (non-automatic), office and sales and parking of vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—715 Soundview Avenue, southwest corner of St. Lawrence Avenue, Block 3596, Lot 35, Borough of The Bronx.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

629-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Anton Kladde, owner.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with the accessory uses of car wash, lubritorium, sale of accessories, office, parking and storage of more than five motor vehicles and auto repairs with hand tools.

PREMISES AFFECTED—1805 Washington Avenue, southeast corner of East 175th Street, Block 2907, Lot 33, Borough of The Bronx.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

CALENDAR

97-57-BZ

APPLICANT—S. T. Kieley, for The New York and Harlem Railroad Co., owner; New York Central Railroad, lessee.

SUBJECT—Application October 28, 1957—decision of the Borough Superintendent, under sections 7g and 21 of the Zoning Resolution, to permit in a restricted retail use district, use of a portion of the premises for a parking space for more than five (5) motor vehicles.

REMISES AFFECTED—70 East 45th Street, south side, 34 feet 4 inches east of Vanderbilt Avenue, Block 1280, Lot 1, Borough of Manhattan.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

23-57-BZ

APPLICANT—Goldwater and Flynn, for Westchester Square Associated, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking for more than five motor vehicles, the use for such purpose to be restricted to doctors and attendants at the hospital and for visitors and patients of the hospital, the lot will be used solely as an appurtenance to the hospital which is across the street.

REMISES AFFECTED—2449-2451 St. Raymond Avenue, 1601-1649 Seddon Street, northwest corner and 2446-2448 Dorsey Avenue, Block 3992, Lots 32, 37 and 40, Borough of The Bronx.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

79-57-BZ

APPLICANT—Ludwig P. Bono, for E. John Dolan, M.D., owner.

SUBJECT—Application December 9, 1957—decision of the Borough Superintendent, under section 7d and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a two story and cellar building to be used as medical offices for a group of doctors with parking of more than five (5) motor vehicles, for doctors, patients and visitors on the unbuilt upon portion of the site.

REMISES AFFECTED—1625 St. Peters Avenue, west side, 105.53 feet south of Maclay Avenue, Block 3994, Lots 36 and 39, Borough of The Bronx.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

20-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owner.

SUBJECT—Application June 4, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicles belonging to patrons, customers and employees of such market.

REMISES AFFECTED—256-262 Clinton Street and 172-196 Congress Street, southwest corner, Block 301, Lots 61, 63, 66 and 71, Borough of Brooklyn.

Laid over from March 25, 1958 to April 22, 1958, at request of attorney for objectors, applicant concurring; then to May 27, 1958, for inspection and decision; hearing closed, then to June 24, 1958, at request of the applicant.

49-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Pelham Bridge Realities, Inc., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7f, 7e and 7A of the Zoning Resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, minor repairs with

hand tools only, office, sale of accessories with show windows and business entrances within 75 feet of the residence use district.

PREMISES AFFECTED—1141-1151 Williamsbridge Road and 2100-2110 Lydig Avenue, northeast corner, Block 4310, Lots 30 and 33, Borough of The Bronx.

Laid over from June 3, 1958, to June 24, 1958, for inspection and decision; hearing closed.

915-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Stanton Management Inc., owner.

SUBJECT—Application December 16, 1957—decision of the Borough Superintendent, under sections 7f, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, minor repairs, sale of auto accessories, auto laundry and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3625 Eastchester Road, 1495-1499 Oakley Avenue, northwest corner and 1144-1148 East 222nd Street, Block 4716, Lot 28, Borough of The Bronx.

Laid over from June 3, 1958, to June 24, 1958, for inspection and decision; hearing closed.

585-52-BZ—Vol. IV

APPLICANT—Robert J. Crinnion, for Eisner and Lubin, owners.

SUBJECT—Application reopened October 29, 1957 as Vol. IV—re decision of the Borough Superintendent under section 7h of the zoning resolution, to permit in a restricted retail use district, the maintenance of a public parking lot for the parking of more than five (5) motor vehicles for a stated term of five years.

PREMISES AFFECTED—809-817 1st Avenue, west side, 40.5 ft. north of East 45th Street and 339-341 East 45th Street, Block 1338, Lots 21, 25, 26, 27, 28 and 124, Borough of Manhattan.

Laid over from June 3, 1958, to June 24, 1958, for inspection and decision; hearing closed.

688-54-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application August 17, 1954—decision of the Borough Superintendent under sections 7c and 7i of the zoning resolution, to permit in a business use district, at an existing gasoline service station, the extension of the present use to include parking and storage for more than five (5) motor vehicles and auto repairs.

PREMISES AFFECTED—2203-2209 Amsterdam Avenue, southeast corner of West 170th Street, Block 2112, Lot 26, Borough of Manhattan.

Laid over from June 3, 1958, to June 24, 1958, for inspection and decision; applicant to file revised drawing showing entrances to High Bridge Park from Amsterdam Avenue and Edgecombe Avenue within vicinity of proposed gasoline station.

6-53-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for J. Starr Parking Service, owner.

SUBJECT—Application January 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five motor vehicles on a vacant parcel of land.

PREMISES AFFECTED—1039-1041 Boynton Avenue, west side, 300 feet south of Watson Avenue, Block 3714, Borough of The Bronx.

Laid over from June 3, 1958, to June 24, 1958, for inspection and decision; hearing closed and to await decision by Planning Commission as to application for parking use on lot in rear of Elder Avenue Block 3714 Lot 5; hearing on which was held June 4, 1958.

CALENDAR

993-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Pennsylvania Exchange Bank, owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales, storage room, lubritorium, auto wash, minor auto repairs and the parking and storage of more than five (5) motor vehicles with business entrances and show windows within 75 feet of the residence use district.

PREMISES AFFECTED—4728-4736 White Plains Road, and 701-707 St. Ouens Street, northeast corner, Block 5113, Lot 21, Borough of The Bronx.

Laid over from June 3, 1958, to June 24, 1958, for inspection and decision; hearing closed.

970-57-BZ

APPLICANT—Haus and Bresin, for David Berlin, owner.

SUBJECT—Application December 26, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto wash—non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and the parking and storage of motor vehicles awaiting service with a show window and business sign within 75 feet of the residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-12 to 195-20 Linden Boulevard and 117-02 to 117-10 196th Street, southwest corner, Block 12613, Lot 6, St. Albans, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed; then to June 24, 1958, at the request for applicant to file revised plans to meet the requirements of the proposed tenant for further consideration.

HARRIS H. MURDOCK, *Chairman.*

JUNE 24, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 24, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

704-55-SA

APPLICANT—Roper Hydraulics Inc., owner.

SUBJECT—Application August 9, 1955—Roper Rotary Pumps, Series 3600, Series K and Series F, approval of.

952-57-SA

APPLICANT—Fulton Boiler Works, Inc., owner.

SUBJECT—Application December 4, 1957—Fulton Combination Gas and Oil Fired Boiler Unit, approval of.

578-57-SM

APPLICANT—General Fireproof Door Corp., owner.

SUBJECT—Application July 12, 1957—General Hollow Metal Door, approval of.

995-57-SM

APPLICANT—Upco Company, owner.

SUBJECT—Application December 19, 1957—Tile Mate, self curing portland cement mortar for setting ceramic tile, approval of.

997-57-SM

APPLICANT—L & M Tile Products, owner.

SUBJECT—Application December 19, 1957—L and M Master Mix, self curing portland cement mortar for setting ceramic tile, approval of.

996-57-SM

APPLICANT—Borden Company, owner.

SUBJECT—Application December 19, 1957—Vitro-Bond, self curing portland cement mortar for setting ceramic tile, approval of.

745-57-SM

APPLICANT—Penn Crete Products Company, owner.

SUBJECT—Application October 8, 1957—Dura-Weld, approval of.

232-58-SM

APPLICANT—Buckeye Iron and Brass Works, owner.

SUBJECT—Application April 8, 1958—Buckeye Iron and Brass works, Safety Fill Nozzle for dispensing gasoline Model 820UM, approval of.

261-54-SM

APPLICANT—Dur-O-Wall Products, Inc., owner.

SUBJECT—Application for consideration, amendment of resolution as to extension of use of the previously approved material.

432-51-SM

APPLICANT—Ramset Fasteners Inc., owner.

SUBJECT—Application for consideration, amendment of resolution as to additional uses of Ramset Tru-Set Fasteners.

190-47-SM

APPLICANT—Fenestra, Inc., owner.

SUBJECT—Application for consideration, amendment of resolution as to additional section of roof deck.

315-55-SM

APPLICANT—Dragon Cement Co., Division of American-Marietta Co., owner.

SUBJECT—Application for consideration, amendment to resolution as to additional cement.

170-46-SM

APPLICANT—Lawrence Portland Cement Co., now known as Dragon Cement Co., Division of American Marietta Co., owner.

SUBJECT—Application February 26, 1946—Dragon Portland Cement Type II.

1016-39-SM—Vol. III

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application for consideration, reopening and amendment to resolution as to use of fiber board sheathing without let-in braces.

829-56-A

APPLICANT—Lama, Proskauer and Prober, for Jenny Lazzaro, owner.

SUBJECT—Application November 26, 1956—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—84 University Place, west side, 48 feet north of East 11th Street, Block 569, Lot 26, Borough of Manhattan.

349-57-A

APPLICANT—Herman Kron, for Wallace Furniture Corp., owner.

SUBJECT—Application April 22, 1957—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—507 East 80th Street, north side, 148 feet east of York Avenue, Block 1577, Lot 7, Borough of Manhattan.

322-40-S—Vol. II

APPLICANT—Arnold A. Arbeit, for 192 Associates, Inc., owner.

SUBJECT—Application reopened February 26, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—192 Broadway and 1-11 John Street, northeast corner, Block 79, Lot 15, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

JUNE 27, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing

CALENDAR

Friday morning, June 27, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

188-58-BZ

APPLICANT—Leonard F. Rothkrug, for Riverdale Realty Co., Inc., owner.

SUBJECT—Application March 26, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an "F-1" area district, the erection of one sixteen (16) story apartment house occupying a greater floor area than permitted.

PREMISES AFFECTED—4901 Henry Hudson Parkway West, southwest corner of West 249th Street, Block 3419, Lot 91, Borough of The Bronx.

189-58-BZ

APPLICANT—Leonard F. Rothkrug, for Riverdale Realty Co., Inc., owner.

SUBJECT—Application March 26, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an "F-1" district, the erection of two twelve-story apartment houses occupying a greater floor area than permitted.

PREMISES AFFECTED—4675-4705 Henry Hudson Parkway, northwest corner of West 247th Street, Block 3419, Lot 1, Borough of the Bronx.

HARRIS H. MURDOCK, *Chairman.*

JULY 1, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 1, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

247-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for David and Theodore Ain, Susie and Mario Marani and Theodore Kent Ain, owners.

SUBJECT—Application reopened March 4, 1958. As Vol. II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the extension of the use of the existing gasoline service station located on the local retail portion of the premises by using the vacant portion in the residence use district for the parking and storage of more than five (5) motor vehicles for a term of years to coincide with the term of the variance granting the gasoline service station.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official Parsons Boulevard, and 158-02 to 158-20 75th Avenue, southeast corner, Block 6823, Lot 1, Flushing, Borough of Queens.

30-58-BZ

APPLICANT—J. Berman, for John Zengel, owner; Rego Forest, lessee.

SUBJECT—Application January 15, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story masonry addition and extend the use of the gasoline service station to include an automatic auto laundry.

PREMISES AFFECTED—69-01 Woodhaven Boulevard, northeast corner of Yellowstone Boulevard, Block 3178, Lot 67, Rego Park, Borough of Queens.

173-57-BZ

APPLICANT—Bernard Segal for E. A. Stern, et al., Executors under will of Esther A. Hurwitz, deceased.

SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gaso-

line service station, lubritorium, motor vehicle repairs of minor adjustment with hand tools only, automatic auto laundry, simonizing room and parking of vehicles awaiting service.

PREMISES AFFECTED—60-04 Metropolitan Avenue and 62-30 to 62-40 60th Street, southwest corner, Block 3492 Lots 45, 46 and 47, Maspeth, Borough of Queens.

950-55-A—Vol. II

APPLICANT—Bernard Segal for E. A. Stern, et al., Executors under will of Esther A. Hurwitz, deceased, owner.

SUBJECT—Application reopened January 14, 1958 as Vol. II—filed pursuant to Section 35, of the General City Law re premises in bed of mapped street—proposed widening of Metropolitan Avenue and in the bed of Greene Avenue as proposed.

PREMISES AFFECTED—60-04 Metropolitan Avenue and 62-30 to 62-40 60th Street, southwest corner, Block 3492, Lots 45, 46 and 47, Maspeth, Borough of Queens.

38-55-BZ—Vol. 11

APPLICANT—Paul Friedman, for Stellar Fuel Sales Corp., owner; Bertell's Service, Inc., owner.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, 7h & 7i of the Zoning Resolution, to permit for a term of years expiring July 12, 1970, the erection wholly within the business use district portion of the plot, which is partly in a business use district and partly in a residence use district, a proposed extension to an existing accessory building to be used for storage of automobile accessories and supplies, in connection with the existing gasoline service station, lubritorium, non automatic auto laundry, motor vehicle testing, light repairs with hand tools within the building, and parking and storage of more than (5) motor vehicles granted by the Board under Calendar No. 38-55-BZ.

PREMISES AFFECTED—534-544 Coney Island Avenue, southwest corner of Hinckley Place, Block 5343, Lot 13, Borough of Brooklyn.

1007-57-BZ

APPLICANT—Leonard F. Rothkrug, S. Gardstein and Son, for Jenro Realty Corp., doing business as Rothstein Department Store, owner.

SUBJECT—Application December 19, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a "C" area district, the one-story extension of a retail department store occupying more than the permitted area coverage.

PREMISES AFFECTED—4013-4015 13th Avenue, east side, 60 feet, 2½ inches north of 41st Street, 1313 41st Street and 1306-1308 40th Street, Block 5297, Lot 4, Borough of Brooklyn.

1008-57-A

APPLICANT—Leonard F. Rothkrug, S. Gardstein and Son, for Jenro Realty Corp., doing business as Rothstein's Department Store, owner.

SUBJECT—Application December 19, 1957—Appeal from a decision of the Borough Superintendent, re stairs to be enclosed, continuous and lead from street to roof, etc.

PREMISES AFFECTED—4013-4015 13th Avenue, east side, 60 feet, 2½ inches north of 41st Street, 1313 41st Street and 1306-1308 40th Street, Block 5297, Lot 4, Borough of Brooklyn.

94-58-BZ

APPLICANT—James E. Vassalotti, for Sheljay Construction Corp., owners.

SUBJECT—Application March 4, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with the accessory uses of lubritorium, minor auto repairs, car washing, storage room, office and sales and the parking

CALENDAR

and storage of motor vehicles in the open area for a temporary period of fifteen (15) years.

PREMISES AFFECTED—25-55 to 25-75 (25-65 official) Brooklyn-Queens Expressway, 69-01 to 69-09 30th Avenue, northeast corner and 2544-2562 70th Street, Block 1046, Lot 1 Jackson Heights, Borough of Queens.

718-49-BZ—Vol. IV

APPLICANT—Dominick Schirripa, for Bernard I. Taub and Vincent Mastroiani, owners. 86th Street Car Wash, Inc., lessee.

SUBJECT—Application reopened October 23, 1956 as Vol. IV—decision of the Borough Superintendent, under section 7e of the Zoning resolution, to permit in a business use district, the erection and maintenance of an auto laundry, office, boiler room and also simonizing.

PREMISES AFFECTED—2002-2014 Stillwell Avenue, southwest corner of 85th Street, Block 6860, Lot 21 and part of Lot 32, Borough of Brooklyn.

5-58-BZ

APPLICANT—Patrick D. Concagh, for Saverio S. Piscane, owner.

SUBJECT—Application January 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) cars on a vacant plot of land.

PREMISES AFFECTED—717-719 East 217th Street, north side, 130.35 feet east of White Plains Road, Block 4665, Lots 40 and 43, Borough of The Bronx.

931-57-BZ

APPLICANT—Albert Melniker, for The California Oil Co., owner; Isle Fuel Oil Service Co., lessee.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor motor vehicle repairs with hand tools only, sale of accessories and parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—535 Vanderbilt Avenue and 1047 Van Duzer Street, northeast corner, Block 650, Lot 28, Concord, Borough of Richmond.

410-47-BZ—Vol. II

APPLICANT—Tobias Goldstone, for Nicoletta Daechille, owner.

SUBJECT—Application reopened October 8, 1957 as Vol. II—re (decision of the Borough Superintendent) under section 7e of the Zoning Resolution, to permit in a business and residence use district, at an existing motor vehicle repair shop (wheel alignment and body and fender repairs), auto laundry and open lubrication, the installation of four gasoline tanks, and four gasoline pumps on the adjoining portion acquired in 1948 and presently used for the parking of motor vehicles.

PREMISES AFFECTED—2908-2910 Nostrand Avenue, west side, 460 ft. north of Avenue P, Block 7690, Lots 79 and 80, Borough of Brooklyn.

126-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Celia Katz, owner.

SUBJECT—Application March 13, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, in a four story building with basement and cellar, the change in use of the basement from doctor's office and apartment to dressmaking and sales and the change in use of the first floor from two apartments to Photo Studio and Beauty Salon and the upper floors to retain their use as apartments.

PREMISES AFFECTED—38 East 63rd Street, south side, 182 feet east of Madison Avenue, Block 1377, Lot 45, Borough of Manhattan.

105-58-BZ

APPLICANT—Louis Lieberman, for Bernard Isacowitz, owner.

SUBJECT—Application February 27, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a "G" area district, the continuance of an existing accessory garage, on a lot with a two-story dwelling, that encroaches on the required five (5) foot setback from the lot line.

PREMISES AFFECTED—138 Beach 149th Street, east side, 596 feet south of Rockaway Beach Boulevard, Block 788, Lot 43, Neponsit, Borough of Queens.

854-56-BZ

APPLICANT—Nathaniel C. Saxe, for Demitrios Dorizas, owner.

SUBJECT—Application December 11, 1956—(decision of the borough superintendent) under Section 7e of the Zoning Resolution, to permit in a residence use district, the conversion of the present living room to a beauty parlor in the existing three (3) story and basement frame structure.

PREMISES AFFECTED—427 Beach 20th Street, west side, 126 feet south of Brookhaven Avenue, Block 249, Lot 57, Far Rockaway, Borough of Queens.

855-56-A

APPLICANT—Nathaniel C. Saxe, for Demetrios Dorizas, owner.

SUBJECT—Application December 11, 1956—Appeal from a decision of the Borough Superintendent, re frame building, business use.

PREMISES AFFECTED—427 Beach 20th Street, west side, 126 feet south of Brookhaven Avenue, Block 249, Lot 57, Far Rockaway, Borough of Queens.

999-57-BZ

APPLICANT—Elias K. Herzog, for William W. Brill, et al., owners. Muriel S. Kessler and Rose H. Yarmark, partners.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of the premises, after demolition of the existing tenement building, for the parking and storage of more than five (5) motor vehicles for a stated term of ten (10) years.)

PREMISES AFFECTED—136 Sullivan Street, north side, 75 feet west of Prince Street and 197 Prince Street, west side, 100 feet north of Sullivan Street, Block 518, Lots 41 and 46, Borough of Manhattan.

32-58-BZ

APPLICANT—Patrick D. Concagh, for Michelena De Tore, owner.

SUBJECT—Application January 31, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a one-story structure for use as an automatic car wash on a vacant plot of land.

PREMISES AFFECTED—2564-2568 Boston Road, south side, 126.31 feet west of Matthews Avenue and 2551-2559 Matthews Avenue, Block 4440, Lot 27, Borough of The Bronx.

648-20-BZ—Vol. II

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Company, lessee.

SUBJECT—Application reopened September 24, 1957, as Vol. II—re decision of the Borough Superintendent, under sections 7a, 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, an extension

CALENDAR

of the present uses of a gasoline service station to include a one-bay lubritorium, accessory parking in the retail district and the installation of the necessary curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—3940-3952 Amboy Road and 2-20 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

Laid over from April 15, 1958, to June 3, 1958, for inspection, revised plans and decision; hearing closed; then to July 1, 1958, for continuation of hearing and decision; applicant to file revised plans.

1017-57-A

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Co., lessee.

SUBJECT—Application December 27, 1957—filed pursuant to section 35, General City Law re building partially in bed of a mapped street—proposed widening of Amboy Road.

PREMISES AFFECTED—3952 Amboy Road and 2 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman*

JULY 1, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 1, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

761-57-A

APPLICANT—Sidney Daub, for Broadway Pastry Shop, Inc., owner.

SUBJECT—Application October 24, 1957—Appeal from a decision of the Borough Superintendent, re egress, factory building.

PREMISES AFFECTED—252-254 West 28th Street, south side, 155 feet, 6 inches east of 8th Avenue, 2nd floor; Block 777, Lot 72, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

JULY 8, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 8, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

224-57-BZ

APPLICANT—Haus and Bresin, for Adele Wilson and Elsie Katz, owners.

SUBJECT—Application March 26, 1957—(decision of the borough superintendent) under Sections 7c, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, offices, sale of auto accessories and minor repairs with hand tools only for the stated term of fifteen (15) years.

PREMISES AFFECTED—72-01 to 72-11 (72-05 official) Northern Boulevard, and 32-59 to 32-69 72nd Street, northeast corner, Block 1168, Lots 42 and 46 (42-new), Jackson Heights, Borough of Queens.

Laid over from October 1, 1957, to October 8, 1957, at the request of an objector; then to November 19, 1957, for inspection and decision; hearing closed; then to December 10, 1957, for further inspection and decision; then to January 7, 1958, for further consideration and decision; then laid over from January 7, 1958, for decision; date to be set; then set for May 6, 1958; then

Laid over; date to be set after applicant has filed administrative appeal; then set for July 8, 1958.

322-58-A

APPLICANT—Haus and Bresin, for Adele Wilson and Elsie Katz, owners.

SUBJECT—Application May 16, 1958—filed pursuant to Section 35, General City Law re building in bed of mapped Street—72nd Street.

PREMISES AFFECTED—72-01 to 72-11 (72-05 official) Northern Boulevard, and 32-59 to 32-69 72nd Street, northeast corner, Block 1168, Lots 42 and 46 (42 new), Jackson Heights, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

REGULAR MEETING

TUESDAY MORNING, JUNE 3, 1958, 10 A. M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 20, 1958, and special meeting Wednesday Morning, May 21, 1958 were approved as printed in the Bulletin of May 27, 1958, Vol. 3, No. 21.

48-20-BZ—Vol. II

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Company, lessee.

SUBJECT—Application reopened September 24, 1957, as Vol. II—re decision of the Borough Superintendent, under sections 7a, 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, an extension of the present uses of a gasoline service station to include a one-bay lubritorium, accessory parking in the retail district and the installation of the necessary curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—3940-3952 Amboy Road and 2-20 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

ACTION OF BOARD—Laid over to July 1, 1958, at 10 A. M. for continuation of hearing and decision; applicant to file revised plans.

1017-57-A

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Co., lessee.

SUBJECT—Application December 27, 1957—filed pursuant to section 35, General City Law re building partially in bed of a mapped street—proposed widening of Amboy Road.

PREMISES AFFECTED—3952 Amboy Road and 2 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Laid over to July 1, 1958; at 10 A. M. for decision; applicant to submit revised plans.

MINUTES

70-37-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Felix De Vito, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under section 7e, 7f and 7i of the zoning Resolution, to permit in a retail use district, the alteration of an existing garage and warehouse, for use as a gasoline service station, auto-wash (non-automatic), lubrication, parking of automobiles, office, sale of auto accessories, minor repairs with hand tools only and safety inspection station for a stated term of fifteen years.

PREMISES AFFECTED—70-07 to 70-21 (70-15 Official) Astoria Boulevard and 22-16 to 22-24 71st Street, northwest corner, Block 1002, Lot 13, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision; hearing closed.

569-46-BZ—Vol. III

APPLICANT—Abraham N. Horowitz, for Harry and Harriet Weiner, owners.

SUBJECT—Application reopened March 4, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a residence use district the maintenance of an office and warehouse for the distribution of books, magazines, periodicals and newspapers and the installation of a gasoline tank and pump.

PREMISES AFFECTED—49-10 47th Avenue, south side, 30 feet east of 49th Street, Block 2287, Lot 28, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Abraham N. Horowitz.

For Opposition: Lawrence W. Pollack.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision; hearing closed.

1106-48-BZ—Vol. II

APPLICANT—Michael Levine, for Lucky Star Realty Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, "E-1" area district, the erection of a one story and basement building to be used for factory purposes, the proposed building encroaches on the required side yard and setbacks and to occupy more than the permitted area coverage.

PREMISES AFFECTED—149-06 to 149-16 (149-10 official) New York Boulevard and 177-22 to 177-30 149th Avenue, southwest corner, Block 13383, Lots 63, 66, and 69, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Michael Levine.

For Opposition: E. Savich, James P. Crawley and P. Savich.

ACTION OF BOARD—Laid over to June 10, 1958 at the request of the applicant.

585-52-BZ—Vol. IV

APPLICANT—Robert J. Crinnion, for Eisner and Lubin, owners.

SUBJECT—Application reopened October 29, 1957 as Vol. IV—re decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a public parking lot for the parking and storage of more than five (5) motor vehicles for a stated term of five years.

PREMISES AFFECTED—809-817 1st Avenue, west side, 40.5 feet north of East 45th Street and 339-341 East

45th Street, Block 1338, Lots 21, 25, 26, 27, 28 and 124, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A. M. for inspection and decision; hearing closed.

729-52-BZ—Vol. II

APPLICANT—Haus and Bresin, for Allerton Three, owner.

SUBJECT—Application reopened June 11, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—25-15 Francis Lewis Boulevard, east side, 36.21 feet south of 25th Avenue, Block 5769, Lot 18, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Haus.

For Opposition: Peter Belsito, Joseph Dunn, Margaret Dunn, Mrs. Joseph Incorvaia, Joseph D. Angelo, Frank Catineri, Charles J. O'Keefe, Joseph Macaluso, Vito Dinto, Anthony Loracuno, Anna Columi and George Moustoukas.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision; hearing closed; applicant to furnish additional photographs, four prints as requested by Board.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safely inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: William A. Lamb.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. at the request of the applicant to attempt to acquire additional property to enlarge the plot.

171-53-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Pacwest Realty Corp., owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, facilities for gasoline service or oil selling for occupants only in connection with the garage, presently approved, located in the sub-cellar, cellar, first floor and mezzanine of a 22 story building now under construction.

PREMISES AFFECTED—660-666 Madison Avenue, 8-28 East 61st Street, southwest corner and 13-19 East 60th Street, Block 1375, Lot 56, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for revised plan as to proposed gasoline tank storage installation; hearing previously closed.

MINUTES

88-54-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc. owner.

SUBJECT—Application August 17, 1954—decision of the Borough Superintendent under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station, the extension of the present use to include parking and storage for more than five (5) motor vehicles and auto repairs.

REMISES AFFECTED—2203-2209 Amsterdam Avenue southeast corner of West 170th Street, Block 2112, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A. M. for inspection and decision; applicant to file revised drawing showing entrances to High Bridge Park from Amsterdam Avenue and Edgecombe Avenue within vicinity of proposed gasoline station.

14-56-BZ

APPLICANT—Charles L. Koester, for Mary Yarocki, owner.

SUBJECT—Application December 31, 1956—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, a hairdressing establishment in the basement of a 1½ story, one family dwelling.

REMISES AFFECTED—239-02 Hillside Avenue, southeast corner of 239th Street, Block 7958, Lot 28, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Charles L. Koester.

For Opposition: None.

ACTION OF BOARD—Taken off calendar; referred to Examiner for new date of hearing.

11-57-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Robert Pollen and Jerome Gerber, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of an automobile showroom and gasoline service station with accessory uses of auto washing (non-automatic), lubrication, office and sale of accessories, minor repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station for a temporary term of fifteen (15) years.

REMISES AFFECTED—2914-2932 Nostrand Avenue, west side, 300 feet north of Avenue P. Block 7690, Lots 82, 86 and 88, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: David C. Candiotti, Hyman Cohen, Emma Reidel, Phyllis Zone, Etta Aisenstal, Helen Christobiski, Irma Waxman, Clara Levy, Allen I. Korn, Joseph Trapani, Shirley Kissel, Leon Levin, Evelyn Rinzler and Kay Gritzer.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision; hearing closed.

3-57-BZ

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the subject premises for business purposes (offices).

REMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

ACTION OF BOARD—Laid over, date for decision to be set, pending Court decision on Cal. No. 352-57-BZ, involving premises 27 East 37 Street, Manhattan, for a similar use; hearing previously closed.

604-57-A

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner; Theodore R. Sills and Co., lessee.

SUBJECT—Application August 28, 1957—Appeal from a decision of the Borough Superintendent—re Class 3 construction—commercial use.

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

APPEARANCES—

For Applicant: P. D. Concagh.

ACTION OF BOARD—Laid over, in conjunction with Cal. No. 603-57-BZ, pending Court decision on Cal. No. 352-57-BZ; hearing previously closed.

677-57-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for A. J. Fritschy Corp., owner.

SUBJECT—Application September 20, 1957—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a "C" area district, the erection of a two-story building to be used in conjunction with the existing structural steel and ornamental iron fabrication shop, the proposed addition will occupy more than the permitted area coverage.

PREMISES AFFECTED—220 Dupont Street, 121-135 Provost Street, southwest corner and 237-251 Eagle Street, Block 2497, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene Miller.

For Opposition: None.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A.M. for inspection and decision; hearing closed.

742-57-BZ

APPLICANT—Office of Alfred Easton Poor, for Chase Manhattan Bank, owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a class two and one-half height district, the erection of a 21 story commercial building exceeding the permitted height.

PREMISES AFFECTED—24 Pine Street, north side, 94 feet 1½ inches east of Nassau Street, Block 44, Lot 106, Borough of Manhattan.

APPEARANCES—

For Applicant: Albert Homer Swanke, Harold G. Collins and John J. Diver.

For Opposition: None.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A.M. for further consideration after applicant has decided whether to file application in the Building Department as a new building or an addition to existing building; also to obtain objection as to rear yard, if such is required.

864-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

MINUTES

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Anthony Perosion and C. J. Cammarata for N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A.M. for applicant to file revised plans showing relocation of accessory building; hearing previously closed.

915-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Stanton Management Inc., owner.

SUBJECT—Application December 16, 1957—decision of the Borough Superintendent, under sections 7f, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, minor repairs, sale of auto accessories, auto laundry and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3625 Eastchester Road, 1495-1499 Oakley Avenue, northwest corner and 1144-1148 East 222nd Street, Block 4716, Lot 28, Borough of The Bronx.

APPEARANCES—

For Applicant: Maurice J. Schulkind, and Harry Hyman.

For Opposition: Clarence Taylor and Oakley D. Pinder.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A.M. for inspection and decision; hearing closed.

949-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Pelham Bridge Realities, Inc., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, minor repairs with hand tools only, office, sale of accessories with show windows and business entrances within 75 feet of the residence use district.

PREMISES AFFECTED—1141-1151 Williamsbridge Road and 2100-2110 Lydig Avenue, northeast corner, Block 4310, Lots 30 and 33, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem, David Paris and Emanuel Jampol.

For Opposition: Rose Teich, Robert Jerussi, Olga Biller, Luke F. Fragasso, Josephine Marziano, Carmelo Di Martino, Josephine Lustig, Rose Locksen, Salvatore Bonanno, and Samuel Wiseman.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A.M. for inspection and decision; hearing closed.

957-57-BZ

APPLICANT—Burke, Green and Groh, for Mandel Weinstein, owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, to maintain a parking lot for the parking of the cars of the doctors and staff of the hospital on Block 725, Lot 25 without fee.

PREMISES AFFECTED—47-01 31st Avenue, northeast corner of 47th Street, Block 729, Lot 7 (7 and 8), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: John J. Saunders, Bd of Education.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision; hearing closed.

970-57-BZ

APPLICANT—Haus and Bresin, for David Berlin, owner.

SUBJECT—Application December 26, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto wash—non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and the parking and storage of motor vehicles awaiting service with a show window and business sign within 75 feet of the residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-12 to 195-20 Linden Boulevard and 117-02 to 117-10 196th Street, southwest corner, Block 12613, Lot 6, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A. M. at the request of applicant to file revised plans to meet the requirements of the proposed tenant. For further consideration; hearing previously closed.

977-57-BZ

APPLICANT—Burke, Green and Groh, for Albert Artsis, owner.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, auto laundry—non automatic, minor repairs with hand tools only, office and accessory sales and the parking and storage of motor vehicles awaiting service.

PREMISES AFFECTED—223-06 Linden Boulevard, southeast corner of 223rd Street, Block 12740, Lot 55 (55 and 60), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision; hearing closed.

993-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Pennsylvania Exchange Bank, owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales, storage room, lubritorium, auto wash, minor auto repairs and the parking and storage of more than five (5) motor vehicles with business entrances and show windows within 75 feet of the residence use district.

PREMISES AFFECTED—4728-4736 White Plains Road, and 701-707 St. Ouens Street, northeast corner, Block 5113, Lot 21, Borough of The Bronx.

APPEARANCES—

For Applicant: Maurice J. Schulkind.

For Opposition: None.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A. M. for inspection and decision; hearing closed.

1-58-BZ

APPLICANT—Reginald S. Hardy, for Margaret Smith Gilsenan Executrix under will of Edward L. Smith, deceased.

SUBJECT—Application December 31, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a retail market or store, together with the use of a portion of said premises for the parking of motor vehicles belonging to customers,

MINUTES

patrons and employees of such market. In addition thereto, the application seeks permission to maintain a sign upon the wall of the proposed market.

PREMISES AFFECTED—99-30 Corona Avenue, 48-02 to 48-16 102nd Street, southwest corner and 99-11 to 99-27 Alstyne Avenue, Block 1926, Lot 13, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A. M. for inspection and decision; hearing closed.

6-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for J. Starr Parking Service, owner.

SUBJECT—Application January 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five motor vehicles on a vacant parcel of land.

PREMISES AFFECTED—1039-1041 Boynton Avenue, west side, 300 feet south of Watson Avenue, Block 3714, Lot 48, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem, Jacob Starr and Mildred Starr.

For Opposition: Samuel Shapiro, Della R. Goldschlag, Samuel Fine, Mavin Najberg and Joseph Porco.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A. M. for inspection and decision; hearing closed; and to await decision by Planning Commission as to application for parking use on lot in rear on Elder Ave., Block 3714, Lot 5, hearing on which was held June 4, 1958.

38-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons, for Metropolitan Life Insurance Co., owner.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a 1¼ and 2 times height district, to maintain the present 23 story building with 14 story tower above, making a total of 37 story and penthouse building, used as an office building, separate and apart from the building on block 1278, lot 67, designated as 2-4 East 44th Street not in conformity with Board of Standards and Appeals resolution Cal. No. 7-1-27-BZ.

PREMISES AFFECTED—519-521 5th Avenue, northeast corner of East 43rd Street, Block 1278, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman M. Glassner, Irwin Clavan and Julian Roth.

For Opposition: Edward Hoffman for City Construction Coordinator.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A. M. for further consideration.

39-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons for Bankers Trust Co., and Metropolitan Life Insurance Co., owners.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under sections 19A and 21 of the Zoning Resolution, to permit the separation of lot 67 from the Certificate of Occupancy of lot 1 and extend the 12 story building on lot 69 to 19 stories and erect thereto a 19 story extension of lot 67, eliminating the required loading and unloading berth.

PREMISES AFFECTED—2-4 East 44th Street and 523-529 5th Avenue, southeast corner, Block 1278, Lots 67 and 69, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman M. Glassner, Irwin Clavan and Julian Roth.

For Opposition: Edward Hoffman for City Construction Coordinator.

ACTION OF BOARD—Laid over to June 10, 1958, at 10 A. M. for further consideration.

574-21-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Emil Mosbacher, owner; Red and White Markets, Inc., lessee.

SUBJECT—Application reopened February 11, 1958 as Vol. II—re decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the small area which is in the residence use district and which is now part of the present theatre, to be used as part of the proposed food market.

PREMISES AFFECTED—1-15 East Kingsbridge Road and 2658-2690 Jerome Avenue, northeast corner, Block 3317, Lot 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

For Administration: John J. Saunders, B'd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 11, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 6, 1958 after due notice by publication in the Bulletin; laid over to June 3, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in business and residence use, B area class 1¼ height districts; that there has been no change in zoning since 1916; and

WHEREAS, the decision of the Borough Superintendent, dated January 22, 1958 acting on Alt. Applic. No. 54-58, reads:

"1. The change of use of that specific portion of the plot within the residence use district from theatre to supermarket is contrary to Ca. #574-21-BZ and Art. II Sect. 3 of the Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 221 feet 9 inches frontage by 160 feet, 147 feet and 155 feet in depth; that it is proposed to remove all interior theatre fixtures, seats and appurtenances; grade the floor to first floor level; erect new entrances to the market on Jerome Avenue and on Kingsbridge Road; enclose the side yard for use as storeroom and re-finish the interior with the most modern flooring, fixtures and lighting; and

WHEREAS, the applicant states that the original corner plot in 1921 was 147 feet 3 inches on Jerome Avenue and 160 feet on Kingsbridge Road; that the present plot is 221 feet 9 inches on Jerome Avenue by 160 feet; that the subject area, which is in the residence use district, is less than 4% of the area of the lot, and this said area, which will be used as part of the food market, is inside of the existing building and is entirely enclosed with unpierced walls; and

WHEREAS, the applicant further states that to the south Kingsbridge Road is 100 feet wide and in a business use district; that to the west, Jerome Avenue is 100 feet wide, in a business district; that the noisy elevated subway structure is overhead, the Armory is directly across the street and a school yard is on the northwest corner of 195th Street; that to the north, along the east side of Jerome Ave-

MINUTES

nue, the front of the plot is used for stores, the rear building is used for garage and ignition repair shop and the open yard area is used for unlimited parking; that to the east the unpierced theatre wall lining the adjoining residence use district will remain undisturbed as the unpierced wall for the food market; that no immediately adjoining residence properties would be affected in any manner different than by its present use inasmuch as all business activity will be confined within the unpierced walls of the building; that as regards the business area, there has been no appreciable change in the character of the neighborhood, except for 35 years of depreciation; and

WHEREAS, the applicant contends that the financial plight of the owner of the small moving picture theatre is well understood; that this owner, after several years of negotiation, has succeeded in obtaining a responsible chain store to take over the vacant theatre on a long term lease; that this has been the only sound and practicable offer received in years; that however, in the original negotiation the owner agreed to deliver a complete set of approved plans at an early date; that the zoning objection was not anticipated and now, the new contract is conditional; that the maintenance costs and annual taxes of \$22,600 have placed a heavy financial burden on the owner and if he were to lose this tenant it may be several more years before another responsible tenant could be found; that the granting of this application could in no way affect any one adversely, but would result in greater safety to the public in store operation and would improve the general appearance of the exterior of the premises on both streets; and

WHEREAS, the applicant states that the present owner has held title to the property since April 26, 1926; that the assessed valuation of land is \$425,000 and of the building \$140,000 making a total of \$565,000; that the building was erected in 1921; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which noted that the existing building covers the area in question, and recommended that the application be granted under certain conditions to permit change of use; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit the existing building to continue as to the portion of the plot in the residence use district, as previously permitted as indicated on plans filed with this application, marked "Received January 28, 1958", 5 sheets, and "March 27, 1957", 1 sheet, and to permit change of use as proposed to a super market, *on condition* that the existing marquee on the building shall be removed; that the building and occupancy shall comply with all laws, rules and regulations applicable thereto and the building shall not be further increased in height or area; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

489-38-BZ—Vol. III

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened December 11, 1956 as Vol. III—re decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the extension to an existing gasoline service station accessory building for two additional service bays and the additional use of minor auto repairs with hand tools only, the parking of motor vehicles awaiting service, installation of two additional 550 gallon gasoline tanks and one additional dispensing pump, all for a term of 15 years.

PREMISES AFFECTED—219-01 North Conduit Avenue, northeast corner of Springfield Boulevard, Block 13085, Lot 4, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: Edward Hoffman for Park Dept.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 5

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on December 11, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 13, 1957 after due notice by publication in the Bulletin; laid over to March 19, 1957 for inspection and decision; hearing closed, then laid over for further study by the Board; date of determination to be set; then set for June 3, 1958; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, E-1 area, class ½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 26, 1956 acting on Alt. Applic. 2533-56, reads:

"1. The extension in area of an existing gasoline service station accessory building and the additional uses of minor auto repairs with hand tools only and the parking of motor vehicles awaiting service in a residence use district is contrary to Art. II section 3 of the Zoning Resolution and Cal. No. 489-38-BZ of the Board of Standards & Appeals."

and

WHEREAS, the applicant states that the premises consist of a plot, 320.58 feet and 119.88 feet frontage by 238.02 feet and 10 feet in depth; and

WHEREAS, the applicant states that the plot, which occupies a triangular block bounded on the south by North Conduit Avenue, the east by Springfield Boulevard and the north by 144th Avenue, is presently included in a residence use, class E-1 area and class ½ height; that on July 25, 1916 the plot was zoned residence use, D area, class 1 height; that the D area was changed to E-1 on May 24, 1956 (C.P. 12339), the class 1 height to class ½ height on May 27, 1953; that there is no contravention of section 21A of the zoning resolution; and

WHEREAS, the applicant states that existing conditions show that the gasoline service station was permitted by the Board on December 3, 1940 under Cal. No. 489-38-BZ, Vol. II, and the variance was granted under section 21 for a term of ten years; that at that time the plot was included in a residence use district; that the resolution was amended on October 24, 1944 extending the term of the variance for a period of ten years from the amended action and approving working drawings; that due to war conditions and federal restrictions, it was not permitted to erect this service station, and the time in which to obtain permits and complete work was extended annually through September 13, 1949; that work was started during the latter part of 1949 and the resolution was further amended on October 3, 1951 modifying the requirements for sidewalks and curbs and the setback of the pumps located on North Conduit Avenue; that subsequently certificate of occupancy No. Q-80744 was issued April 9, 1952 on approved N.B. Applic. 3290-36 permitting the premises to be used as a gasoline service station, lubricatorium and auto laundry for a term of ten years; expiring October 24, 1954; that on April 21, 1953 the resolution was further amended so as to permit the installation of two additional 550 gallon gasoline tanks for a total of ten tanks; that on March 15, 1955 the resolution, under Cal. No. 489-38-BZ, Vol. II, was further amended changing the vested authority of the zoning resolution from section 21 to section 7e, and permitting the term of the variance to be extended for an additional period of ten years from the date of this amended action; that certificate of occupancy No. Q-104489 was issued on August 29, 1955 under approved Alt. Applic. 488-55, permitting a gasoline service

MINUTES

station, lubritorium and auto laundry; that auto repairs were prohibited, and the ruling on the parking of motor vehicles awaiting service was not clear to the building department; and

WHEREAS, the applicant further states that existing conditions also indicate a two bay service station accessory building, ten 550 gallon gasoline tanks, six low approved type gasoline dispensing pumps on three concrete pump islands, with the pumps facing Springfield Boulevard set back 15 feet from the lot line and the pumps facing North Conduit Avenue set back 10 feet from the lot or building line of the proposed North Conduit Avenue, and not from the physical or existing North Conduit Avenue line; that the distance between the subject lot line and the physical or existing curb line of North Conduit Avenue is approximately 70 feet; that this area has been temporarily paved with black-top substantially as permitted by the amended resolution adopted October 3, 1951; that the area proposed for the widening of Springfield Boulevard is also temporarily paved with black-top as permitted by the same amended resolution; that all work, existing or proposed, is included entirely within the subject lot lines and no portion thereof is within the bed of any mapped street; and

WHEREAS, the applicant further states that the proposed work consists of the addition of two service bays to the existing accessory building, with layout and design similar to the present building, the installation of two additional 550 gallon gasoline tanks, for a total of twelve such tanks, and one additional low approved type gasoline dispensing pump; that the additional uses of minor auto repairs and hand tools only and the parking of motor vehicles awaiting service or repair are also requested; that it is also requested that the term of the variance be extended for a period fifteen years from the date of this amended action; that there will be no increase in metes and bounds of the property as approved in 1940; and

WHEREAS, the applicant contends that the increase in the number of motor vehicles makes it necessary to provide additional servicing facilities and also that competitive demands require the further modernization of this gasoline service station; that the gas station located at the northwest corner of North Conduit Avenue and Springfield Boulevard has been modernized or rehabilitated with the permission of the Board and numerous new gas stations are now being erected, or permission from the Board has been given for their erection along both sides of Southern Parkway with the streets better known as North and South Conduit Avenue; and

WHEREAS, the applicant states that the present owner has held title to the property since 1944; that the assessed valuation of land is \$37,000 and of the building \$13,000 making a total of \$50,000; that the building was erected in 1948; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 3, 1940, as thereafter amended by resolutions adopted through March 15, 1955, by adding thereto:

that the following changes may be made to the resolution as adopted on December 3, 1940, as now shown on revised plan marked, "Received May 7, 1958," one sheet, to permit the construction as shown thereon consisting of an addition to the accessory building towards the east and a fence wall along the line of 144th Avenue where shown and entrances across North Conduit Avenue assumed to be in the possession of the Park Department, on condition that entrance driveways and walls shall be in accordance with the requirements; that there may be two additional 550 gallon approved gasoline storage tanks and one additional pump located on present pump island which now accommodates three pumps; that under Section 7e there may be minor repairs maintained solely within the accessory building for adjustments with hand tools only; that where there is unbuilt upon space there may be parking of cars under Section 7e for a similar term; that there shall be no

parking on Park property; that the existing term expiring in 1965, by resolution adopted by the Board on March 15, 1955, is hereby extended for a term of 15 years from the date of this amended resolution; that where shown there may be a wooden rail and post fence maintained to protect the area to be landscaped; and that in all other respects the resolutions as above cited shall be complied with where not inconsistent with this amended resolution; that all permits shall be obtained and all work completed within the requirement of Section 22A of the Zoning Resolution.

1132-39-BZ—Vol. II

APPLICANT—De Rose and Cavalieri, for J. Clarence Davies, Inc., owner.

SUBJECT—Application reopened January 28, 1958 as Vol. II—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story extension to an existing one-story commercial building occupied by two retail stores into the residence use district.

PREMISES AFFECTED—31, 32, 33, 34 Westchester Square, west side, 185.515 feet south of Frisby Avenue and 2584-2588 Frisby Avenue and 1420-1434 Benson Street, Block 3984, Lots 4, 5, 6, 7, 8, 9 and 30, Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 28, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 29, 1958 after due notice by publication in the Bulletin; laid over to June 3, 1958, for inspection and decision; and for applicant to give consideration to removing sidewall further from lot line and to file revised plan, hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Frisby Avenue and Benson Street are in retail and residence use, D area, class 1 height districts; Lane Avenue and Westchester Square are in a retail use, D area, class 1 height district; that as of July 25, 1916 the portion of the property within 100 feet of Westchester Square was zoned as business and the remainder was zoned as residence use district; that on May 6, 1926 the business use district was expanded to include the portion of the property within 100 feet of Frisby Avenue and more than 100 feet of Benson Street; that as of July 25, 1916 the portion of the property within 100 feet of Westchester Square was zoned as a 1½ times height district and the remainder was zoned as a 1¼ height district, and as of the same date the property was zoned as a C area district; that the present use, height and area designations became effective on April 26, 1945; and

WHEREAS, the decision of the Borough Superintendent, dated December 4, 1957 acting on Alt. Applic. No. 1081-57, reads:

"1. The proposed extension of the commercial building into a residence use district is contrary to Sect. 3, Art. II Zoning Resolution.

2. The proposed extension of the existing commercial building into a residence district is contrary to Bd. of S. & A. Resolution Cal. #1132-39-BZ."

and

WHEREAS, the applicant states that the premises consist of

MINUTES

a plot, 94.17 feet frontage, irregular in depth; that there is erected on the plot a one story, cellar and penthouse building, also having an irregular shaped area and facing exclusively on Westchester Square; that the rear portion of the building that is in a residence use district, with a driveway leading to and from Frisby Avenue, was erected in 1940 after the Board granted a variation in the application of the use district regulations; that following completion of said rear portion, Alteration Certificate of Occupancy No. 834 was issued on September 6, 1940 for use as follows: cellar—stock, boiler, coal and paper rooms; first story—store; penthouse—girls' rest and coat rooms and toilet room; that the existing building has a ground area of approximately 13,116 square feet, of which 65% is within a retail use district and the remaining 35% in a residence use district; that the building is occupied and used as retail stores, under long term leases, by F. W. Woolworth and Miles Shoes; that it is proposed to build a one story cellarless addition for both the present tenants at the rear of existing building, or on that portion of the plot now vacant facing Benson Street; that the addition for F. W. Woolworth would have a frontage on Benson Street of 75.22 feet and a depth of 93.03 feet; that for Miles Shoes it would be an irregular shaped area, similar to a triangle; that the base would be approximately 48 feet and the altitude approximately 46.03 feet; that both additions would be set back from the street line of Benson Street, as follows: six feet for F. W. Woolworth addition and 99.03 feet for Miles Shoes; that the remaining, or unoccupied land area of the Benson Street portion would be fenced and landscaped; that no vehicular access from Benson Street would be provided to the new additions, and the only openings in the exterior walls would be for light, ventilation and emergency exits for the occupants; that with the new additions, the building would have a ground area of approximately 21,424 square feet; that 60% thereof would be in a residence use district and the remaining 40% in a retail district; that land coverage would be approximately 67%; and

WHEREAS, the applicant further contends that in this instance, the proposed extension of a commercial building into a residence use district would be in harmony with the general purpose and intent of the Zoning Resolution, and the character of the district would be safeguarded, for the following reasons: that the design and exterior materials of the Benson Street facade of the proposed addition for F. W. Woolworth would be in harmony with the public school on the opposite side of said street; that the fencing and landscaping of the unoccupied land to the south of the proposed Woolworth addition would eliminate the present untidy appearance and prevent littering of rubbish and debris; that there would not be any show windows or vehicular entrances on the Benson Street frontage, nor will commercial vehicles approaching these premises be loaded or unloaded on the Benson Street side; that an on-site loading berth now exists for F. W. Woolworth over the Frisby Avenue portion; that rather than adversely affect the character of the district, the proposed improvement would substantially better its present character; and

WHEREAS, the applicant states that the present owner has held title to the property since July 1929, March 1951 and November 1954; that the assessed valuation of land is \$156,400 and of the building \$85,000 making a total of \$241,400; that the building was erected August 30, 1940; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted under Volume I, January 9, 1940, as thereafter amended by amendment adopted through June 9, 1940, by adding thereto, as to Objections 1 and 2 that the additional area that is now proposed for addition to the building may be permitted under Section 7c as indicated on plans filed with this application marked, "Received March 19, 1958," "Received December 30, 1957," six sheets, March 19, 1958, one sheet, and May 14, 1958, four sheets; that the court proposed to be maintained adjacent to Lot 10 shall be maintained and no window shall be con-

structed in the wall facing on such court; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirement of Section 22A of the Zoning Resolution.

116-54-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Eswin Construction Corp., owner.

SUBJECT—Application reopened October 8, 1957 as Vol. II —re decision of the Borough Superintendent under Sections 7e and 7h of the Zoning Resolution, to permit in the local retail portion of the plot, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, office and sale of accessories, storage and parking of cars to be serviced.

PREMISES AFFECTED—231-13 to 231-21 Linden Boulevard and 116-64 to 116-72 232nd Street, northwest corner, Block 11332, Lot 1, Springfield, Borough of Queens.

APPEARANCES—

For Applicant, Edward Sharf and I. S. Carner.

For Opposition: P. F. Le Panto and Joseph E. Thomas.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 8, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 13, 1958 after due notice by publication in the Bulletin; laid over to June 3, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 231st Street and 232nd Street are in local retail and residence use, D and G-1 area, class ½ height districts; Linden Boulevard is in a local retail use, D area, class ½ height district; 116th Avenue is in a residence use, G-1 area, class ½ height district; that as of July 25, 1916 the property was in a one times height district and a D area district, and the portion of the property within 100 feet of Linden Boulevard was zoned business and the remainder was residence; that on December 19, 1938 the portion of the property more than 100 feet from Linden Boulevard was rezoned to a class ½ height district and an E area district; that the present local retail district became effective on January 21, 1947 and the present class ½ height designation within 100 feet of Linden Boulevard and the G-1 district both became effective on June 30, 1952; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated March 21, 1958 acting on N.B. Applic. No. 1610-57, reads:

"1. Proposed gasoline service station, lubritorium, auto laundry (non-automatic), office, storage and sales of auto accessories, and parking of cars waiting to be serviced on a lot in a local retail district and extending into a residence district is contrary to Art. 2, Sec. 3 and Sec. 4-c of the Z.R.

2. Proposed sign and light standard in a local retail district is contrary to Art. 2, Sec. 4-c of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 103.435 feet frontage by 110.64 feet and 84.21 feet in depth; that it is proposed to erect a one story gasoline service station, lubritorium, non-automatic auto laundry, storage and sales of auto accessories, and parking of cars waiting to be serviced; that this proposed building is to be of modern design and will occupy only approximately 1244 square feet, or less than 17% of the total land, as against an allowable coverage of approximately 6170 square feet for an allowable business building; that it is further proposed

MINUTES

to set the building back fifteen feet from the rear line and seed and landscape this portion; that a five foot six inch brick wall will be erected along this lot line to 232nd Street, where a four foot high brick and picket fence wall will be erected; that this wall will be carried for 85.64 feet along 232nd Street, which will protect this street; and

WHEREAS, the applicant contends that the property to the west has a blank wall running almost completely to the rear lot line and these premises are used as stores, which provides an existing buffer for the proposed station; that Linden Boulevard is a heavily trafficked thoroughfare at this point and the need exists for a gas station to serve the area; that these premises cannot be used reasonably for stores as there exists within the immediate area the following group of stores—Block 12746, Lot 60; Block 11331, Lot 1; Block 11332, Lot 6; Block 12750, Lots 1, 2, 4 and 5, and many others within close proximity; that substantial changes have taken place in the area since the prior application under Cal. No. 116-54-BZ; that there have been steady and continued retail store failures and store vacancies that exist on Linden Boulevard in the immediate area of the site; that this application is but for a temporary period of years as may be prescribed by the Board and the proposed conditions will not block either light or air of the surrounding area; and

WHEREAS, the applicant states that the present owner has held title to the property since March 3, 1939 and that the assessed valuation of land is \$20,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application shall not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. #1610/57, Objection Nos. 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application September 5, 1956—decision of the Borough Superintendent, under Sections 7c and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubritorium, car washing, parking and storage of more than five (5) cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, northeast corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 11, 1958 after due notice by publication in the Bulletin; laid over to April 8, 1958, for further hearing after applicant has corrected his plans; then to April 29, 1958, for applicant to file new list of owners; for inspection and for continued hearing, then to May 27, 1958, for continued hearing, then to June 3, 1958. Applicant to submit revised plans showing wall at the rear, and for decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 73rd Avenue and 75th Avenue

are in local retail and residence use, D and E-1 area, class 1 height districts; Parsons Boulevard is in a local retail use, D area, class 1 height district; 160th Street is in a residence use, E-1 area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated July 29, 1957 acting on N.B. Applic. No. 1367-56, reads:

"1. The use of the premises as a gasoline service station, auto repairs, parking and storage for more than five cars and sale of used cars located partly in a Local Retail Use District and partly in a Residence Use District is contrary to Art. II Sec. 4-c and Art. II Sec. 3 of Zoning Resolution.

2. The location of business entrance less than 75' from a Residence Use District is contrary to Art. II—7A Zoning Resolution".

and

WHEREAS, the applicant states that the premises consist of a plot, 80.26 feet frontage by 20 feet in depth, on which are located several buildings consisting of a gas station, auto repair, laundry, with one building being occupied as a restaurant; that it is proposed to demolish all buildings to the ground and reconstruct and build a four bay service building consisting of office, store, stockroom, lubritorium, auto repair, car wash, toilets, ten 550 gallon gasoline tanks, one 550 gallon fuel oil tank, one 550 gallon waste oil tank and gasoline pumps; that it is also proposed to install the necessary curb cuts on the three streets, and parking and storage for more than five motor vehicles; that it is also proposed to erect a rustic wooden fence on the rear lot line; that the building will be constructed of face brick, stainless steel and will be of modern design; and

WHEREAS, the applicant contends that the proposed use of these premises will be in harmony with the existing development of the neighborhood and its conduct will be such as not to interfere with the welfare of the inhabitants; that the owner is willing to surround the premises with such safeguards as the Board may deem necessary to protect the surrounding area; and

WHEREAS, the applicant states that the present owner has held title to the property since May 1, 1956; that the assessed valuation of land is \$10,000 and of the buildings \$27,000 making a total of \$37,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c and A to permit the continuance of a gasoline service station as constructed in 1924, as now located on streets as widened and station rearranged as proposed and as shown on plans marked, "Received August 22, 1957," two sheets, "January 30, 1958, one sheet, April 23, 1958, one sheet, as amended by revised plan marked, "Received May 29, 1958," one sheet, *on condition* that there shall be constructed along the rear lot line a masonry wall not less than five feet, six inches in height with face brick on the side facing Parsons Boulevard; that such wall shall extend to the west on the new building line on 73rd Avenue and also on the new building of 75th Avenue each for a distance of not less than 25 feet with masonry terminating posts; that the accessory building shall be of the design and arrangement as shown and located as indicated on revised plan marked, "Received May 29, 1958; that such building shall be constructed of masonry faced with face brick on all sides; that pumps shall be of the low-approved type erected not nearer than 15 feet to the building line of Parsons Boulevard; that gasoline storage tanks shall not exceed twelve, 550 gallons approved tanks; that existing tanks located toward the south and under the sidewalk or partly under the sidewalk shall be completely removed and

MINUTES

not filled; that the premises where not occupied by accessory building and pumps shall be paved with asphalt or concrete; that the sidewalks and curbing abutting the premises on Parsons Boulevard and on 73rd Avenue and 75th Avenue shall be constructed or repaired to the satisfaction of the Borough President with new curb cuts as indicated consisting of two curb cuts each 30 feet in width to 75th Avenue where shown, one curb cut to be 30 feet in width to 73rd Avenue and three curb cuts one 30 feet, and two 25 feet in width to Parsons Boulevard; that signs shall be restricted to permanent signs attached to the facade of the accessory building and illuminated globes of the pumps excluding all roof signs and all temporary signs advertising devices but permitting the erection within the two intersections of a post standard each supporting the sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that under Section 7i there may be repairing of motor vehicles maintained solely within the accessory building with hand tools only for adjustments; that under Section 7A in the entrance thereunder there may be permitted on condition that the requirements of this resolution shall be complied with; that such portable fire-fighting apparatus shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

256-58-A

APPLICANT—Herman Kron, for Gramercy Park Terminal Inc., owner.

SUBJECT—Application April 23, 1958—filed pursuant to Section 35, General City Law re premises within bed of mapped streets—proposed widening of 73rd and 75th Avenues.

PREMISES AFFECTED—73-01 to 73-15 Parsons Boulevard and 158-01 to 158-11 75th Avenue, northeast corner and 158-02 73rd Avenue, Block 6822, Lots 20, 21 and 26, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough of Superintendent dated April 21, 1958 on new building application 1367/56 reads:

“3. The use of the premises within the bed of a mapped street requires the approval of the Board of Standards and Appeals as per Article 35, General City Law.”

and

WHEREAS, the applicant states that the proposed building will be 1 story, 15 feet in height, 75 feet front by 35 feet in depth, of Class 3 construction, on a lot 202.56 feet by 122.81 feet irregular in depth, in a local retail and residence use B area Class 1 height district, used and occupied since 1924 as a gasoline service station, garage, restaurant and motor vehicle repair shop; and now proposed to be used as a gasoline service station, motor vehicle repair shop, lubricatorium, car washing, parking and storage of more than 5 motor vehicles and sale of used cars as more fully described under application for zoning variance filed under Cal. No. 584-56-BZ, and

WHEREAS, the applicant states that at the present time there are several buildings on the premises erected under new building application 9594/25 for garage; new building application 15782/24 for a gasoline station; new building application 2063/26 for garage and store (restaurant) and miscellaneous application 501/42 for a sign; and

WHEREAS, the applicant states that it is now proposed to

demolish all existing buildings and to reconstruct and build a four bay service building and to install tanks and pumps and curb cuts for use of the premises as proposed; that it is proposed to erect a rustic wooden fence on the rear line; and

WHEREAS, the applicant contends that the building will not be located within the bed of the map street widenings and therefore will not be in violation of Section 35 of the General City Law; and that for this reason it is respectfully requested that the board modify the decision of the Borough Superintendent and permit the erection of the building as proposed; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 1367/56, Objection No. 3 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, on condition that the requirement of the resolution adopted this day under Cal. No. 584-56-BZ, shall be complied with.

843-57-BZ

APPLICANT—John F. Fitzsimons, for William and Carmela Leonardo, owners.

SUBJECT—Application November 19, 1957—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to two family use.

PREMISES AFFECTED—110-01 225th Street, east side, 134.16 feet south of 109th Avenue, Block 11208, Lot 53, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and William Leonardo.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 13, 1958 after due notice by publication in the Bulletin; laid over to June 3, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 109th Avenue, 111th Avenue, 225th Street and 227th Street are in a residence use, G-1 area, class ½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 30, 1957 acting on Alt. Applic. No. 2066-57, reads:

“1. Conversion of one family dwelling to a two family dwelling in a G-1 area district is contrary to Article IV, Section 16-C(a) of Zoning Resolution.

2. Existing dwelling does not have the required 15 ft. setback required as per Article IV Section 16-C(b) of Zoning Resolution.”

and

WHEREAS, the applicant states that the premises consist of a plot, 48.13 feet frontage by 106.31 feet in depth; that it is proposed to convert a one family dwelling to two family use in a G-1 area district; and

WHEREAS, the applicant states that the building was erected under N.B. Applic. 2131-51 for which Certificate of Occupancy No. Q77047 was issued; that at the time of construction the premises were in an E area district; that the present owners purchased the premises on January 22, 1952, and on June 30, 1952 the present G-1 district became effective; that in 1955 the owners contracted to have the dwelling converted to a two family house, being unaware that such use was not permitted; that upon completion of the work the contractor submitted Certificate of Occupancy No. Q110912, calling for a one family occupancy, at which

MINUTES

time questioning by the owners developed the fact that the premises were in a G-1 area district; and

WHEREAS, the applicant contends that there are the following two family uses in the neighborhood: Block 11208, Lots 1, 8 and 33, granted by the Board, and Lot 54—Lot 54 abutting the side on the west; that on the west side of 225th Street in Block 11205, Lots 1 and 3, are two family dwellings; and

WHEREAS, the applicant contends as to Objection 2, to the effect that the existing dwelling does not have the required 15 foot setback for the G-1 area district, it is submitted that Section 19(g) permits an alteration to the existing building, providing the alteration does not further encroach upon any required open spaces; that in the present instance, no change in the envelope of the building is proposed—the present setback is a legal non-conforming condition; and

WHEREAS, the applicant states that the present owners have held title to the property since January 22, 1952; that the assessed valuation of land is \$1,900 and of the building \$10,300 making a total of \$12,200; that the building was erected in 1951; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in the present G-1 area, the conversion of a former one-family dwelling to a two-family use, substantially as proposed and indicated on plans filed with this application, marked "Received November 19, 1957," 5 sheets, and "April 2, 1958", 1 sheet, with each apartment completely separated from each other and complete with kitchen, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable to the two-family occupancy; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

920-57-BZ

APPLICANT—Reuben Rappaport, for David Meredith Hart, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of a one story extension occupying more than the permitted area and to be used as a sculptor's studio by the tenant owner.

PREMISES AFFECTED—34 Leroy Street, south side, 60 feet east of Bedford Street, Block 586, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Reuben Rappaport.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 29, 1958 after due notice by publication in the Bulletin; laid over to May 6, 1958, for hearing; applicant to properly notify property owners within the affected area; then to June 3, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Carmine Street and Bleeker

Street are in a residence use, C area, class 1¼ height district; Leroy Street and Bedford Street are in a retail use, C area, class 1¼ height district; that prior to amendment of City Planning Commission dated July 12, 1945 this lot was zoned business use district, 1½ height district and B area district; and

WHEREAS, the decision of the Borough Superintendent, dated December 6, 1957 acting on Alt. Applic. No. 1412-57, reads:

"1. Proposed extension in rear of building is contrary to Sec. 13(b) of Z.R. since the 60% maximum coverage premises is exceeded.

2. Provide lawful rear yard as per Sec. 17 of Z.R.

3. Proposed use of rear extension for sculptor's studio is a business use in a residence district contrary to Sec. 3 of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 18 feet frontage by 60 feet in depth; that on the front part of this lot, for a depth of 32 feet two inches, is a three story and cellar building of class 3 construction, 31 feet in height, built prior to 1890 and continuously occupied as a one family dwelling to the present time; that the entire building is presently being used by the owner for his own use as his home for his family as follows: cellar-storage, steam boiler, gas and electric meters; first floor—kitchen and library; second floor—three bedrooms and bathroom; third floor—one bedroom, study and storage room; that it is proposed to construct a one story extension, 18 feet wide and 27 feet ten inches in depth, of class 3 construction, to be used by the owner who will occupy the dwelling quarters as a sculptor's studio; and

WHEREAS, the applicant states that this lot is 18 feet in width by 60 feet in depth and has a total area of 1080 square feet; that the present building at the front of lot is 18 feet wide by 32 feet two inches deep and covers an area of 579 square feet; that the present rear vacant area is 18 feet wide by 27 feet 10 inches deep and has an area of 501 square feet, which it is proposed to cover in its entirety with a one story extension; that the permitted legal coverage is 60% of unoccupied area, which is 300.6 square feet, therefore leaving an excess coverage of 200.4 square feet; that the required rear yard for site building will only affect the first floor, due to the coverage by the one story extension; that the second and third floors will still have the present rear yard open; and

WHEREAS, the applicant contends that the studio will not be used for exhibitions or sales of sculptured articles and no signs of any kind shall be hung on the front of building; that the present one family appearance of the front of building shall be unaltered; that the owner works by himself and does not employ anybody; that to the east of the proposed new extension on lot 7 is a building 65 feet deep and five stories high, which completely blocks the new extension; that to the west of the new extension, only the first floor of buildings located on lots 3 and 4 will be blocked for light and ventilation; that these two buildings will still have their own rear yards for light and ventilation; that to the south of the new extension, all buildings have their own yards; that general observation of the rear yards in the entire block of the affected plot, indicate that the new extension will not change the light and ventilation aspect of the entire block; that the street, which site building fronts Leroy Street between Bedford and Bleeker Streets, is now developed with buildings of non-conforming uses, and generally speaking, the entire Leroy Street block has a commercial appearance; and

WHEREAS, the applicant states that the present owner has held title to the property since December 8, 1949; that the assessed valuation of land is \$6,500 and of the building \$6,000 making a total of \$12,500; that the building was erected prior to 1890; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

MINUTES

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21, for a term of five years, to permit the extension in the rear of the building, as proposed and indicated on plans filed with this application, marked "Received December 17, 1957", 11 sheets, and waiving the requirement for additional rear yard area, on condition that the proposed one story extension shall not be further extended in height; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, for occupancy specifically of the sculpture studio by the tenant-owner of the building; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

926-57-BZ

APPLICANT—Haus and Bresin, for M. L. M. Realty Co., and Robin Associates, Inc., owners.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing—non-automatic, office, sale of accessories, minor repairs with hand tools only, and the parking and storage of cars awaiting service for a temporary term of fifteen (15) years.

PREMISES AFFECTED—245-10 South Conduit Avenue, south side, 35.29 feet east of 245th Street, Block 13614, Lots 12 and 14 (new lot No. 12); Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating,
Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 13, 1958 after due notice by publication in the Bulletin; laid over to June 3, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, South Conduit Avenue, Francis Lewis Boulevard and 245th Street are in a retail use, D area, class ½ height districts; 246th Street is in retail and residence use, D area, class ½ height districts; that on July 25, 1916 the site was located in a business use district and class 1 height district; that the use zoning was changed from business to retail on January 21, 1947 and the height designation was changed to ½ on June 30, 1952; that there has been no change in the area designation since 1916; and

WHEREAS, the decision of the Borough Superintendent, dated November 26, 1957 acting on N.B. Applic. No. 3807-57, reads:

"1. Proposed construction of gasoline service station, auto washing (non-auto.), lubrication, office, sale of auto accessory, minor repairs with hand tools only, parking and storage of cars awaiting service in retail use district is contrary to Article II Section 4-A of Zoning Resolution.

2. Proposed erection of ground sign is contrary to Article II Section 4-A (Retail use district) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of

a plot, 141.26 feet frontage by 81.38 feet in depth, triangular; that it is proposed to remove all existing buildings and uses on the site and to develop same as a modern gasoline service station; that the proposed service station building will have face brick facades facing the street and brick walls on both lot lines; that approved glass block panels will be provided in the rear wall, but no openings to adjoining lots will be provided in either lot line wall; that gasoline pumps will be of the low approved type and will be set fifteen feet back from the building line; that face brick fence walls, 5 feet 6 inches in height will be provided along all interior lot lines where walls of the proposed accessory building do not occur; that shrubbery and planting, protected by a concrete curb, will be provided as indicated on plans; that the repairing will consist of minor repairs with hand tools only and will be confined to the interior of the accessory building; and

WHEREAS, the applicant further states that this plot consists of two tax lots (12 and 14), which have been tentatively consolidated into a single lot—lot 12, for purposes of this application; that the irregular shape and small size of the two lots comprising the site was caused by a substantial street widening of South Conduit Avenue, which occurred about two years ago; that more than half of the original area of the site was acquired by the City for this street widening; that this acquisition required the dwelling on Lot 14 to be moved back since its old location was within the street widening area; that the dwelling on Lot 12 remains in its original location, but a triangular area was cut off the front corner of the building to make same conforming to the new building line; that the dwelling on Lot 12 was vacated prior to the street widening and has remained vacant to the present day, and because of the cut-off corner its appearance and utility as a dwelling has been markedly impaired; that the front porch of the dwelling on Lot 14 was removed during the widening and a small irregular brick front extension substituted, designed as a store, but never used as such since no prospective tenant was interested; and

WHEREAS, the applicant further states that there are three gasoline service stations within the affected area; that the easternmost of these stations in Block 13622, Lot 5, was rebuilt under Cal. No. 710-55-BZ, and a second gas station in Block 13614, Lot 23, located 59 feet east of the subject site was granted by the Board under Cal. No. 827-55-BZ; that the third gas station in Block 13599, Lot 25 was constructed under Cal. No. 419-55-BZ; that all of these gas stations were constructed or rebuilt as a result of the street widening that condemned a major portion of the subject site; that immediately adjoining the site to the east in Block 13614, Lot 28 is a beverage depot and building material storage yard, and directly opposite the site across South Conduit Avenue and Sunrise Highway is the Long Island Railroad embankment extending along the entire affected area; and

WHEREAS, the applicant contends that this street is one of the principal traffic arteries of Long Island, on which a gasoline station is an appropriate use; that the triangular shape of the lot makes development with a conforming use highly impractical and the proposed development will be an improvement over the present appearance of the site; and

WHEREAS, the applicant states that the present owners have held title to the property since January 16, 1956 and December 12, 1957; that the assessed valuation of land is \$2,800 and of the building \$5,000 making a total of \$7,800; that the building was erected in 1922; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions 7f and 7i of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 3807/57, Objection Nos. 1 and 2, be and it hereby is affirmed and that the application be and is hereby denied.

MINUTES

929-57-BZ

APPLICANT—Charles M. Spindler, for Anna Pfriemer, owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, on the retail portion of the plot, the erection and maintenance of a gasoline service station, lubrication, auto wash—non automatic, office, sale of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles with a ground sign for a term of fifteen years.

PREMISES AFFECTED—210-01 to 210-21 (210-11 official) Jamaica Avenue and 94-35 to 94-43 210th Street, northeast corner, Block 10543, Lot 3, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Peter P. Bach.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Foley and Commissioner Sleeper... 4

Negative: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 13, 1958 after due notice by publication in the Bulletin; laid over to June 3, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 210th Street and 211th Street are in retail and residence use, D and E-1 area, class ½ height districts; Jamaica Avenue is in a retail use, D area, class ½ height district; 94th Road is in a residence use, E-1 area, class ½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 13, 1957 acting on N.B. Applic. No. 4155-57, reads:

"1. The proposed gasoline service station, lubrication, auto washing (non-automatic), office, sales of accessories, minor repairs with hand tools only, auto safety inspection, parking & storage of motor vehicles & construction of ground sign, located in the retail portion of a plot partially in a res. use dist. & partially in a retail use dist., is contrary to Art. 2, Sec. 4A & Sec. 3 of the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 217.19 feet frontage by 107.77 feet in depth, irregular, presently occupied as a nursery; that it is proposed to construct a modern gasoline station; that the building will have face brick on all four sides; that a woven wire fence five feet high, set on a masonry base to a total height of five feet six inches, will be erected along the easterly lot line, where the building to the east does not adjoin, and also along the entire rear lot line, and will return along 210th Street approximately sixty feet; that wherever fences occur, and along the entire easterly lot line, there will be provided planting and shrubbery protected by a six inch by eight inch concrete curb; that the planting along the northerly lot line will conform to the zone line where a portion of the property is in the residential zone; that there will be no station service or station area within the residential zone; that the large advertising sign which is on the easterly lot line will be removed; and

WHEREAS, the applicant states that the parcel was purchased in 1941 by Jacob Pfriemer, who together with an associate, Lester Duly, operated the nursery; that Jacob Pfriemer died February 16, 1950 and his widow, Anna Pfriemer, together with Lester Duly, continued to operate the business until a short time ago; that Anna Pfriemer was unable to do the arduous work of attending the nursery and the major portion of this work fell on her associate, Mr. Lester Duly; that Mr. Duly is now in his late sixties and is unable to operate the business, and as a result of closing

the business neither Mr. Duly or Anna Pfriemer have an income, and they have let the taxes lapse for the 1956-57 fiscal year and also the current half of 1958; that the amount of taxes due is \$1,966 plus interest; and

WHEREAS, the applicant states that the present owner has held title to the property since November 25, 1941; that the assessed valuation of land is \$29,000 and of the building \$3,000 making a total of \$32,000; that the building was erected in 1941; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application, marked "Received December 18, 1957", 3 sheets, and "March 21, 1958", 1 sheet, on condition that all buildings and uses now on the premises shall be removed and the site arranged, constructed and maintained substantially as indicated on such plans; that the accessory building shall be faced with face brick on the front and two ends, and rear may be of cement blocks stuccoed; that there shall be no cellar; that doors or toilet rooms shall be so arranged as not to be contiguous; that there shall be no windows in the rear wall of accessory building; that such building shall be moved easterly for a distance of not less than ten feet; that in all other respects the building shall comply with the requirements of the Building Code and be of the design indicated; that gasoline pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of Jamaica Avenue; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that curb cuts shall be restricted to four to Jamaica Avenue, each 30 feet in width, located where shown, and one on 210th Street as shown within the first 25 feet from the intersection of Jamaica Avenue; that no portion of any curb cut shall be nearer than five feet to a side lot line as prolonged; that within the intersection there shall be a block of concrete not less than 12 inches in height extending for five feet along either street line; that on the rear lot line, continuously except where wall of accessory building occurs, there shall be erected a masonry wall not less than 5 feet, 6 inches in height, faced with face brick and suitably coped; that such wall shall be continued along the street line of 110th Street for approximately 60 feet, except that for the last ten feet such wall may be reduced to 4 feet, 6 inches; that along the lot line to the east except where walls of masonry buildings occur on the lot line there shall be a continuation of the rear wall to the rear of any such building; that planting shall be maintained in areas where shown, properly protected with curbing 8" in height and 8" in width and that such areas shall be planted with suitable planting material and maintained in good condition at all times; that the balance of the premises where not occupied by accessory building and pumps shall be paved with asphalt or concrete; that curbing and sidewalks abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that under section 7i there may be minor repairs with hand tools only for adjustment maintained solely within the accessory building; that signs shall be restricted to permanent signs attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs, temporary signs and advertising devices, but permitting the erection at either end of premises, on Jamaica Avenue, of a post standard to support a sign, which may be illuminated, advertising only the brand of gasoline on sale, which sign may extend beyond the building line not more than 4 feet; that under section 7e for a similar term there may be parking and storage in spaces unbuilt upon where such parking will not interfere

MINUTES

with the servicing of the station; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

978-57-BZ

APPLICANT—Charles M. Spindler, for Angelo Conde, owner; Sun Oil Co., lessee.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district on a lot presently occupied as a used car lot, the erection and maintenance of a gasoline service station, lubricatorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, auto safe inspection station, parking and storage of motor vehicles with show windows and signs within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—1546-1556 Bushwick Avenue and 45-53 DeSales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 13, 1958 after due notice by publication in the Bulletin; laid over to June 3, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Bushwick Avenue and Broadway are in a business use, C area, class 1 height district; DeSales Place and Aberdeen Street are in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated December 23, 1957 acting on N.B. Applic. No. 2250-57, reads:

"1. Proposed building and premises, in a Business Zone, to be used for gasoline service station, lubrication, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles is contrary to Art. II, PP. 4a, Subsections 29 and 46 of the Zoning Resolution.

2. Proposed show windows and signs within 75' of a Residence Zone is contrary to Art. II, PP. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 90 feet in depth; that it is proposed to erect a modern gasoline service station building, together with twelve approved 550 gallon gasoline tanks; and

WHEREAS, the applicant states that the Long Island Railroad has a sub-surface easement running diagonally under practically the entire site, which tunnel is used for freight traffic; that the railroad has approved the construction of the proposed station and tank location; that this railroad tunnel is separate and distinct from the B.M.T. subway which lies east of the Long Island Railroad tunnel; and

WHEREAS, there is a courtyard 20 feet in width in front of the building line of the site; that this courtyard extends throughout the length of Bushwick Avenue; that the proposed pumps are shown on the building line; that the Board saw fit to grant pumps on the building line of Bushwick Avenue on all of the stations within the affected area and it is requested that permission be granted to place these pumps on the building line as shown; and

WHEREAS, the applicant contends that in view of it being practically impossible to use the site for other than a low building due to the Long Island Railroad's tunnel easement, and due to the preponderance of automotive uses within the area, it is requested that this variance be granted for a term of fifteen years; and

WHEREAS, the applicant states that the present owner has held title to the property since May 28, 1954; that the assessed valuation of land is \$33,600 and of the building \$300 making a total of \$33,900; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, e, i and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f, for a term of fifteen years, to permit the premises presently occupied as a used car lot, to be occupied and maintained as a gasoline service station with lawful accessory uses, substantially as proposed and indicated on plans filed with this application, marked "Received December 27, 1957, 3 sheets, and March 21, 1958", one sheet, *on condition* that all buildings and uses on the site shall be removed and the premises shall be reconstructed and arranged as indicated on plans above cited; that the setback of twenty feet from the courtyard line shall be maintained without structures therein, except there may be driving permitted over such space with curb cuts to Bushwick Avenue; that the accessory building shall be of the construction and design indicated on such plans and shall have no cellar and doors to toilet rooms, shall be relocated so as not to be contiguous; that the building shall be faced with face brick on all four sides; that along the rear lot line there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet, six inches; that a similar fence shall be constructed for 60 feet from the rear line along the DeSales Place building line, and a similar fence along the interior lot line for the full depth; that suitable terminating posts shall be erected at the terminations of such fences; that in the event there is a similar fence or wall required by the Board along the common boundary between Lots 28 and 34, the fence at this point may be omitted with the approval of the owner of the gasoline station on Lot 28; that curb cuts shall be restricted to two on Bushwick Avenue, where shown, each 30 feet in width, and one twenty feet in width within the first 25 feet from the building line on DeSales Place; that pumps shall be of a low approved type, erected where shown, on the building line, in view of the twenty foot court required to be maintained in the front; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that under Section 7e for a similar term there may be parking and storage of motor vehicles, so arranged as not to interfere with the servicing of the station; that under Section 7i there may be minor repairing with hand tools only for adjustments, maintained solely within the accessory building; that under Section 7A, any show windows or signs within 75 feet of a residence use district may be permitted, provided the requirements of this resolution are complied with; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the site where not occupied by accessory building and pumps shall be paved with asphalt or concrete paving; that all signs shall be restricted to permanent signs attached to the facade of accessory building, facing Bushwick Avenue, and to the illuminated globes of the pumps, excluding all roof and temporary signs and advertising devices, but permitting the erection within the building line at the intersection of DeSales Place, of one post standard for supporting a sign which may be illuminated, maintained at right angles to the Bushwick Avenue street line, advertising only the brand of gasoline on sale, which sign may extend not more than 4 feet beyond the building line; that the gasoline storage tanks shall be

MINUTES

maintained to the satisfaction of the Long Island Railroad and any other transit system using the tunnel under this plot; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

187-58-A

APPLICANT—Charles M. Spindler, for Angelo Conde, owner; Sun Oil Co., lessee.

SUBJECT—Application March 27, 1958—Appeal from a decision of the Borough Superintendent, re gas pumps at building line; gasoline storage near subway tunnel, etc.

PREMISES AFFECTED—1546-1556 Bushwick Avenue and 45-53 DeSales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 27, 1958, on new building application 2250/57 reads:

"1. Proposed gas pumps at Bldgs. Line are not as per Dept. of Regulations and constitute a pedestrian hazard in violation of 2.4.2.13.1 B.C. Proposed gasoline storage in close proximity to subway tunnel is contrary to C19-11.0, C19-69.0 and C19-59.0 m 3."

and

WHEREAS, the applicant states that the proposed building will be one story 14 feet 10 inches in height, 46 feet by 28 feet in area, of Class 3 construction located on a lot 100 feet front by 90 feet in depth, in a business use C area, Class 1 height district and used and occupied as a gasoline service station as more fully described under application for zoning variance filed under Cal. No. 978-57-BZ; the premises are now in use for the sale of used cars and for parking of more than five motor vehicles; and

WHEREAS, the applicant contends as to item 3 of the Borough Superintendent's decision; that the proposed gasoline dispensing pumps will be on the building line; that however, as there is a 20 foot courtyard in addition to the 19 foot sidewalk width the pumps will be located approximately 39 feet from the curb; and

WHEREAS, the applicant contends as to item 4 of the Borough Superintendent's decision; that the gasoline storage tanks, the waste oil and fuel oil tanks will be installed alongside the Long Island Railroad Tunnel, the roof of which is approximately 26 feet below grade; that this tunnel is used for freight; that this is the only portion of the plot where the tanks can be located so as to not be over the tunnel roof; that the approval of the Long Island Railroad has been obtained; and

WHEREAS, the applicant contends that as the tanks will be in the only available portion of the plot so as not to be over the tunnel roof and as the tanks will be encased in twelve inches of concrete and as the gasoline tank installation will be inspected by the Long Island Railroad to determine if it meets their requirements; it is requested that this appeal be granted; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated March 27, 1958, acting on N.B. Applic. 2250/57, Objection #1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted by the Board this day under Cal. No. 978-57-BZ shall be complied with; and *granted*

as to Objection C19-11.0, C19-69.0 and C19-59.0, *on condition* that the gasoline storage tanks shall be maintained to the satisfaction of the transit facilities using the tunnel.

Adjourned: 3:15 P.M.

JOSEPH J. DOYLE, Chief Clerk

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 3, 1958, 2 P. M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

830-53-SA

APPLICANT—The National U. S. Radiator Corp., owner.

SUBJECT—Application for consideration, reopening and amendment of resolution as to additional model gas-fired boiler, 49 Series—National Gas Boiler (steam or water) Series 22, 33 and 44, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report of Committee on Test.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE VOTE TO AMEND—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 830-53-SA.

Subject: Amendment of resolution as to additional model gas-fired boiler.

National U. S. Radiator Corp., Johnstown, Pa., requested by letter dated March 12, 1958 that the resolution adopted March 23, 1954 under Calendar Number 830-53-SA be reopened and amended so as to include the 49 Series Boiler.

Description

The requested model, Series 49 is identically the same as the Series 22, approved March 23, 1954, under Calendar Number 830-53-SA, the difference being in the color of jacket.

Recommendation

The Committee on Test recommends that the resolution adopted March 23, 1954 under Calendar Number 830-53-SA be reopened and amended so as to include the Series 49, Gas-fired Boiler on condition that the requirements of the resolution adopted March 23, 1954 under Calendar Number 830-53-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 23, 1954 in accordance with the above report.

MINUTES

230-55-SA

APPLICANT—Power-Flame Division of Siemon Manufacturing Company, owner.

SUBJECT—Application for consideration, reopening and amendment of resolution as to additional gas burner, namely BFG-750E through BFG-20000E—re Siemon Power-Flame (gas-fired) Burners, Models FG-175B, FG-330B, FG-500B and FG-500BE; previously approved.

APPEARANCES—

For Applicant: George R. Darche.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 230-55-SA.

Subject: Amendment of resolution as to additional gas burner.

Power-Flame Division of Siemon Manufacturing Company requested by letter dated March 20, 1958 that the resolution adopted March 5, 1957 under Calendar Number 230-55-SA be amended and reopened so as to include additional models of gas burners.

Purpose

The appliance is a gas conversion burner.

Description

The requested models BFG-750E through BFG20000E are basically the same as the FG Series approved March 5, 1957 under Calendar Number 230-55-SA; the difference being that the firing head is of rectangular shape rather than the round tube type. The burners have been approved by the Underwriters Laboratory under MP-1836.

Recommendation

The Committee on Test recommends that the resolution adopted March 5, 1957 under Calendar Number 230-55-SA be reopened and amended so as to include the additional models, gas conversion burners, namely models BFG750E through BFG-20000E on condition that the requirements of the resolution adopted March 5, 1957 under Calendar Number 230-55-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of March 5, 1957 in accordance with the above report.

580-55-SA

APPLICANT—The Wayne Pump Company, owner.

SUBJECT—Application July 6, 1955—Wayne Remote Gasoline Pumps, (submersible gasoline pumps, to supply remote dispensers), Series 510, approval of.

APPEARANCES—

For Applicant: Ross Powell.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper.. 4

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal No. 580-55-SA

Subject: Wayne Remote Gasoline Pumps—submersible gasoline pumps to supply remote dispensers—Series 510.

The Wayne Pump Company, Salisbury, Maryland, filed July 6, 1955 an application with the Board of Standards and Appeals for approval of the Wayne Remote Gasoline Pumps, Series 510, for use in New York City under the provisions of Section C19-69.0 and C19-73.0 Administrative Code.

Purpose

A submersible gasoline pump to supply remote dispensers.

Description

The Series 510 submerged pump is a centrifugal type for use with underground storage tanks in service stations.

The pump is assembled with an explosion proof $\frac{3}{4}$ H.P. 60 cycle AC 220V. single phase motor, capacitor start and run. The motor is sealed in oil. Pump is a three stage centrifugal unit made with bronze impellers.

Pump and motor are enclosed within a column pipe which is submerged in the storage tank through a 4 inch threaded opening.

The discharge head is provided with a 2 inch outlet and contains a check valve with built in relief valve to prevent pressure build up in the line. Air and vapor are eliminated by a constant by-pass flow through copper tubing and ball check valve mounted on the discharge head.

The discharge head and junction box are kept accessible through a covered pit. The space below the junction box is filled with clean sand.

The applicant supplies a special controller with capacitors, overload device, starter and terminal strip.

The pump is rated at 25 gallons per minute at 20 pounds per square inch.

Inspection and Test

All details of construction were examined by Asst. Engr. G. F. Sklenarik, Committee on Test.

The Series 510 pump was tested and approved by the Underwriters' Laboratories under file numbers MH 1963, MH 6340 and MH 2315.

Recommendation

On the basis of the data submitted, the Committee on Test recommends the approval of the Wayne Remote Gasoline Pump, Series 510 under the provision of Sections C19-69.c and C19-73, Administrative Code when installed in service stations only and in accordance with this report and provided further that all electrical work will be in accordance with the Electrical Code of the City of New York and that each pump shall bear a label, permanently affixed, reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 580-55-SA".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

931-55-SM

APPLICANT—Ceil-Lite Division of Fluorescent Company of America, owner.

SUBJECT—Application for consideration, reopening and amendment of resolution as to hangers of plastic ceiling—Ceil-Lite (plastic light diffuser); previously approved.

MINUTES

APPEARANCES—

For Applicant: Nat Rosen.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report of Committee on Test.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE VOTE TO AMEND—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 931-55-SM

Subject: Amendment to resolution as to hangers of plastic ceiling.

Ceil-Lite Division of Fluorescent Company of America requested by letter dated April 23, 1958 that the resolution adopted September 25, 1956 under Cal. No. 931-55-SM be amended so as to permit the main carrying members to be carried on strap banding in lieu of rods.

Purpose

The ceiling is used as a light diffuser.

Description

The ceiling is basically the same as that approved September 25, 1956 under Cal. No. 931-55-SM, except that the ceiling will be hung on straps $\frac{3}{8}$ inches wide by .015 inches thick, known as strap banding.

Recommendation

The Committee on Test recommends that the resolution adopted September 25, 1956 under Cal. No. 931-55-SM be reopened and amended so as to permit the use of straps, as herein described, in lieu of $\frac{1}{4}$ rods, to carry the main carrying members on condition that all other requirements of the resolution adopted September 25, 1956 under Cal. No. 931-55-SM be complied with.

The Committee further recommends that the chloridvinyl acetate sheets may be formed into panels of various shapes but no panel shall be less than 2 feet 0 inches by 2 feet 0 inches in size.

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 25, 1956, in accordance with the above report.

336-56-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application for consideration, reopening and amendment of resolution as to additional thickness of Rock Wool Insulation—re Gold Bond Rock Wool Insulation Products (thermal insulation for residence and other buildings); previously approved.

APPEARANCES—

For Applicant: John N. Waters.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report of Committee on Test.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE VOTE TO AMEND—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 336-56-SM.

Subject: Amendment of resolution as to additional thickness of Rock Wool Insulation.

National Gypsum Company, Buffalo, New York requested by letter dated February 27, 1958 that the resolution adopted April 2, 1957 under Calendar Number 336-56-SM be amended so as to include additional thickness of rock wool insulation.

Purpose

The material is to be used as thermal insulation and as a fire stopping material.

Description

The material is the same as that approved April 2, 1957 under Calendar Number 336-56-SM the only difference being in the thickness of the batts.

Recommendation

The Committee on Test recommends that the resolution adopted April 2, 1957 under Calendar Number 336-56-SM be reopened and amended so as to include the Enclosed Rock Wool Blanket 4 inches thick and Rock Wool Blankets with membrane on one side only 4 inches and 6 inches thick on condition that the requirements adopted April 2, 1957 under Calendar Number 336-56-SM be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 2, 1957 in accordance with the above report.

269-57-SM

APPLICANT—Johns-Manville Sales Corporation, owner.

SUBJECT—Application March 27, 1957—JM Suspension System, Models H, Z, U, E and T, approval of.

APPEARANCES—

For Applicant: Harold Perrine and Edward J. Dumender.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 269-57-SM.

Subject: J-M Suspension System H, Z, U, E and T.

Harold Perrine for Johns-Manville Sales Corporation filed March 27, 1957 an application with the Board of Standards and Appeals for approval of the J-M Suspension System under the provisions of C26-461.0 Administrative Building Code.

Purpose

The material is to be used as a suspension system for acoustical ceilings.

MINUTES

Description

H Bar for H & T Suspension System.—This metal suspension bar of .018 steel is used as a concealed carrier for acoustical tile of the mineral and wood fibre variety. The bar is attached to 1½" carrying channels 4' on center by means of the spring wire clip .11 inches in diameter.

Concealed Z Bar is used in the identical manner as the bar described above, differing only in the cross section and in the method of application. The Z bar is installed 12" on center where the H bar requires a cross T as the H bar is installed 2' on center.

U Bar is a metal bar used for the suspension of perforated Transite and is installed 12" on center directly beneath 1½" channels and is clipped to these channels every 4'.

Exposed Z bar is identical to above described Z Bar differing in that the bar is visible and can be installed either 12" on center or 2' on center.

J-M Runner Strip System—an exposed metal member which can vary in width from 3" to 10" and normally used in the 6¾" width. Attached directly under 1½" channels 4' on center by means of two spring wire clips.

T Bar used for the suspension of perforated metal pan acoustical units manufactured in 1", 1⅜" and 1½" widths depending on lighting requirements. Also attached beneath 1½" channels clipped on 4' on center, installed 2' on center.

Inspection and Test

Samples of the various systems were inspected by Asst. Engr. J. A. Darts at the applicant's plant and the metals were gauged and found to comply. It was also found that the systems were so designed as to safely carry in excess of the type of acoustical tile that would be used in this system.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the J-M Suspension Systems H, Z, U, E and T as herein described for use in New York City as a suspension system for acoustical ceilings on condition that the system be suspended from a grillage installed in accordance with the requirements of C26-461.0 Administrative Building Code on condition that all plans filed with the Building Department showing the proposed use of the system will be marked or stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 269-57-SM" and that all cartons in which the material is marketed shall be similarly marked.

The Committee further recommends that when combustible tiles are used, the installation shall comply with the Fiber Board Rules of the Board.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

359-57-SA

APPLICANT—Empire Stove Co., owner.

SUBJECT—Application April 22, 1957—Empire Gas-Fired Recessed Wall Heater, Model WFA-35, approval of.

APPEARANCES—

For Applicant: Howard Simmons.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 359-57-SA

Subject: WFA-35 Empire Recessed Wall Heater.

H. A. Simmons for Empire Stove Company, Belleville, Illinois, filed April 22, 1957 an application with the Board of Standards and Appeals for approval of the appliance known as the WFA-35 Recessed Wall Heater (gas-fired) under the provisions of Article 12, Chapter 26, (Administrative Building Code.

Purpose

The appliance is used for domestic and commercial heating.

Description

The gas-fired appliance is rated at 35,000 BTU input and is intended for out-of the wall installation or on brick or masonry construction.

The overall dimension of the outer casing front panel is 16 inches wide by 75 inches long and is 9¾ inches deep at the top and 5¾ inches deep at the bottom and is constructed of 24 gauge steel. The cold air is taken from the top of the heater where the blower is located and the hot air is discharged at the bottom of the heater approximately 20 inches from the floor.

The combustion chamber is made of 5 tubes, 16 gauge 1¾ inch diameter by 36 inches long and are die formed to a hexagon shape at one end. The tubes are assembled in a bottom plate and are arc welded together.

The burner is made of cast iron with stainless steel crimped ribbons. The diverter is made of 20 gauge steel.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test. The appliance has been approved by the American Gas Association under 4-(1540.0 & .01) .001 and 4- (1540.01 & -1.0) .001.

Recommendation

On the basis of the inspection and data filed by the applicant, the Committee on Test recommends the approval of the appliance known as the WFA-35 Empire Recessed Wall Heaters for use in New York City under the provisions of Article 12, Chapter 26, Administrative Building Code on condition that the appliance shall not be installed in garages or places of explosive atmosphere and that the clearance from combustible material shall be as required under Article 12 Chapter 26 and further that the appliance bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 359-57-SA".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

822-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson and Co., owner.

SUBJECT—Application November 1, 1957—Hoffman Perchloroethylene Stills, Models 21302, 21305, approval of.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 822-57-SA.

Subject: Hoffman Perchloroethylene Stills, Models 21302, 21305.

C. M. Spindler for W. H. Nicholson & Co., owner-manufacturer, filed November 1, 1957 an application with the Board of Standards and Appeals for approval of the Hoffman Perchloroethylene Stills, Models 21302 and 21305 under the provisions of C26-191.0 Administrative Code and the Dry Cleaning Rules of the Board.

Purpose

A still for recovering spent perchloroethylene solvent.

Description

The Hoffman Perchloroethylene Stills are of the steam heated atmospheric type designed to remove soluble soil from perchloroethylene dry cleaning by evaporation.

The still consists essentially of a steam heated tubular evaporator mounted within a vapor tight cylindrical steel shell to which is attached a water cooled tubular condenser. A float operated level valve controls the liquid level over the evaporator.

Steam, from an outside source, entering the evaporator is controlled by a spring loaded diaphragm type pressure reducing valve.

Since the soluble soil encountered in dry cleaning has a higher boiling point than the solvent, it remains in the evaporator chamber as a residue which is drained at the end of the still operation.

The Model 21302 has a $\frac{3}{16}$ inch steel shell, 12 inches in diameter by 42 inches long with dished top and bottom heads. Four fabricated legs are welded to the shell.

The evaporator is made of $\frac{1}{2}$ inch boiler plate with vertical tubes of 1 inch O.D. copper clad steel expanded into the flue sheets.

The condenser is made of a steel pipe, vertically mounted, gasketed and bolted to the shell. The condenser coil is a helical finned copper tube with the coil ends expanded into the top condenser head.

The Model 21305 is of similar construction but larger—shell size is 16 inches diameter by 48 inches long.

Inspection and Test

All details of construction were examined by Asst. Engr., G. F. Sklenarik, Committee on Test. This equipment was inspected at 32 Palmer Ave., Bronxville, N. Y.

Recommendation

On the basis of the examination and data filed by the applicant, the Committee on Test recommends the approval of the Hoffman Perchloroethylene Stills, Models 21302 and 21305 for use in New York City in accordance with this report and the Dry Cleaning Rules of the Board provided each such appliance shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 822-57-SA."

(Sgd.) SAMUEL L. BECKER,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

823-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson and Co., owner.

SUBJECT—Application November 1, 1957—Hoffman Filter

(Petroleum Solvent) for Dry Cleaning Equipment, Models 33413, 33420, 33450, 33480, 334100 and 33430, approval of.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and

Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 823-57-SA.

Subject: Hoffman Filter—Petroleum Solvent—for Dry Cleaning Equipment, Models 33413, 33420, 33430, 33450, 33480, and 334100.

C. M. Spindler for W. H. Nicholson & Co., owner-manufacturer, filed November 1, 1957 an application with the Board of Standards and Appeals for approval of the Hoffman Filter, Models 33413, 33420, 33430, 33450, 33480 and 334100 under the provisions of C26-191.0 Administrative Code and the Dry Cleaning Rules of the Board.

Purpose

A sludge filter for use with dry cleaning equipment.

Description

The Hoffman Filters are tubular filters of the pressure type designed to remove suspended insoluble impurities from the petroleum dry cleaning solvent with the use of an inert celite filter aid. The filter consists essentially of a liquid tight vertical cylindrical pressure tank within which is mounted a series of vertical tubular wire cloth filter elements supported from a flue sheet.

Solvent is pumped from the cleaning unit into the filter tank where it flows under pump pressure through the filter elements into the internal drainage channels and back to the unit through a closed pipe circuit.

The filter is equipped with a back wash circuit to dislodge the accumulated filter aid and dirt from the outer surfaces of the filter element. A cone shaped sludge chamber is provided in the bottom of the filter for gravity separation of the sludge.

The cone sludge chamber is provided with a multi-vane sludge agitator. Sludge is ejected from the filter by pump pressure.

The Model 33413 is made of a welded steel shell, 20 inches in diameter with a 36 inch straight side. The cone is of 10 gauge steel sheet welded into tank shell. Four fabricated steel legs are welded to the shell. A flue sheet made of $\frac{3}{8}$ inch steel plate and reinforced with bar stock is welded to the tank shell and a $\frac{3}{16}$ inch dished head welded to an angle iron ring is bolted and gasketed to the flue sheet on the top. Filter elements are 60x40 mesh stainless steel wire cloth tube formed over steel back-up springs and crimped and soldered to a steel top ferrule. There are 64 such tubes of 1 inch outside diameter and 24 inches long.

The models 33420, 33430, 33450, 33480 and 334100 are similar in construction but are made in progressively larger sizes.

Inspection and Test

All details of construction were examined by Asst. Engr., G. F. Sklenarik, Committee on Test.

Recommendation

On the basis of the examination and the data submitted by the applicant, the Committee on Test recommends the approval of the Hoffman Filter Models 33413, 33420, 33430, 33450, 33480 and 334100 for use in New York City with petroleum solvent dry cleaning equipment, in accordance with this report and the Dry Cleaning Rules of the Board, provided that each filter shall bear a label, permanently

MINUTES

affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 823-57-SA".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

824-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson and Co., owner.

SUBJECT—Application November 1, 1957—Hoffman H-Jet 290 Dry Cleaning Equipment, Models 30970, 30972, 30980, 30974, 30976, 30984 and 30985, 30975, 30977, 30981 and 30983, approval of.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 824-57-SA.

Subject: Hoffman H-Jet 290 Dry Cleaning Equipment, Models 30970, 30972, 30980, 30982, 30974, 30976, 30984, 30985, 30975, 30977, 30981, and 30983.

C. M. Spindler for W. H. Nicholson & Company, owner-manufacturer, filed November 1, 1957 an application with the Board of Standards and Appeals for approval of the Hoffman H-Jet 290 Dry Cleaning Equipment, Models 30970, 30972, 30980, 30982, 30974, 30976, 30984, 30985, 30975, 30977, 30981 and 30983 under the provisions of C26-191.0 Administrative Code and the Dry Cleaning Rules of the Board.

Purpose

A dry cleaning system for use with petroleum solvent.

Description

The Hoffman H-Jet 290 is a single cylinder self-contained dry cleaning unit. The unit is designed to wash and extract garments and other wearing apparel using either a Class II petroleum solvent having a flash point not lower than 100°F or a Class III petroleum solvent having a flash point not lower than 138.5°F.

All electrical equipment furnished for use in the dry cleaning room is explosion-proof Class I, Group D, as listed by the Underwriters Laboratories.

The H-Jet 290 unit has a rated capacity of 60 pounds and is furnished both as a washer-extractor without filters or pumps or as a complete unit with filters and pumps. The unit is furnished in single and two bath models with manual control or automatic control.

Filters and pumps are external and mount alongside the unit. Connections are through liquid tight piping and tubing.

SPECIFICATIONS

Base Tank—180 gallons working capacity. ¼ inch steel plate welded construction. Cleanout port ⅜ inch steel plate bolted and gasketed.

Rinse Tank, Two Bath Only—130 Gallons working capacity. ¼ inch steel plate. Same construction as Base Tank.

Shell—Girth sheet .134 sheet steel. Rear head ⅝ inch steel plate reinforced with stiffener ribs. Side sheets and front support ¼ inch steel plate, welded construction. Front plate .134 sheet steel flanged, bolted and gasketed.

Cylinder—End loading, 48 inches diameter by 20 inches deep. Four inwardly projecting truncated balancing tanks integrally formed with girth sheet. Girth sheet .104 sheet steel perforated. Front and rear heads .104 sheet steel flanged and welded. Net cylinder volume 20 cubic feet.

Drive—2 speed explosion-proof motor. V-belt primary reduction to a variable speed mechanical transmission. Final reduction through V-belts to cylinder trunnion shaft.

Jet Balancing Device—Hydraulic compensating balancing system. Mechanical proportioning arm and shutter responds to cylinder out-of-balance, controlling flow of solvent to cylinder balancing tanks. Automatically compensates for normal out-of-balance during extraction cycle. Safety switch prevents cylinder from coming to speed if abnormal out-of-balance exists.

Explosion Relief Port—A weighted and hinged port provided on upper part of shell.

Automatic Steam Fire Extinguisher—A ¾ inch thermal fused valve is provided which automatically floods the washing compartment with steam in the event of a fire or explosion.

Soap Filter—T-30 or T-50 Tubular Filter.

Rinse Filter—T-20 or T-30 Tubular Filter.

Manual Control—Spring wound cycle timer, explosion-proof push-button stations, manually operated quick opening solvent flow control valves.

Automatic Control—Selective synchronous motor driven timers mounted in explosion-proof case. Panel mounted on front of machine. Explosion-proof solenoid operated pilot valves controlling air operated flow control valves.

Hoffman H-Jet 290, Models 30970, 30972, 30980, 30982, 60 pound dry weight capacity combination washer extractor no filters or pumps. Manual control valves, single or two bath.

Hoffman H-Jet 290, Models 30974, 30976, 30984, 30985, 60 pound dry weight capacity dry cleaning unit with filters and pumps. Manual control valves single or two bath.

Hoffman H-Jet, Models 30975, 30977, 30981, 30983, 60 pound dry weight capacity dry cleaning unit with filters and pumps. Automatic control single or two bath.

Inspection and Test

All details of construction were examined by Asst. Engr. G. F. Sklenarik, Committee on Test.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Hoffman H-Jet 290 Dry Cleaning Equipment, Models 30970, 30972, 30980, 30982, 30974, 30976, 30984, 30985, 30981, 30975, 30977 and 30983 for use in New York City in accordance with this report and the Dry Cleaning Rules of the Board or Article 13, Administrative Code if the solvent flashpoint is below 138.2°F, provided all electrical work will conform to the Electrical Code of the City of New York and further provided that each cleaning unit shall bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 824-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

MINUTES

825-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson and Co., owner.

SUBJECT—Application November 1, 1957—Hoffman H-Jet 245 Dry Cleaning Equipment, Models 30735, 30738, 30739, 30740, 30741, 30736, 30737 and 30742, approval of.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 825-57-SA.

Subject: Hoffman H-Jet 245 Dry Cleaning Equipment, Models 30735, 30738, 30739, 30740, 30741, 30736, 30737, 30742.

C. M. Spindler for W. H. Nicholson & Co., owner-manufacturer, filed November 1, 1957 an application with the Board of Standards and Appeals for approval of the Hoffman H-Jet 245 Dry Cleaning Equipment, Models 30735, 30738, 30739, 30740, 30741, 30736, 30737 and 30742 under the provisions of C26-191.0 Administrative Building Code and the Dry Cleaning Rules of the Board.

Purpose

A dry cleaning system for use with petroleum solvent.

Description

The Hoffman H-Jet 245 unit is a single cylinder self-contained dry cleaning unit designed to wash and extract garments and other wearing apparel using either a Class II petroleum dry cleaning solvent having a flash point not lower than 100°F. or a Class III petroleum solvent having a flash point not lower than 138.5°F.

All electrical equipment furnished with the unit for use in the dry cleaning room is explosion-proof Class I, Group D, as listed by the Underwriters' Laboratories.

The H-Jet 245 unit has a dry weight capacity of 30 pounds and is furnished both as a washer-extractor without filters or pumps, or as a complete unit with filters and pumps. The unit is furnished in single or two bath models with manual control or automatic control.

Filters and pumps are external and mount alongside the unit. Connections are through liquid tight piping and tubing.

SPECIFICATIONS

Base Tank—165 gallon working capacity. ¼ inch steel plate, welded construction. ⅜ inch steel plate cleanout port bolted and gasketed.

Rinse Tank, Two Bath Only—130 gallon working capacity. ¼ inch steel plate. Same construction as Base Tank.

Shell—Girth sheet .119 sheet steel, rear head sheet ¼ inch steel plate reinforced with stiffener ribs. Side sheets and front support ⅜ inch steel plate, welded construction. Front plate .119 sheet steel flanged, bolted and gasketed.

Cylinder—End loading, 36 inches diameter by 18 inches deep. Four inwardly projecting balancing tanks integrally formed with girth sheet. Girth sheet .089 hot rolled steel sheet, perforated. Front and rear heads .089 hot rolled sheet steel flanged and welded. Net cylinder volume, 9.66 cubic feet.

Jet Balancing Device—Hydraulic compensating balancing system. Mechanical proportioning arm and shutter responds to cylinder out-of-balance controlling flow of solvent to cylinder balancing tanks. Automatically compensates for normal out-of-balance during extraction cycle. Safety switch prevents cylinder from coming to speed if abnormal out-of-balance exists.

Explosion-Relief Port—A weighted, hinged port provided on upper part of shell.

Automatic Steam Fire Extinguisher—A ¾ inch thermal fused valve is provided which automatically floods the washing compartment with steam in the event of fire or explosion.

Soap Filter—T-20 or T-30 Tubular Filter.

Rinse Filter—T-13 or T-20 Tubular Filter.

Manual Control—Spring wound cycle timer, explosion-proof pushbutton stations, manually operated quick opening solvent flow control valves.

Automatic Control—Selective synchronous motor driven timers mounted in an explosion-proof case. Panel mounted on front of machine. Explosion-proof solenoid operated pilot air valves controlling air operated flow control valves.

Hoffman H-Jet 245, Models 30735, 30738—30 pound dry weight capacity combination washer-extractor, no filters or pumps. Manual control valves, single or two bath.

Hoffman H-Jet 245, Models 30739, 30740, 30741—30 pound dry weight capacity dry cleaning unit with filters and pumps. Manual control valves, single or two bath.

Hoffman H-Jet 245, Models 30736, 30737, 30742—30 pound dry weight capacity dry cleaning unit with filters and pumps. Automatic control, single or two bath.

Inspection and Test

All details of construction were examined by Asst. Engr. G. F. Sklenarik, Committee on Test.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Hoffman H-Jet 245 Dry Cleaning Equipment Models 30735, 30738, 30739, 30740, 30741, 30736, 30737 and 30742 for use in New York City in accordance with this report and the Dry Cleaning Rules of the Board or Article 13, Chapter 19, Administrative Code if the solvent flashpoint is below 138.2°F, provided all electrical work will conform to the Electrical Code of the City of New York and further provided that each cleaning unit shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 825-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appeal in accordance with the above report.

826-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson and Co., owner.

SUBJECT—Application November 1, 1957—Hoffman Perchloroethylene Tubular Filter, Models 33413, 33414, 33420, 33421, 33430, 33431, 33450 and 33451, approval of.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

MINUTES

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 826-57-SA.

Subject: Hoffman Perchlorethylene Tubular Filter Models 33413, 33414, 33420, 33421, 33430, 33431, 33450 and 33451.

C. M. Spindler for W. H. Nicholson & Co., owner-manufacturer, filed November 1, 1957 an application with the Board of Standards and Appeals for approval of the Hoffman Perchlorethylene Tubular Filter, Models 33413, 33414, 33420, 33421, 33430, 33431, 33450 and 33451 under the provisions of C26-191.0 Administrative Building Code and the Dry Cleaning Rules of the Board.

Purpose

A sludge filter for use with dry cleaning equipment.

Description

The Hoffman tubular filters are of the pressure type, designed to remove suspended insoluble soil from the Perchlorethylene dry cleaning solvent with the use of an inert celite type filter aid. The filter consists essentially of a liquid tight vertical cylindrical pressure tank within which is mounted a series of verticle, tubular, wire cloth filter elements supported from a flue sheet.

Solvent is pumped from the cleaning unit into the filter tank where it flows under pump pressure through the filter elements into the internal drainage channels and back to the unit through a closed pipe circuit.

The filter is equipped with a back wash circuit to dislodge the accumulated filter aid and dirt from the outer surfaces of the filter elements. A sludge chamber is provided in the bottom of the filter for gravity separation of the sludge.

Two methods of sludge removal are employed. The Model 33413 filter utilizes a cone bottom sludge chamber which is equipped with a multi-vane agitator. Sludge is ejected from the filter by pump pressure.

The Model 33414 filter is constructed with a dished bottom sludge chamber equipped with an auxiliary disc type sludge filter. The excess liquid in the sludge is removed by air pressure. The dried sludge is removed from the filter through a cleanout part provided in the lower part of the filter shell.

MODEL 33413

Shell—10 Gauge hot rolled sheet steel, but welded, 20 inches diameter by 36 inches straight side. Cone 10 gauge hot rolled sheet steel, butt welded, 90° included angle. Cone inserted into tank shell and welded. 4 fabricated steel legs welded to shell.

Flue Sheet— $\frac{3}{8}$ inch steel plate reinforced by edge welded steel bar stock. Assembly welded to tank shell.

Inspection Port—Fabricated steel inspection port. Frame welded to tank shell with removable bolted and gasketed cover plate.

Tank Top— $\frac{3}{16}$ inch steel dished head welded to angle iron ring. Assembly gasketed and bolted to flue sheet.

Filter Elements—60x40 mesh stainless steel wire cloth tube formed over carbon steel back-up spring. Crimped and soldered to steel top ferrule. 64 tubes, 1 inch O.D. by 24 inches long.

The Models 33420, 33430 and 33450 are similar in construction but larger in size.

Shell—10 Gauge hot rolled sheet steel, butt welded, 20 inch diameter by 44 inches long. $\frac{3}{16}$ inch dished steel tank bottom welded to shell. 4 fabricated steel legs welded to shell.

Flue Sheet— $\frac{3}{8}$ inch steel plate reinforced by edge welded bar stock. Assembly welded to tank shell.

Cleanout Port—Fabricated steel cleanout port. Frame welded to tank shell with removable bolted and gasketed cover plate.

Sludge Filter— $\frac{1}{4}$ inch perforated steel disc, 60x40 stainless steel wire cloth and 10 ounce duck cover.

Tank Top— $\frac{3}{16}$ inch steel dished head welded to angle iron ring. Assembly gasketed and bolted to flue sheet.

Filter Elements—60x40 mesh wire cloth formed over carbon steel back-up spring. Crimped and soldered to top ferrule. 64 tubes, 1 inch O.D. by 24 feet long.

The Models 33421, 33431 and 33451 are similar in construction but larger in size.

Inspection and Test

All details of construction were examined by Asst. Engr. G. F. Sklenarik, Committee on Test.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Hoffman Perchlorethylene Tubular Filter, Models 33413, 33414, 33420, 33421, 33430, 33431, 33450 and 33451 for use in New York City in accordance with this report and the Dry Cleaning Rules of the Board provided that each filter shall bear a label, permanently affixed, reading "Approval by the Board of Standards and Appeals for use in New York City under Calendar Number 826-57-SA."

(Sgd.) SAMUEL L. BECKER,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standard and Appeals does hereby *approve* this appeal in accordance with the above report.

827-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson and Co., owner.

SUBJECT—Application November 1, 1957—Hoffman Vaposaver Dry Cleaning Equipment, Models 9624, 9625 and 9630, approval of.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative:

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 827-57-SA.

Subject: Hoffman Vaposaver Dry Cleaning Equipment, Models 9624, 9625 and 9630.

C. M. Spindler for W. H. Nicholson & Co., owner-manufacturer, filed November 1, 1957 an application with the Board of Standards and Appeals for approval of the Hoffman Vaposaver Dry Cleaning Equipment Models 9624, 9625 and 9630 under the provisions of C26-191.0 Administrative Building Code and the Dry Cleaning Rules of the Board.

Purpose

A drying tumbler and solvent reclaimer for use with dry cleaning equipment.

Description

The Hoffman Vaposaver is a combination drying tumbler and solvent reclaimer, furnished in two sizes with a rated capacity of 30 pounds for Models 9624 and 9625, and 40 pounds for Model 9630. The Vaposaver is designed for use with Perchlorethylene, only.

After the garments have been washed and extracted, they are transferred to the Vaposaver. The Vaposaver incorporates a rotating perforated metal cylinder within a vapor tight metal shell. The air within the machine is circulated by a direct connected motor driven fan through a steam

MINUTES

heated coil, then through the garments within the rotating perforated cylinder. The heated air vaporizes the solvent in the garments. The air vapor mixture is then circulated through a water cooled condenser, cooling the air and condensing the solvent vapors. The condensed solvent is trapped in the base of the shell and accumulated in a tank built into the base. The air is again heated and recirculated as above in a closed circuit.

A mechanical damper is provided to purge the machine at the end of the reclaiming cycle by circulating fresh air through the garments and discharging to the atmosphere through a sheet metal duct. The purge circuit thus provided permits a positive inflow of air through the loading door while the machine is being loaded or unloaded.

Shell—12 Gauge sheet steel, welded. Front sheet gasketed and bolted. Self locating hinged shell door, gasketed with quick opening spring loaded latch. Interior of shell in contact with solvent or solvent vapor, protected with a baked plastic coating.

Cylinder—End loading 36 inch diameter by 24 inch deep, Models 9624, 9625 or 30 inch deep Model 9630. Heads die-formed sheet steel. Rear head 12 gauge, front head 16 gauge. Cylinder girth sheet 18 gauge perforated. Four lifting ribs, 18 gauge. Entire cylinder assembly welded and either coated with baked plastic or zinc galvanized.

Drive—Ball bearing worm and gear reducer. "V" belt drive from $\frac{1}{3}$ H.P. motor.

Fan— $\frac{1}{2}$ H.P. direct connected flange mounted. Straight blade cast aluminum impellor.

Heating Coil—Drawer type, tinned copper, fin and tube heat exchanger.

Electrical Equipment—Open type ball bearing motors, open type motor control factory mounted and wired.

Inspection and Test

All details of construction were examined by Asst. Engr., G. F. Sklenarik, Committee on Test. This equipment was inspected at 32 Palmer Ave., Bronxville, N. Y.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Hoffman Vaposaver Dry Cleaning Equipment Models 9624, 9625 and 9630 for use in New York City in accordance with the report and the Dry Cleaning Rules of the Board, all electrical work to conform to the Electrical Code of the City of New York and provided that each unit shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals, for use in New York City under Calendar Number 827-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

328-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson and Co., owner.

SUBJECT—Application November 1, 1957—Hoffman H-Jet 445 Dry Cleaning Equipment, Models 30632, 30634, 30635 and 30636, approval of.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 828-57-SA.

Subject: Hoffman H-Jet 445 Dry Cleaning Equipment, Models 30632, 30634, 30635 and 30636.

C. M. Spindler for W. H. Nicholson & Co., owner-manufacturer, filed November 1, 1957 an application with the Board of Standards and Appeals for approval of the Hoffman H-Jet 445 Dry Cleaning Equipment, Models 30632, 30634, 30635 and 30636 under the provisions of C26-191.0 Administrative Code and the Dry Cleaning Rules of the Board.

Purpose

A dry cleaning system for use with perchlorethylene solvent.

Description

The Hoffman H-Jet 445 unit is a cold unit designed to wash and extract only. The unit is designed for perchlorethylene and has a dry load capacity of 30 pounds.

After the completion of the extraction cycle the load is transferred to a drying and reclaiming tumbler.

The 445 unit is also equipped with an automatic purge fan which operates when the loading door is opened.

This unit is furnished in the 1 Bath and 2 Bath Models.

Specifications:

Base Tank—165 gallon working capacity. $\frac{1}{4}$ inch Steel Plate, Welded Construction. Cleanout Port $\frac{3}{8}$ Steel Plate bolted and gasketed. Inside of tank covered with a baked plastic coating.

Rinse Tank—Two Bath Only—130 gallon working capacity. $\frac{1}{4}$ inch Steel Plate. Same construction as Base Tank.

Cylinder—End loading, 36 inches diameter by 18 inches deep. Four inwardly projecting truncated balancing tanks integrally formed with girth sheet. Girth sheet .093 stainless steel, perforated. Front and rear heads .093 stainless steel, flanged and welded. Net cylinder volume 9.66 cubic feet.

Jet Balancing Device—Hydraulic compensating balancing system. Mechanical proportioning arm and shutter responds to cylinder out-of-balance controlling flow of solvent to cylinder balancing tanks. Automatically compensates for normal out-of-balance during extracting cycle. Safety switch prevents cylinder from coming to speed if abnormal out-of-balance exists.

Purge Fan— $\frac{1}{4}$ H.P. direct connected motor driven with fabricated aluminum impellor.

Soap Filter—Tubular Filter. Flow Rate 2000 gallons per hour.

Rinse Filter—Two Bath Only—Tubular Filter. Flow Rate 1300 gallons per hour.

Pump—Marlow Vertical Self Priming Centrifugal. Direct Motor Driven $1\frac{1}{2}$ H.P.

Automatic Control—Selective Synchronous Motor Driven Timers, Panel Mounted on front of machine controlling Pilot Air Valves which control air operated flow valves.

Inspection and Test

All details of construction were examined by Asst. Engr. G. F. Sklenarik, Committee on Test. This equipment was inspected at 32 Palmer Ave., Bronxville, N. Y.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Hoffman H-Jet 445 Dry Cleaning Equipment Models 30632, 30634, 30635 and 30636 for use in New York City in accordance with this report and the Dry Cleaning Rules of

MINUTES

the Board provided each such unit shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 828-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

829-57-SA

APPLICANT—Charles M. Spindler, for W. H. Nicholson and Co., owner.

SUBJECT—Application November 1, 1957—Hoffman H-Jet 440 Dry Cleaning Equipment, Models 30630, 30631 and 30633, approval of.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 829-57-SA.

Subject: Hoffman H-Jet 440 Dry Cleaning Equipment, Models 30630, 30631 and 30633.

C. M. Spindler for W. H. Nicholson & Co., owner-manufacturer, filed November 1, 1957 an application with the Board of Standards and Appeals for approval of the Hoffman H-Jet 440 Dry Cleaning Equipment Models 30630, 30631 and 30633 under the provisions of C26-191.0 Administrative Code and the Dry Cleaning Rules of the Board.

Purpose

A dry cleaning system for use with perchlorethylene solvent.

Description

The Hoffman H-Jet 440 unit is a single cylinder self-contained hot unit designed to automatically wash, extract, and dry garments and other wearing apparel using perchlorethylene, a Class IV solvent, which is non-inflammable and non-combustible. The unit has a dry weight capacity of 27 pounds and incorporates a mechanical balancing device which compensates for out-of-balance during the extraction cycle thus eliminating vibration from being transmitted to the foundation and building.

The washing and drying sections are built onto a base tank which holds the washing solvent. A separate rinse tank which mounts to the rear of the unit is furnished on 2 bath models.

Filters and pumps are external and mount along side of the unit. Connections are through liquid tight piping and tubing.

Welded or bolted gasketed joints are used throughout to prevent the escape of liquid or vapor. A purge fan is included which automatically starts when the loading door is opened. The purge fan is connected by a vapor tight sheet metal duct to the outside of the building and provides a positive in draft of air when the loading door is open.

Specifications

Base Tank—165 gallon working capacity. $\frac{1}{4}$ inch steel plate, Welded Construction. Cleanout Port $\frac{3}{8}$ Steel Plate bolted and gasketed. Inside of tank covered with a baked plastic coating.

Rinse Tank—Two Bath Only—130 gallon working capacity. $\frac{1}{4}$ inch Steel Plate same construction as Base Tank.

Shell—Girth Sheet, .119 sheet steel, rear Head Sheet inch Steel Plate reinforced with stiffener ribs, Side Sheets and Front Support $\frac{3}{16}$ Steel Plate, welded construction. Front Plate .119 Sheet Flanged, Bolted and Gasketed.

Cylinder—End loading, 36 inches diameter by 18 inches deep. Four inwardly projecting balancing tanks integrally formed with girth sheet. Girth sheet .093 stainless steel, perforated. Front and rear heads, .093 stainless steel flanged and welded. Net cylinder volume, 9.66 cubic feet.

Drying and Reclaiming Manifold— $\frac{1}{8}$ inch stainless steel, welded construction. Manifold flanged, gasketed and bolted to shell.

Heating Coil—Tubular finned, surface type. Steam heated.

Condenser Coil—Tubular finned, surface type. Water cooled.

Jet Balancing Device—Hydraulic compensating balancing system. Mechanical proportioning arm and shutter responds to cylinder out-of-balance controlling flow of solvent to cylinder balancing tanks. Automatically compensates for normal out-of-balance during extraction cycle. Safety switch prevents cylinder from coming to speed if abnormal out-of-balance exists.

Circulating & Reclaiming Fan— $\frac{3}{4}$ H.P. direct connected motor driven with cast aluminum impellor.

Soap Filter—Tubular Filter. Flow rate 2000 gallons per hour.

Purge Fan— $\frac{1}{4}$ H.P. direct connected motor driven with fabricated aluminum impellor.

Rinse Filter—Two Bath Only—Tubular Filter. Flow rate 1300 gallons per hour.

Pump—Marlow Vertical Self Priming Centrifugal. Direct Motor Driven $1\frac{1}{2}$ H.P.

Automatic Control—Selective Synchronous Motor Driven Timers, Panel Mounted on front of machine controlling Pilot air valves which control air operated flow valves.

Inspection and Test

All details of construction were examined by Asst. Engr., G. F. Sklenarik, Committee on Test.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Hoffman H-Jet 440 Dry Cleaning Equipment Models 30630, 30631 and 30633 for use in New York City in accordance with this report and the Dry Cleaning Rules of the Board provided that each such system shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 829-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

937-57-SM

APPLICANT—Concrete Plank Co., Inc., owner.

SUBJECT—Application November 25, 1957—Concrete Plank Co., Inc., Precast Concrete Joists, to support Floors or roofs, approval of.

APPEARANCES—

For Applicant: Edward A. Robinson.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 937-57-SM.

Subject: Concrete Plank Co. Inc., Precast Concrete Joist.

Concrete Plank Company, Inc., Jersey City, New Jersey, filed November 25, 1957 an application with the Board of Standards and Appeals for approval of the material known as Concrete Plank Company, Inc. Precast Concrete Joist under the provisions of C26-468.0 Administrative Building Code.

Purpose

The material is a concrete beam used to support floors and/or roofs.

Description

The joists are manufactured in depths of 8 inch, 10 inch and 12 inch and in such span lengths and spacing as the job conditions require.

The joists for which approval is sought consists of the companies standard product which provides $\frac{3}{4}$ inch protection to the metal reinforcement and a similar type of joist with increased fire resistive protection as required under C26-519.0 wherein beams and girders are required to have $1\frac{1}{2}$ inches of concrete over all reinforcement.

The joists are made of a mix of 1 part of cement to 4 parts of approved aggregate using a water cement ratio to obtain a compressive strength of at least 3500 psi.

After the correct sizes and types of reinforcement have been determined in the design division, the reinforcing is cut and welded in a jig after which it is placed in a jig after which it is placed in the steel forms where the concrete is poured and the forms vibrated.

Inspection and Test

Sample panels, including the joists were load tested in accordance with the requirements of C26-626.0 Administrative Building Code in the presence of Asst. Engr. J. A. Darts Committee on Test and Hugh C. Clark, Licensed Professional Engineer representing the applicant.

Each assembly comprised three floor joists, laid parallel to each other at a center to center spacing of 2 feet 6 inches, supported at each end by a bearing of 6 inches for the 8 inch joists, and 8 inches for the 10 inch and 12 inch joists, on concrete block walls and brick masonry from bottom flange to top flange of joist. The soffits of the joists were approximately 3 feet above grade.

Two 12 inch steel eye beams ($16\frac{1}{2}\#$ per foot), 7'-6" long were placed across the joists at the third points. Three steel eye beams ($22\#$ per foot) 19'-6" long were placed upon the two short eye beams, parallel and in the same vertical plane with the three concrete joists. Cantilite precast concrete plank, manufactured by the Concrete Plank Company, were placed across the long steel beams and extended 1 foot, 3 inches beyond the center lines of the exterior joists, to form a complete decking, 7 feet 6 inches wide, for the entire length of the clear span of each panel. No fastening of any type was used on the concrete joists, steel joists or the concrete plank. There was no particular anchorage of the concrete joists on the end masonry walls. Bridging consisted of 4" x 4" timber at mid-points of the joists. The end joists had a piece of 4" x 4" timber between the joist and the web of a section of 10 inch steel beam which was embedded 3 feet in the ground and 3 feet above.

The joists used in this test were the standard joists in sizes of 8", 10" and 12" deep. The overall height were 8", 10" and 1". The widths were $3\frac{1}{2}"$, $3\frac{1}{2}"$ and 4". The stirrups consisted of $\frac{3}{8}$ inch diameter bars spaced 1" from the end, followed by spacing of 4", 5", 6", 7", 8" and 12"

to midsection and reversely repeated for the remaining half of the joist. The reinforcing steel used for both the longitudinal and web reinforcement conform to ASTM requirements.

The design of these joists is based on the Code of the American Concrete Institute (A.C.I. 218-56 and 711-53) except as noted:

$f'_c = 3750$ (A.C.I. Code)
 $f'_c = 3500$ (C26-364.0.2 Administrative Building Code)
 $f_c = 1688$ (A.C.I. Code)
 $f_c = 1600$ (C26-364.0.2.d Administrative Bldg. Code)
 $f_r = .06 f'_c$ } C26-364.0.2.d Administrative Bldg. Code
 $f_u = .05 f'_c$ }
 $f_s = 20,000$ psi
 $n = 8$

The 8 inch joist was tested on a clear span of 19.98' or 20 feet; joist spacing 30 inches; decking 2 inch concrete plank. The 10 inch joist was tested on 22.52 feet; joist spacing 30 inches; decking 2 inch concrete plank and the 12 inch was tested on 22.52 feet; joist spacing 30 inches; decking 2 inch concrete plank.

RESULTS WERE AS FOLLOWS:

	Joist Design Load	Joist Test Load	Fac- tor	Shear Design	Test	Factor
8	2656 lbs.	7036 lbs.	2.65	129	296	2.29
10	3508 lbs.	9000 lbs.	2.56	131	291	2.24
12	5832 lbs.	14000 lbs.	2.4	196	525	2.17

It was noted that failure in the 8" and 10" joist occurred by the reinforcing steel reaching its yield point which ranges around 50,000 psi; the 8" reached 53,000 psi, 10" reached 51,000 psi whereas, the 12" reached 48,000 psi as this joist was not carried to destruction.

A study of the deflection curves; computed against actual test deflection, show that in all cases the test deflections were on the safe side.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Concrete Plank Company, Inc. Precast Concrete Joist as manufactured by the Concrete Plank Company, Inc., New Jersey under C26-191.0 when designed in accordance with the accepted theory of flexure as provided in C26-468.0 as follows:

In Class I construction, as beams when protected as required under C26-509.0 except that standard joists with $\frac{3}{4}$ inch metal protection in areas 2500 sq. feet or less may be protected by a suspended ceiling with 3-hour fire resistive rating, provided such areas are completely fire stopped as provided under C26-615.0.a

In Class II construction, the joists to be protected in the manufacturers standard method, namely $\frac{3}{4}$ inch protection for reinforcement or when protected as provided under C26-615.0.b

For use in other classes of construction where no fire resistive rating is required or for use in such other classes of construction when protected so as to meet the fire resistive rating required for the proposed use.

It is further recommended that all concrete shall comply with the requirements of the Administrative Building Code, that all material shall be designed and manufactured as herein described, that all designs of the joist shall be certified to by a professional engineer, that all drawings submitted to the Department of Buildings showing the proposed use of this construction shall bear the following wording, "The manufacture, design and use of these joists are in accordance with the approval granted under Calendar Number 937-57-SM"; that adequate shoring to carry normal construction loads shall be provided as follows:

8"—No shoring up to 24'-0
10"—No shoring up to 25'-0
12"—No shoring up to 25'-0

MINUTES

that the joists shall be spaced as required by load conditions; that bridging be provided for as follows:

- 8" deep joists exceeding 16' in length
- 10" and 12" deep joists exceeding 20' in length

such bridging shall be in accordance with the methods as shown on Dwg. 1, marked Rec'd. May 2, 1958; that the precast joists may be used with flooring of either approved precast gypsum or concrete plank or poured concrete flooring the latter complying with C26-620.0 that where the ends of the joists on masonry walls or steel beams, in order that lateral support be provided, the spaces between the ends of the joists shall be filled with bridging blocks or other masonry units laid in mortar; that where framing exists around openings such as stairwells, the headers and the joists around such openings shall be double with the ends of the joists intersecting the headers supported by steel hangers; that where a non-load bearing partition is parallel to the joists, the joists below such partition shall be double and where the partition is at right angles to the joists, adequate compensation shall be made for carrying this non-load bearing partition by increasing the carrying capacity of the floor; that adequate supports, complying with C26-461.0 shall be provided when suspended ceilings are used with these joists except that ceilings not required to have a fire resistive rating, such attachment may be made by adequate wood nailing strips secured to the joists. It is further recommended that all welding shall comply with the Welding Rules of the Board.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

953-57-SM

APPLICANT—Falcon Alarm Co., Inc., owner.
SUBJECT—Application December 10, 1957—Falcon Tank Overfill Alarm; Gas-operated Whistle activated by a float, approval of.

APPEARANCES—

For Applicant: S. L. Cone.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 953-57-SM.

Subject: Falcon Tank Overfill Alarm, Gas Operated Horn Activated by a Float.

Falcon Alarm Company, Inc., Summit, New Jersey filed December 10, 1957 an application with the Board of Standards and Appeals for approval of the Falcon Tank Overfill Alarm for use in New York City under the provisions of C26-191.0.a Administrative Building Code.

Purpose

An audible alarm for installation on petroleum storage tanks.

Description

The Falcon Tank Overfill Alarm is powered by carbon dioxide, freon, nitrogen or compressed air. The horn system consists of a 2 inch diameter steel cylinder of compressed gas, pressure gage, horn assembly and float operated valve assembly.

When the liquid level in the tank reaches the filling limit, the float actuates a mechanical linkage to the horn unit and opens a valve or a piercing mechanism with manual reset, releasing the compressed gas. The signal is rated at 116 to 122 decibels for a two minute duration.

A weatherproof metal hood is provided to shield the horn, valve assembly and pressure gauge for inclement weather. A surge guard is available to protect the float and push rod from damage by motion of the liquid in the tank.

The Falcon Tank Overfill Alarm may be adopted for installation on floating roof tanks by removing the ball float and installing a special mounting bracket.

Inspection and Test

A Falcon Alarm was inspected in the offices of the local distributor of these devices at 15 Park Row, New York, by Asst. Engr. G. F. Sklenarik, Committee on Test.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Falcon Tank Overfill Alarm for voluntary use in New York City when installed in accordance with this report and provided that each such alarm shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 953-57-SM."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

981-57-SA

APPLICANT—Ralph B. Carter, Co., owner.
SUBJECT—Application December 13, 1957—Carter Pneumatic Ejectors, Models Eject-O-Matic, Eject-O-Pac, and Eject-O-Flo, for pumping of solid laden liquids, approval of.

APPEARANCES—

For Applicant: John J. Conway and John P. Williamson.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 981-57-SA.

Subject: Carter Pneumatic Ejectors, Eject-O-Matic, Eject-O-Pac and Eject-O-Flo, for pumping of solid laden liquids.

J. J. Conway for Ralph B. Carter Co., Hackensack, New Jersey, filed December 13, 1957 an application with the Board of Standards and Appeals for approval of the Carter Pneumatic Ejectors, Eject-O-Matic, Eject-O-Pac and Eject-O-Flo under the provisions of C26-1315.0 Administrative Building Code.

Purpose

To receive solid laden liquids and discharge them to a higher elevation.

Description

The Carter Pneumatic Ejectors are made in a range of sizes to handle 30 to 600 gallons of sewage per minute in single and duplex systems.

MINUTES

The single system consists of an ejector pot made of copper bearing steel or close grained cast iron and designed for a working pressure of 50 pounds per square inch. The interior walls are made smooth and are free of obstruction. Both the inlet and discharge sides of the ejector are equipped with gate valves and swing check valves. The check valves are so installed that the valve flappers make a 45° angle with the horizontal. Duplex systems are made up with two ejector pots manifolded together with suitable "Y" fittings.

Other accessories include one or more electrically driven air compressors, diaphragm air valves, air check valves, strainers and air safety relief valves. In some larger installations an air reserve tank is installed in the line. These tanks are designed in accordance with the ASME code for pressure vessels and are available in sizes ranging from 30" diameter by 60" long to 72" diameter by 120" long.

Two methods of controlling the ejection cycle are available. One method is float controlled, the other is electrode controlled.

In the float controlled system, a stainless steel float assembly is installed within the pot.

The cycle begins with sewage entering the pot by gravity flow. The rising level of the liquid elevates the float on the rod until it contacts the top float stop. A further rise in liquid level elevates float and float rod actuating a pilot air valve through a hermetically sealed lever arrangement. Compressed air from a residual air chamber then passes through the pilot valve to a 3 way diaphragm valve opening the air passage to the pot. The reduced pressure in the residual air chamber actuates a pressure switch starting the compressor motor. The compressor pumps air through the air chamber into the pot and the increasing pressure on the surface of the liquid in the pot closes the inlet check valve and forces the liquid through the discharge check valve and line and the float then descends to its original position closing the pilot air valve to cut off the air to the 3-way valve closing it.

The compressor continues to pump air into the air chamber restoring sufficient pressure to stop the compressor motor by means of the pressure switch.

The pot is vented to the outside atmosphere through the 3-way valve and the cycle repeats.

In the electrode controlled method, there is no residual air chamber or pilot air valve. The cycle is controlled by two electrodes of unequal length installed in the pot.

As the liquid level rises and reaches the short electrode, it completes a circuit and starts the compressor motor. The compressor pumps air through the main air line across a spring loaded check valve which builds up a slight back pressure to divert part of the air through the pilot air line to close the 3-way valve. Air from the compressor now enters the ejector pot. The remainder of the cycle is similar to the float controlled cycle.

The Eject-O-Pac is a packaged unit with its own compressor or compressors utilizing electrode controls for its operation. It is designed for flows up to 150 gallons per minute.

The Eject-O-Matic unit is available in all sizes in single and duplex designs and is adaptable to any form of air supply—compressor, air reserve system or central air supply. The control system is optional.

The Eject-O-Flo unit is made for flows up to 300 gallons per minute in single and duplex designs. It is adaptable to any form of air supply and utilizes the electrode control for operation. It incorporates specially designed check valves developed by the Ralph B. Carter Co. and designated as type ZN valves.

Inspection and Test

The plant of the applicant and typical ejector units and their component parts were inspected at Hackensack, New Jersey, by Asst. Engr. G. F. Sklenarik, Committee on Test.

Recommendation

On the basis of the inspection and the data submitted by the applicant, the Committee on Test recommends the approval of the Carter Pneumatic Ejectors, Models Eject-O-

Matic, Eject-O-Pac and Eject-O-Flo for use in New York City when installed and operated in accordance with this report and the requirements of C26-1315.0 and C26-1316.0 Administrative Building Code, provided that each ejector shall bear a label, permanently affixed, reading: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 981-57-SA".

(Sgd.) SAMUEL L. BECKER,

Director

JOHN A. DARTS,

Asst. Engr.

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

1026-57-SM

APPLICANT—Concrete Plank Co., Inc., owner.

SUBJECT—Application December 30, 1957—Precast Concrete Channel Roof and Floor Slabs, approval of.

APPEARANCES—

For Applicant: Edward A. Robinson.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 1026-57-SM.

Subject: Precast Concrete Channel Roof and Floor Slabs.

Concrete Plank Company, Inc. Jersey City, New Jersey filed December 30, 1957 an application with the Board of Standards and Appeals for approval of the material known as Precast Concrete Channel Roof and Floor Slab under the provisions of C26-618.0, C26-619.0 and C26-626.0 Administrative Building Code.

Purpose

The material is to be used as a floor or roof construction.

Description

The slab is a light weight precast concrete slab. The size is 2'-0" wide, 0'-3¾" legs and 0'-1¼" web. The soffit or leg reinforcement consists of ⅝" steel bar. The web reinforcement consists of 4" x 4" welded mesh of 14 gauge protected by ½" of concrete from the bottom. The mix used in the slab is 1 part of portland cement to 4.3 parts (by volume) of approved aggregate.

Inspection and Test

The plant of the applicant, was inspected by Asst. Engr. J. A. Darts Committee on Test and H. C. Clarke Prop. Engr., conducting the tests. The test was conducted in accordance with the requirements of C26-626.0.

The construction was so loaded that the load was applied at the ⅓ point of the span.

Results were as follows:

Span 8'-4" center to center, bearing 0'-2" clear span = 8'-0"

Area under load = 16.67 sq. ft.

Test load was carried to 4709 lbs.

4709 ÷ 16.67 = 282 lbs./sq. ft.

Safe Carrying Capacity (superimposed load) = 282 ÷ 4 = 70½ lbs./sq.ft.

Complete report is on file with and is part of the record.

MINUTES

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Precast Concrete Channel Roof and Floor Slab for use in New York City as an incombustible roof plank, 8'-0" Span—70½ lbs./sq.ft. superimposed load under the provisions of C27-619.0.b when the fire protective covering is omitted from roof trusses as provided for under C26-618.0.a.c Administrative Building Code.

The Committee further recommends the approval of the plank under the provisions of C26-620.0.c.l.b in Class 2 fire protected structures as a floor plank when used with a ¾ inch gypsum or cement plaster on metal lath.

The Committee further recommends that all planks shall be tagged, stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 1026-57-SM," or in lieu thereof, the bills of lading, bills or material or invoices may be similarly marked.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

192-58-SA

APPLICANT—Duplex Corporation, owner.

SUBJECT—Application April 1, 1958—Duplex Washer-Extractor, Model DWE-1, approval of.

APPEARANCES—

For Applicant: Cyril Farny and John A. Dwyer.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:.

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 192-58-SA.

Subject: Duplex Washer—Extractor Model DWE-1.

Duplex Corporation, San Francisco, California, filed April 1, 1958 an application with the Board of Standards and Appeals for approval of the Duplex Washer Extractor Model DWE-1 under the provisions of the Submerged Inlet Rules of the Board.

Purpose

An automatic clothes washing machine.

Description

The Duplex Washer Extractor Model DWE-1 is a self-contained cylinder type of washing machine that performs automatically a prewash operation, one regular washing operation, a spray rinse, two deep rinses and a water extraction.

The machine has a capacity of 19 pounds and water consumption is approximately 39½ gallons per cycle.

During washing and rinsing cycles, the cylinder tumbles clothes at 52 R.P.M. In the extract cycle, the cylinder spins at 405 R.P.M. after a short period at 90 R.P.M. Cylinder size is 25-5/8" by 15-3/8".

The water supply—hot and cold water mixed—is intro-

duced into the side of the cylinder near the top with the supply tube kept 1¼ inches from the cylinder opening. The cylinder opening is provided with a copper wire mesh and two side openings to permit escape of soap suds in case an excess amount of soap was used.

Inspection and Test

A typical installation of these appliances was inspected in a Laundromat at 448 Beach 129th Street, Belle Harbor, New York.

The design of the Duplex DWE-1 is based on the Norge Model 8407 which was previously approved by the Board under Calendar Number 76-49-SA. The dies, tools and jigs were purchased by the Duplex Corporation from the Borg-Warner Corporation and only minor changes have been incorporated into the Duplex unit.

Recommendation

On the basis of the inspection and the data filed by the applicant the Committee on Test recommends the approval of the Duplex Washer Extractor Model DWE-1 under C26-191.0.a as meeting the requirements of Rule 2 of the Submerged Inlet Rules and as meeting the requirements of C26-1277.0.h when connected for the individual unit, and for more than one unit, provided that the connections to the waste line shall be in accordance with the following:

Maximum No. per Battery	Waste Line Diameter
3	2"
12	3"
30	4"

Slop Sink Requirements:

Water line diameter 2½ inches to 4 inches slop sink 3 ft. x 3 ft. x 3 ft. All slop sinks to have mushroom strainers having a diameter the same size as the waste line.

The foregoing table is based upon there being no specific provision for this type of equipment in C26-1291.0 wherein the fixture equivalents can be determined from the table contained therein for this equipment when connected in batteries and in addition, the discharge pump on each individual washing machine unit greatly facilitates the rate of discharge to the waste line. In all cases the size of the trap and branch to the soil stack from the slop sink to be one commercial size larger than the branch line header connection in the battery units. The requirements of the Electric Code shall be met.

It is further recommended that each unit bear a label reading as follows: "Approved in New York City by the Board of Standards and Appeals under Calendar Number 192-58-SA" and that all installations in batteries be submitted to the Department of Buildings and Department of Water Supply, Gas and Electricity for inspection in order that the requirements of this approval to be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

184-58-SA

APPLICANT—Gilbert and Barker Manufacturing Co., owner.

SUBJECT—Application December 31, 1957—Gilbarco Gasoline Dispensers, Models FMP-2, FMP-3 and FMP-4, approval of.

APPEARANCES—

For Applicant: William Keay.

MINUTES

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper... 4
Negative: Commissioner Kleinert..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 184-58-SA.

Subject: Gilbarco Gasoline Dispensers, Models FMP-2, FMP-3 and FMP-4.

Gilbert & Barker Mfg. Co., West Springfield, Massachusetts, filed December 31, 1957 an application with the Board of Standards and Appeals for approval of the Gilbarco Gasoline Dispensers FMP-2, FMP-3 and FMP-4 under the provisions of Section C19-69.c Administrative Code.

Purpose

Gasoline dispensing pumps.

Description

The FMP gasoline dispensers are made up with a $\frac{1}{4}$ H. P. explosion proof motor that drives a positive displacement rotary pump to raise product from the storage tank and furnish a pressure just under 20 p.s.i. for proper metering. The motor is turned on and off by means of a pull and push handle located at the hose and nozzle hang-up bracket. This arrangement provides a means of locking and pump when not in use.

All three model pumps are equipped with an external hose attached to a hose outlet on the outside of the pump housing. The hose is 8 feet in length and is equipped with a non-automatic nozzle. Each model has a built-in combination strainer—check valve with relief located in the pumping unit. This valve provides pressure relief in the system during hot weather.

The FMP-4 has a roller clock and adjustable meter.

The FMP-2 has a circular 20 gallon dial and standard meter.

The FMP-3 has no meter.

Inspection and Test

All details of construction were examined by Asst. Engr. G. F. Sklenarik, Committee on Test.

The FMP dispensers were tested and approved by the Underwriters' Laboratories under file MH 1941.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Gilbarco Gasoline Dispensers, Models FMP-2, FMP-3 and FMP-4 for use in New York City in accordance with this report and the provisions of Section C19-69.c Administrative Code, provided that all electrical work will conform to the Electrical Code of the City of New York and that each pump shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 184-58-SA".

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

985-40-SM—Vol. III

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application for consideration—reopening for additional trade name—re Travacoustic and Acousti Metal System (fireproof ceiling finish); previously approved.

APPEARANCES—

For Applicant: John N. Waters.

ACTION OF BOARD—Application reopened for report as to trade name.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

274-49-SM

APPLICANT—Guilbert Inc., owner.

SUBJECT—Application for consideration—reopening as to modification of construction of dumbwaiter door—re Guilbert Dumbwaiter Door, Model DW-8; previously approved.

APPEARANCES—

For Applicant: Arthur Towne and N. R. Guilbert, Jr.

ACTION OF BOARD—Application reopened for report as to change of construction of dumbwaiter door.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

148-50-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application for consideration—reopening for change of edge of board and markings—re Gold Bond Insulation Roof Boards; previously approved.

APPEARANCES—

For Applicant: John N. Waters.

ACTION OF BOARD—Application reopened for report as to edge of board and marking.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

367-56-SA

APPLICANT—Industrial Systems Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to 40-40 mesh screen—re Industrial Paint Bake Oven, Gas-fired, Model O-56-1607; previously approved.

APPEARANCES—

For Applicant: Sutemi Murayama and Melvin Kleeblatt.

ACTION OF BOARD—Application reopened for report.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

900-56-SA

APPLICANT—Pyrotronics, Division of Baker Industries, owner.

SUBJECT—Application for consideration—reopening for

MINUTES

amendment of resolution, under C26-661.C—re Pyr-A-Larm Type C-A Fire Detector and Alarm with Controls; previously approved.

APPEARANCES—

For Applicant: Richard J. Durkin.

ACTION OF BOARD—Application reopened for report under an additional section.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

700-57-SA

APPLICANT—General Fittings Company, owner.

SUBJECT—Application for consideration—reopening for additional trade names, Way-Wolff Associates, Inc. and Ray Burner Sales Inc.—re General Fittings Electric Oil Immersion Heater, Models WTSB-1, WTSB-2, WTSB-3 to be marketed as Preferred Electric Oil Immersion Heater, Models SS-1, SS-2 and SS-3; previously approved.

APPEARANCES—

For Applicant: Vincent Longo.

ACTION OF BOARD—Application reopened for report as to additional trade names.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

523-55-SA

APPLICANT—Allchem Manufacturing Co., Inc., owner.

SUBJECT—Application June 16, 1955—Kill-Flame Fire Extinguisher, Model 1, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

149-58-A

APPLICANT—Eggers and Higgins, for The New York Times Co., owner.

SUBJECT—Application March 19, 1958—Appeal from a decision of the Borough Superintendent, re openings in floors and windows contrary to Labor Law.

PREMISES AFFECTED—41-115 West End Avenue, west side, 260 feet, 10 inches south of West 66th Street, Block 1171, Lot 62, Borough of Manhattan.

APPEARANCES—

For Applicant: G. H. Buterbaugh, John Mitchell, Harry B. Rutkins and Alfred Rheinstein.

ACTION OF BOARD—Appeal granted an condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 21, 1958, on New Building Application 138/56 reads:

"3. Vertical openings in floor for conveyor belts and equipment, etc. to be protected with 3 hour construction as per Section 270(6) of the Labor Law.

4. All windows shall be fire windows as per Section 264(6C) of the Labor Law. Proposed windows do not comply since lights exceed 720 square inches."

and

WHEREAS, the applicant states that the building will be 21 stories, 332 feet, 1¾ inches in height, 878 feet front by 270 feet, ¾ inch in depth at street level, 358 feet, 4 inches front by 148 feet 8 inches in depth at typical tower floor level, of Class 1 construction, located in an unrestricted use A area, class 2 height district and used and occupied as follows: sub-cellar—mechanical equipment and ink storage, 6 persons; cellar—paper storage and presses, 250 persons; first intermediate story—machine shop, presses and loading, 1200 persons; second intermediate story—presses, controls, toilets, lockers, 1,000 persons; first floor—mail room, loading and paper storage, 600 persons; second floor—mail room, fan room, paper storage, 500 persons; third floor—offices and paper storage, 660 persons; fourth floor—composing room and paper storage, 660 persons; fifth and sixth floors—offices and paper storage, 660 persons each; seventh floor—dining rooms, kitchen, offices, paper storage, recreation rooms, auditorium, 1607 persons; eighth and ninth floors, offices, 470 persons each; tenth to fourteenth floors—offices, 476 persons each; fifteenth to eighteenth floors—offices, 482 persons each; nineteenth and twentieth floors—offices, 488 persons each; fan room, mechanical equipment and elevator machine rooms, 3 persons; that the building will be provided with a two-source sprinkled system throughout and an approved standpipe system; that there will be an approved interior fire alarm system, fire drills will not be maintained; that there will be fourteen interior fire proof stairs, enclosed in masonry equipped with fire proof self-closing doors and leading from roof bulkhead to street; and

WHEREAS, the applicant states that, in stages, it is proposed to construct the plant which will cover the entire site except the right of way to the railroad sidings at the south and southwest; that the ultimate building will consist of a six story masonry enclosed south wing, a seven story masonry enclosed north wing and a 21 story metal and glass enclosed central section; that the cellar and 7 stories above will be used for newspaper printing operations, related activities, office and paper storage; that the tower section comprising the eighth to twentieth floors will be used as general and executive office space, and for mechanical equipment on the 21st floor; and

WHEREAS, the applicant contends as to objection 3 issued by the Borough Superintendent, that a masonry shaft enclosure for the conveyors would constitute a severe hardship and hamper the mechanical operations of it's business; that where a conveyor passes through a slab a minimum clear opening of 17 inches by 42 inches is required; that it is proposed to enclose the vertical sections of the conveyors in the two mail room stories with removable enclosures of 14 gauge metal on angle iron with openings therein for the horizontal part of the conveyor; that the horizontal sections of the conveyor in the mail room and the small portion entering the second mail room story due to the floor slab openings being offset, will remain unenclosed because of the requirement for accessibility; that sprinkler protection will be provided inside of the conveyor enclosures; that in addition all floor areas will be fully sprinklered and provided with fire extinguishers, standpipe, fire alarm and watchmen service protection; that the building will be manned by employees twenty-four hours a day; that no conveyor will extend through more than two floor slabs; that there will be 24 such conveyor openings in the first mail room floor slab in the north wing and approximately 6 such conveyors extending through the future second mail room floor slab;

MINUTES

that in the future south wing there will be about 26 such conveyor openings in the first mail room floor slab and approximately 6 of these conveyors will extend through the second mail room floor slab; and

WHEREAS, the applicant contends that to objection 4, issued by the Borough Superintendent, that it has been decided by the Department of Buildings that since the plant's population will be more than 10% of the population of the building the entire building must comply with the Labor Law as to fire windows glazed with $\frac{1}{4}$ inch thick plate glass, no light of which shall exceed 720 square inches in area; and

WHEREAS, the applicant states that in the north and south wings, the plant areas will be enclosed in masonry walls with no windows except access panel openings provided for fire department use; that the central section was designed in a metal and glass enclosure through the use of single light aluminum pivoted windows, porcelain enamel spandrels and aluminum verticals; that the windows will be approximately 4 feet wide and 6 feet in height incombustible, of an approved type and glazed with $\frac{1}{4}$ inch thick plate glass and will comply with all of the requirements except for the size of the light panels; and

WHEREAS, the applicant contends that the entire tower from the 8th to the 20th floors will be used for offices and the plant operations and related activities will utilize all of the masonry enclosed wings and the metal and glass around central section below the 8th floor; that if the windows were sub-divided into panels of 720 square inches the architectural effect would be undesirable that pivoted windows are much tighter fitting easier and safer to clean; that since the proposed building will be in the area of The Lincoln Square Development project, it has been designed to conform with the aesthetic character envisioned for the buildings proposed in that project and all possible measures of protection have been taken to afford the needed safety throughout the building; and

WHEREAS, the proposed building will have no exposure to other buildings as it is erected on a large plot between the railroad yard and West End Avenue.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on NB App. 138-56, Objection No. 3 and that the appeal be and it hereby is *granted, on condition* that all vertical openings for conveyors and equipment shall be protected with steel construction and sprinkler heads as proposed and shown on plans filed with this application marked "Received March 19, 1958", 17 sheets, and specifically as shown on plan SK113 showing such conveyor protection; that as to Objection No. 4, the fire windows approximately four feet by six feet shall comply in all other respects with the requirements therefor except as to the size of the lights of the glass which may be as proposed and as shown; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the two-source sprinkler system shall be maintained throughout the building with connection to fire headquarters through an approved central station; and that an approved standpipe system and an approved interior fire alarm system shall be maintained.

685-48-A—Vol. III

APPLICANT—Francis Seaman, for Surface Transit, Inc., owner.

SUBJECT—Applicaion for consideration—reopening as Vol. III subject to regular procedure—re Appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—4065-70 10th Avenue and 4056 9th Avenue, southeast corner of West 218th Street, Block 2213, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Francis Seaman.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure certain changes in the oil system.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

478-55-A

APPLICANT—Otto J. and Warren A. Sambach, for Ben Beverly, owner. Ben Beverly Equipment Company, Inc., lessee.

SUBJECT—Applicaion for consideration—reopening as to consider restoration to docket—re Appeal from a decision of the Borough Superintendent, frame building, factory use; previously dismissed.

PREMISES AFFECTED—38-02 28th Street, southwest corner of 38th Avenue, Block 386, Lot 16, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Warren A. Sambach.

ACTION OF BOARD—Application reopened and restored to docket.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

223-57-A

APPLICANT—Gustave Goldman, for Edward Goodman, owner.

SUBJECT—Application March 26, 1957—Appeal from a decision of the Borough Superintendent, re exits.

PREMISES AFFECTED—688-690 DeKalb Avenue, south side, 60 feet west of Marcy Avenue, Block 1779, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

228-57-A

APPLICANT—Gustave Goldman, for Morey J. and Minna Slobin, owners.

SUBJECT—Application March 27, 1957—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 171(1) re increase in bulk and volume.

PREMISES AFFECTED—623-629 Lexington Avenue, and 207 Lewis Avenue, northeast corner, Block 1620, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

MINUTES

322-40-S—Vol. II

APPLICANT—Arnold A. Arbeit, for 192 Associates, Inc., owner.

SUBJECT—Application reopened February 26, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—192 Broadway and 1-11 John Street, northeast corner, Block 79, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: Arnold A. Arbeit.

ACTION OF BOARD—Laid over to June 24, 1958, at 2 P. M. for inspection and decision; hearing closed.

492-27-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Halward Realty Corp. and Estate of James F. Cummings, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7i and 7h of the Zoning Resolution, permitting in a business and residence use district, the combining of an existing gasoline service station with an existing parking lot so that the use will be a gasoline service station and the parking and storage of motor vehicles.

PREMISES AFFECTED—1120-1144 East New York Avenue, south side, from East 98th Street to Rockaway Parkway; 2-12 East 98th Street and 5-21 Rockaway Parkway, Block 4600, Lots 1 and 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III on December 17, 1957, on certain conditions; and

WHEREAS, the resolution was amended on March 18, 1958; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 17, 1957, as *amended* by resolution adopted on March 18, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Buildings, and work is in progress, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. App. 3131/56)

135-29-BZ—Vol. II

APPLICANT—Boris W. Dorfman, for Lillian Friedman, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition; under sections 7e, 7h and 7A of the Zoning Resolu-

tion, permitting in a residence and business use district, the sale of used cars and the parking and storage of more than five motor vehicles with an entrance to premises nearer to residence use district than is permitted.

PREMISES AFFECTED—504-508 Remsen Avenue, west side, 60 feet north of Ralph Avenue, Block 4685, Lots 11 and 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Boris W. Dorfman.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on July 21, 1953, on certain conditions; and

WHEREAS, the resolution was amended on April 6, 1954; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1953 as thereafter *amended* by resolution adopted on April 6, 1954 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision e for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. App. 616/53.)

731-46-BZ—Vol. I

APPLICANT—Young, Balbach, Tilford & Lewis, for L and L Concrete Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, for a term of years, the change of occupancy from public garage to factory.

PREMISES AFFECTED—35-38 to 35-44 30th Street, west side, 143 feet north of 36th Avenue and 35-37 to 35-43 29th Street, Block 341, part of Lot 6, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: George J. Balbach.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I on June 10, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 23, 1947; and

WHEREAS, the term of variance was extended from time to time and last extended on June 2, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 10, 1947 as hereafter *amended* by resolutions adopted through June 2, 1953 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1516-46 and 605-53)

292-55-BZ—

APPLICANT—Peggy Cooney, for Karl Schneider, owner.
SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, auto washing, lubricatorium, office, accessory sales and minor repairs (hand tools only).

PREMISES AFFECTED—239-11 to 239-19 Jamaica Avenue, northwest corner of 240th Street, Block 8001, Lot 1, Bellerose, Borough of Queen.

APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 10, 1956, on certain conditions; and

WHEREAS, the resolution was amended on December 3, 1957; and

WHEREAS, the applicant requested amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted April 10, 1956 as thereafter *amended* by resolution adopted December 3, 1957, only so far as it refers to the size of the accessory building so that as *amended* this portion of the resolution shall read:

"that the accessory building shall be of the same design and general arrangement as indicated and previously permitted except the length of such building may be 60 feet 9 inches and the depth 27 feet 8 inches; that the building may be located so that the rear wall of the building is on the building line of 93rd Road; that there may be one additional gasoline pump on the same island, as now shown having four, making a total of five pumps; and that in all other respects the resolution above cited shall be complied with." (N.B. 997/55)

458-16-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for West 9th Street Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, permitting in a business district the erection of a 1 story garage.

PREMISES AFFECTED—17-35 West 9th Street, north side, 163.6 feet east of Columbia Street, Block 534, Lots 35, 36 and 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Gins.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider change of occupancy.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

240-28-BZ—Vol. II

APPLICANT—George H. Colin, for Cities Service Oil Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—35-01 Beach Channel Drive, south side and west of Beach 35th Street, Block 312, Lot 7, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Masher.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider reconstruction of existing gasoline station previously granted by the Board.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

1050-38-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously withdrawn, under section 21 of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, auto laundry, lubricatorium and battery service.

PREMISES AFFECTED—1301-19 65th Street and 6411-23 13th Avenue, northeast corner, Block 5747, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II; subject to the regular procedure; withdrawn in 1939.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

1115-40-BZ—Vol. I

APPLICANT—Jacob Lewis Gold, for Joseph Mayo, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 31, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a business use district, extending into the residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2101-2109 Surf Avenue, northwest corner of West 21st Street, Block 7058, Lots 27-50 inclusive, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Jacob Lewis Gold and Morris Hanan.
ACTION OF BOARD—Application reopened and set for hearing on June 24, 1958 at 10 A.M., to consider extension of variance which expired on January 1, 1958, waiving all requirements of the regular procedure except a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

594-50-BZ—Vol. II

APPLICANT—Alvin F. Golankiewicz, for Frank and Roman Golankiewicz, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to Regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles for a stated term of years.

PREMISES AFFECTED—649-659 East 225th Street, north side, 205.02 feet east of Carpenter Avenue, Block 4827, Lots 29, 34 and 36, Borough of The Bronx.

APPEARANCES—

For Applicant: Alvin F. Golankiewicz.

ACTION OF BOARD—Application reopened as Vol II subject to the regular procedure to consider extension of parking use.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

146-45-BZ—Vol. II

APPLICANT—Joshua Brown, for John Swederg, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under section 7f of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for motor boats for a term of years, and parking and storage of more than five motor vehicles.

PREMISES AFFECTED—126 Mansion Avenue, southeast corner of McKee Avenue, Block 5202, Lot 10, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider extension of facilities.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

668-46-BZ—Vol. II

APPLICANT—Larry Meltzer, for M. J. F. Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence and business use district, the change in use of an existing building from school to manu-

facturing.

PREMISES AFFECTED—94-19 to 94-29 82nd Street, northeast corner and 82-01 to 82-15 Rockaway Boulevard and 82-13 to 82-19 95th Avenue, 94-20 to 94-40 83rd Street, Block 9011, Lot 14, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Ronald Ogor.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider a change in occupancy.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

447-48-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Bryce Rea, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence and local retail use district, the sale and display of more than 5 used motor vehicles, for a term of years.

PREMISES AFFECTED—233-20 Northern Boulevard, southwest corner of Alley Pond Parkway, Block 8166, Lot 24, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure, as to additional use.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

754-49-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 2885 Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously withdrawn, under Section 7e of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing building from garage for owner's trucks, warehouse and storage to garage for more than five motor vehicles, storage, sales of cars, tires, electrical appliances and auto repair shop.

PREMISES AFFECTED—2889-2915 Coney Island Avenue, east side, 82.9 feet north of Shore Parkway and 2656-2666 East 11th Street, Block 7454, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

182-52-BZ—Vol. III

APPLICANT—Earl J. Wofsey, Vercon Holding Corp., owner.

SUBJECT—Application for consideration—reopening as to restoration to docket—re Application, decision of the Bor-

MINUTES

ough Superintendent; previously denied, under Sections 7c and 21 of the Zoning Resolution, to permit in a local retail use district, for a term of 15 years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—18-10 Utopia Parkway, 169-01 to 169-07 19th Avenue, northwest corner, 169-02 to 169-04 18th Avenue and 18-01 to 18-19 169th Street, Block 5743, Lot 75, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Earl J. Wofsey.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

264-56-BZ

APPLICANT—Henry Nordheim, for Joseph Torres, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 23, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than 5 motor vehicles for a stated term of five years.

PREMISES AFFECTED—1178 Pugsley Avenue and 2000 Gleason Avenue, southeast corner, Block 3802, Lots 6 and 9, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

ACTION OF BOARD—Application reopened and set for hearing on June 24, 1958, at 10 A. M., subject to the regular procedure, waiving all requirements except new decision of the Borough Superintendent and two publications in the Bulletin as notice in view of the time having expired on January 23, 1958.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

288-57-BZ

APPLICANT—Samuel A. Goldstein, for Anna Pick, owner.

SUBJECT—Application for consideration—restoration to docket—re Application, decision of the Borough Superintendent; previously denied, under Sections 7c and 21 of the Zoning Resolution, to permit in a residence and local retail use district, the extension of a presently legally existing parking lot from the local retail portion of the premises into the residence use portion.

PREMISES AFFECTED—184-05 to 184-13 Hillside Avenue, north side, 40 feet east of Dalny Road and 87-21 to 87-23 Dalny Road, Block 9954, Lots 6 and 72, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Samuel A. Goldstein.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

Adjourned: 4:45 P. M.

JOSEPH J. DOYLE, Chief Clerk.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on January 28, 1958, as they appeared in Bulletin No. 5, Vol. 43, hereby corrected to read as follows:

744-56-BZ

APPLICANT—Paul Friedman, for Mary Paino and Joycon Corp., owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7f and 7i of the Zoning Resolution, permitting in a business and residence use district, the erection of a 1 story structure to be used as offices and private storage garage for more than 5 motor vehicles, minor auto repairs, underground gasoline tanks with pumps for private use and parking for more than 5 motor vehicles of the lessee, its patrons and employees on the unbuilt upon portion of the premises, for a stated term of 20 years.

PREMISES AFFECTED—2533-2547 Coney Island Avenue, east side, 82 feet 11½ inches north of Gravesend Neck Road, 2254-2268 East 12th Street and 1017-1033 Gravesend Neck Road, northwest corner, Block 7371, Lot 30 (Lots 30, 37 and 100 part of Lots 28 and 72), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Keating, Commissioner Sleeper and Acting Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 7, 1957, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 7, 1957, as thereafter *amended* by resolution adopted December 17, 1957, only as it relates to the location of the proposed masonry fence along East 12th Street, so that as *amended* this portion of the resolution shall read:

"that in view of statement by applicant that survey shows the distance between the building line of East 12th Street and the curb to be 35 feet, that such proposed masonry fence along East 12th Street may be relocated five feet eastwardly to the building line *on condition* that in all other respects the requirements of the resolution above cited shall be complied with." (Amdt. to N.B. App. 1942/56, disapproved 10/23/57.)

* Correction—In the last line of the resolution, "N.B. App. 1492-56" changed to "N.B. App. 1942-56".

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 6, 1958, as they appeared in Bulletin No. 19, Vol. 43, hereby corrected to read as follows:

744-56-BZ

APPLICANT—Paul Friedman, for Mary Paino and Joycon Corp., owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition,

MINUTES

under sections 7e, 7f and 7i of the Zoning Resolution, permitting in a business and residence use district, the erection of a 1-story structure to be used as offices and private storage garage for more than 5 motor vehicles, minor auto repairs, underground gasoline tanks with pumps for private use and parking for more than 5 motor vehicles of the lessee, its patrons and employees on the unbuilt upon portion of the premises, for a stated term of 20 years.

PREMISES AFFECTED—2533-2547 Coney Island Avenue, east side, 82 feet 11½ inches north of Gravesend Neck Road, 2254-2268 East 12th Street and 1017-1033 Gravesend Neck Road, northwest corner, Block 7371, Lot 30 (Lots 30, 37 and 100 part of Lots 28 and 72), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

ACTION OF BOARD—Application reopened; time extended and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Foley and Commissioner Sleeper... 4

Negative: 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 7, 1957, on certain conditions; and

WHEREAS, the resolution was amended on December 17, 1957 and January 28, 1958; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 7, 1957 and *amended* by resolutions adopted through January 28, 1958, by adding thereto:

“that the wall along the building line of East 12th Street shall be as proposed and as shown on revised plan marked ‘Received May 2, 1958’ one sheet, of masonry faced with face brick not less than five feet six inches in height, extending for the distance as shown on such plan, namely, approximately 150 feet; that there may be a dividing wall to separate a portion of the parking lot not now proposed to be used, which shall be a masonry wall as shown on such plans, with no openings therein except one opening three feet in width to permit access to the portion of the premises proposed to be unused; and that in all other respects the resolution above cited shall be complied with; and to extend the time to complete work by adding thereto:

“and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.” (N.B. 1942/56)

* Correction—In the last line of the resolution, “N.B. 1492-56” changed to “N.B. 1942-56”.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 13, 1958, as they appeared in Bulletin No. 20, Vol. 43, hereby corrected to read as follows:

410-31-BZ—Vol. III

APPLICANT—Michael Levine, for Louise E. De Vito, owner (Morania Oil Company, Inc., lessee).

SUBJECT—Application reopened March 26, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the extension of the present gasoline

service station, auto laundry, lubritorium and office to include minor repairs with hand tools only, the maintenance of another gasoline pump and the erection of a post standard sign.

PREMISES AFFECTED—175-14 Horace Harding Boulevard, south side, 117.71 feet west of Utopia Parkway Block 6891, Lot 26, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Michael Levine and Louise E. De Vito.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on March 26, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 13, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Horace Harding Boulevard are in a retail use, D area, class 1 height district; Utopia Parkway and 64th Avenue are in retail and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated March 12, 1957 acting on Alt. Applic. No. 2591-56, reads:

“1. The extension of the use of the premises to include minor repairs principally with hand tools and for an additional gasoline pump is contrary to Board of Standards and Appeals Resolution 410-31-BZ, Vol. II and contrary to Art. II Sec. 3 and Art. II, Sec. 4A of the Zoning Resolution and is referred back to the Board for reconsideration.

“2. The erection of a post standard sign in a Retail Use District is contrary to Art. II Sect. 4A of Zoning Resolution.”

and

WHEREAS, the applicant states that the premises consist of a plot, 112.16 feet frontage by 65.8 feet in depth, upon which there exists a modern gasoline service station used for the sale of gasoline and is also used as auto laundry, lubritorium and office; that it is proposed to maintain an existing post standard and sign advertising only the brand of gasoline on sale; that no provision for this customary sign was made in the previous Resolutions; that there are four existing gasoline pumps on the premises, although only three were shown on the original plans; that permission to maintain the present pumps is requested; and

WHEREAS, the applicant states that the minor repairing, principally with hand tools, as is done in practically all service stations in the City, is not permitted under existing Resolutions covering this case, and it is requested that such use be authorized by the Board; and

WHEREAS, the applicant contends that his client has experienced difficulty in obtaining the Certificate of Occupancy under the above Resolution for the reason that the present use apparently conflicts with the original Resolution in several respects; that the Board is specifically referred to his letter dated October 23, 1956 in which attention is called to the fact that a violation has been placed on the premises because of such discrepancy; that it would work a hardship to require the owner to be denied the right to permit minor repairs to be made or to reasonably advertise the products sold or to increase the pumps; that nothing will be conducted on the premises which will in any manner adversely affect the neighborhood or surrounding territory; and

WHEREAS, the applicant states that the present owner has held title to the property since July 1, 1929; that the as-

MINUTES

essed valuation of land is \$16,000 and of the building \$12,000 making a total of \$28,000; that the building was erected in 1931; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 29, 1932, as hereafter amended by resolutions adopted through April 10, 1956 by adding thereto:

"As to objection one, that there may be an additional gasoline pump as proposed and as shown on plans filed with this request for amendment marked "Received March 14, 1957", 2 sheets, "February 28, 1958", 2 sheets, and "April 2, 1958", one sheet, making a total of four pumps as shown on such plans showing actual conditions and proposed conditions, and also to permit under Section 7i minor repairing with hand tools only for adjustments maintained solely within the accessory building.

As to objection two, that there may be a post standard ground sign maintained at the location shown on plans above referred to, for advertising only the brand of gasoline on sale and permitting such sign, which may be illuminated, to extend beyond the street line for a distance of not more than four feet, on condition that in all other respects the building and occupancy shall comply with the resolutions above cited; and that all permits shall be obtained and all work completed within six months from the date of this amended resolution and that a new certificate of occupancy shall be obtained.

* Correction—An additional clause relative to the permission of a post standard advertising the sale of gasoline, inserted in the resolution, as indicated in italics.

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 13, 1958, as they appeared in Bulletin No. 20, Vol. 43, hereby corrected to read as follows:

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and Marion Kroll, Equitable Owners; City of New York owner as of filing date.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs with hand tools only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley:..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 11, 1958 after due notice by publication in the Bulletin; laid over to March 11, 1958, for inspection and decision; hearing closed; then to April 8, 1958, for inspection and decision; hearing closed; then to May 6, 1958, for

applicant to file plan showing proposed fencing of existing lot and adjoining lot 65, to May 13, 1958, for the applicant to file plans showing fencing; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Cross Bay Boulevard and 158th Avenue are in a business use, D area, class ½ height district; 157th Avenue and 95th Street are in business and residence use, D area, class ½ height districts; that prior to November 13, 1925 the premises were in an undetermined area and on that date they were incorporated in a business district; that the premises were originally in a one times height and D area district, but these designations were changed to the present ones on July 22, 1954; and

WHEREAS, the decision of the Borough Superintendent, dated August 28, 1957 acting on N.B. Applic. 2850-57, reads:

"1. Proposed erection of a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs with hand tools only, parking of motor vehicles awaiting service on a lot in a business use district is contrary to Art. 2, Sec. 4a, items 29 and 46 of the Z.R.

"2. Proposed erection of a ground sign in a business use district is contrary to Art. 2, Section 4a, item 49 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 115 feet frontage by 90 feet in depth, vacant; that it is proposed to level the premises substantially to the grade of the abutting streets and to erect a one story accessory building to be used as office, sales room, lubritorium, non-automatic auto laundry, and for the making of minor repairs to motor vehicles, along the easterly lot line; that this building will have a frontage of 57 feet and a depth of 30 feet, and its walls will be faced on all sides with face brick; that it is also proposed to install twelve 550 gallon approved underground gasoline storage tanks and six low vending pumps located on two islands; that one of these islands will be located along the Cross Bay Boulevard frontage and the other along the 157th Avenue frontage; that all of the pumps will be set back fifteen feet from the building lines; that entrance to the gas station will be had by means of four 30-foot curb cuts, two leading from Cross Bay Boulevard and two from 157th Avenue; that the premises, where not occupied by the accessory building, will be suitably paved and portions thereof will be used for the parking of motor vehicles awaiting service; and

WHEREAS, the applicant states that Miriam Mandel and Marion Kroll contracted to purchase this property from The City of New York on May 22, 1957, but title, however, has not closed because of certain objections thereto; that they, as the equitable owners of the property, submit this application instead of The City of New York; that it is anticipated that title will close shortly and that they will be the owners of record at the time of the hearing upon this application; and

WHEREAS, the applicant further states that arrangements have been made with one of the major oil companies to lease the premises and to operate the gas station thereon if the Board acts favorably on this application; and

WHEREAS, the applicant contends that Cross Bay Boulevard is a principal thoroughfare, 150 feet wide, running in a north-south direction; that it is heavily travelled at all times, the traffic during the warmer months of the year being exceptionally heavy; that 157th Avenue runs in an east-west direction and because of the fact that Shell Bank Basin is a short distance to the south, it is the only thoroughfare which connects the property west of Cross Bay Boulevard, with that lying to the east of Shell Bank Basin; that at the present time 157th Avenue is sixty feet wide, but it is proposed to widen it to eighty feet, as shown on the radius diagram; that proceedings to acquire title to the property necessary to accomplish this widening have not been instituted, but it is understood that the preliminary maps are in the course of preparation and that the proceeding will be commenced shortly; that for that reason, the ten foot

3

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MINUTES

strip which will be acquired by the City from the site under appeal has been excluded; and

WHEREAS, the applicant further contends that the easterly side of Cross Bay Boulevard at this point is mostly vacant and unimproved; that a plot of land on that side to the north of 157th Avenue, block 14148, lot 45, is improved with a gas station erected while the property was in an undetermined area; that it was, however, rebuilt and modernized pursuant to a Resolution of the Board adopted under Cal. No. 82-39-BZ; that the northeasterly corner of Cross Bay Boulevard and 157th Avenue, block 14148, lot 33, is occupied by a one story refreshment stand or restaurant and the balance of the property is for the parking of cars of the customers of such business; that the easterly side of Cross Bay Boulevard south of the premises is entirely vacant; that the former owners of most of this property failed to pay taxes thereon and the title thereto has been acquired by The City of New York in In Re proceedings; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as proposed as a gasoline service station as indicated on plans filed with this application marked "Received September 17, 1957," 5 sheets, and "May 6, 1958," one sheet, *on condition* that all buildings and uses on the premises shall be removed and the premises shall be constructed and arranged substantially as indicated on such plans; that the accessory building shall be in the location and of the design and arrangement as indicated on such plans, without cellar and faced on all sides with face brick; that pumps shall be of a low approved type erected not nearer than 15 feet to the street building line as shown; that tanks shall not exceed twelve 550 gallon approved gasoline storage tanks; that on the lot line to the south there shall be erected a woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 feet six inches with suitable terminating post at the building line of Cross Bay Boulevard; that along the easterly lot line where the wall of the

accessory building occurs there shall be erected a similar fence except that it may be constructed of aluminum panels; that no window openings shall be constructed in the accessory building except that *openings along the easterly wall* shall be filled with glass block as approved for exterior walls; that the balance of the premises shall be paved with concrete or asphaltic pavement except that there shall be planting along the easterly wall on either side of the accessory building as proposed and shown not less than five feet in width; with suitable planting material and suitably protected with a curbing not less than eight inches in height and six inches in width; that sidewalks and curbing abutting the premises on both streets shall be constructed or repaired as required by the Borough President; that there may be to 157th Avenue two curb cuts each 30 feet, where shown, and two curb cuts of similar width to Cross Bay Boulevard, with no portion of any curb cut nearer than five feet to a side lot line as prolonged; that at the intersection there shall be constructed and maintained a block of concrete extending for a distance of five feet along the building lines from the intersection not less than twelve inches in height; that signs shall be restricted to permanent signs attached to the facade of the accessory building facing Cross Bay Boulevard excluding all roof signs and temporary signs and advertising devices but permitting the erection of a post standard within the intersection for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend at right angles to Cross Bay Boulevard for a distance of not more than four feet beyond the building line; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that there may be under Section 7i minor auto repairing with hand tools only for adjustments maintained solely within the accessory building; that under Section 7e there may be, for a similar term, parking of motor vehicles awaiting service provided such parking does not interfere with the servicing of the station; that no trees shall be removed from the sidewalks adjoining the premises unless permitted by the Borough President or Park Department, whichever has jurisdiction, and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

* Correction—In the resolution, the date of plans marked "Received March 6, 1958" changed to "May 6, 1958" and reference to window openings clarified so as to apply to the *easterly wall*, as indicated in the resolution in italics.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 24

DIRECTORY

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CONTENTS

Petition and Certiorari Order Served on The Board of
Standards and Appeals.

Court Decisions.

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, June 10,
1958, Affecting Calendar Numbers 158-23-BZ—Vol. II,
544-26-BZ—Vol. II, 273-39-BZ—Vol. II, 1106-48-BZ—
Vol. II, 121-49-BZ—Vol. II, 711-56-BZ, 716-56-BZ—
Vol. II, 745-56-BZ, 862-56-BZ, 312-57-BZ, 374-57-BZ,
881-57-BZ, 994-57-BZ, 27-58-BZ, 38-58-BZ, 39-58-BZ,
41-58-BZ, 71-58-BZ, 107-58-BZ, 108-58-BZ, 259-58-BZ,
928-57-BZ, 74-33-BZ—Vol. III, 193-37-BZ—Vol. II,
453-46-BZ—Vol. II, 916-46-BZ—Vol. II, 871-49-BZ—
Vol. III, 215-50-BZ—Vol. II, 231-52-BZ—Vol. II,
267-57-BZ, 378-57-A, 463-57-BZ, 539-57-BZ, 612-57-BZ,
742-57-BZ, 768-57-BZ, 850-57-BZ, 842-57-BZ, 864-57-
BZ, 867-57-BZ, 889-57-BZ, 914-57-BZ, 947-57-BZ,
958-57-BZ, 1019-57-BZ and 23-58-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, June
10, 1958, Affecting Calendar Numbers 103-58-A, 207-
58-A, 287-58-A, 293-58-A, 47-33-S—Vol. II, 896-39-A—
Vol. II, 1006-57-A, 231-58-A, 272-58-A, 814-57-A,
281-58-A, 222-34-BZ, 244-36-BZ—Vol. II, 1211-40-BZ,
181-41-BZ—Vol. II, 484-47-BZ, 30-48-BZ—Vol. II, 410-
48-BZ, 1130-48-BZ—Vol. I, 463-50-BZ—Vol. II, 740-
54-BZ, 742-56-BZ, 733-57-BZ, 212-35-BZ—Vol. III,
863-48-BZ—Vol. II, 350-57-BZ—Vol. II, 637-57-BZ,
638-57-A, 619-48-SM, 408-49-SM and 583-57-SA.

Notice of Public Hearing on Proposed Rule for the In-
terpretation of Section 19-A of the Zoning Resolution.

PETITION AND CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On June 10, 1958, Copy of Notice and Petition was served on the Board by Charles A. Buckley, Jr., attorney for Samuel Brause and Milton Brause, adjoining property owners, seeking a review of the Board's denial on May 21, 1958 of their appeal from a decision of the Borough Superintendent re Revocation of Permit issued re N.B. 102-56; Cal. No. 1039-57-A; Premises 730 3rd Avenue, west side, from East 45th to East 46th Streets, Block 1300, Lots 31 and 41, Borough of Manhattan.

* * * * *

COURT DECISIONS.

Matter of Schumacher vs. Board:—On April 30, 1957, the Board denied a variance under Section 7, subdivision e, of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubrication, office, accessory sales, minor repairs and an auto safety inspection agency; Cal. No. 146-52-BZ, Vol. II; Premises 271-01 to 271-15 Union Turnpike, northeast corner of 271st Street, Bellerose, Borough of Queens.

At Special Term, Supreme Court, Mr. Justice Stier sustained the Board in a decision which reads in part as follows: (New York Law Journal, May 6, 1958, page 12)—

"The Board considered the proposal of the petitioners and determined that it was not a proper and valid reason for granting the application for a variance, and that the drainage system proposed by the petitioners would be inadequate to alleviate the floor condition. The record discloses that the Board acted upon a reasonable basis and on sufficient evidence to permit the exercise of its discretionary powers under Subdivision (e) of Section 7 of the Zoning Resolution. Since it acted within its jurisdiction, the determination cannot be set aside."

Matter of William Endico vs. Board:—On October 6, 1956, the Board denied a variance under Sections 7e, 7f, 7h and 7A of the Zoning Resolution, to permit in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubricatorium, auto washing, motor vehicle repairs, storage and sale of accessories and an office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of the plot; Cal. No. 268-55-BZ; Premises 3903 East Tremont Avenue, southeast corner of Dewey Avenue, Borough of The Bronx.

At Special Term, Supreme Court, Mr. Justice Greenberg sustained the Board and "ordered that the determination of the Court is without prejudice to a renewal of the application in event actual condemnation proceedings are not commenced within six months." (N.Y.L. Journal, June 20, 1957.)

Matter of Joseph Coscia vs. Board:—On May 29, 1956, the Board denied a variance under Sections 7c and 21 of the Zoning Resolution to permit in a residence use and C area district the extension and reconstruction of a structure used as a garage for more than 5 motor vehicles for use and storage garage for motor vehicles, lubricatorium, minor auto repairs, wheel alignment, brake testing, car washing, office and sales, using more than the permitted area, without the required rear yard; Cal. No. 441-51-BZ, Vol. III, Premises 353-367—91st Street, north side, 154 ft. 8½ in. west of 4th Avenue, Borough of Brooklyn.

At Special Term, Supreme Court, Mr. Justice Hart sustained the Board in a lengthy decision, reading in part as follows: (New York Law Journal, May 2, 1958)—

"As a matter of law it cannot be said that the determination denying the variance under the said section is without evidence to support it. Under Section 7(c) variances are permitted providing the change may be made without violation to the general zoning plan. The facts presented may very well lead to the conclusion that the restricted residential district will not be safeguarded should the variance be allowed. Accordingly, the Board's determination pursuant to section 7(c) will not be interfered with by the court (Peo. ex rel. Healy v. Leo, 194 App. Div. 912).

"Neither should the Board's refusal to exercise its discretion in favor of petitioner pursuant to Section 21 of the Zoning Reso-

(Continued on Page 1174)

CALENDAR

DOCKET

New Cases filed up to June 10, 1958

Cal. No. Dept. Premises Affected

351-58-BZ—B.Q.—22-12 122nd Street, west side, 100 feet south of 22nd Avenue, Block 4197, Lot 26, College Point, Borough of Queens, Alt. 610-58—re showroom, motor vehicle repair shop with hand tools only, storage of more than 5 cars, etc., residence and retail use district.

352-58-SM—Zonolite Insulating Concrete; Zonolite Concrete Roof Deck; Zonolite Portland Cement and Aggregate, manufactured by Zonolite Company, Material.

353-58-A—F.D.—89 Baxter Street, east side, 150 feet south of Canal Street, Block 199, Lot 6, Borough of Manhattan, Order No. 3080-8—re Paint Spraying and Dipping Spaces.

354-58-SM—Roddis, Composite (Chip Core) Fire Door, manufactured by Roddis Plywood Corp., Material.

355-58-A—B.M.—112-114 East 96th Street, south side, 165 feet west of Lexington Avenue, Block 1524, Lot 64, Borough of Manhattan, Alt. 1141-58—re Exits.

Restored to Docket

896-39-A—Vol. II—B.B.—163 Remsen Street, north side, 266 feet west of Court Street, 2nd floor, Block 250, Lot 13, Borough of Brooklyn, Alt. 3342-57—re change in use of 2nd story; live load, etc.

47-33-S—Vol. II—B.Bx.—434-442 East 166th Street, rear, south side, 196.23 feet west of Washington Avenue, ground floor, Block 2387, Lot 27, Borough of The Bronx, B.N.—782-57—re exits.

583-57-SA—Airco Liquid Oxygen Station (storage and vaporization of liquid oxygen, nitrogen and argon), Models 5-4, 7-8, 9-8, 9-25, 9-40 and 9-100, manufactured by Air Reduction Sales Co., Division of Air Reduction Co., Inc., reopened for consideration as to amendment—as to distance from surrounding buildings.

619-48-SM—Homart, Wards, Red Top, Barrett, Carey and Celotex Granulated Mineral Wool and Mineral Wool Batts, manufactured by American Rock Wool Corp., reopened to consider amendment as to additional thickness and trade name.

408-49-SM—World Three Hour Hollow Metal Fire Door (panel and flush type); manufactured by World Steel Products Corp., reopened for report as to change of ownership.

863-48-BZ—Vol. II—B.Q.—259-16 Union Turnpike, south side, from 259th to 260th Streets, Block 8676, Lot 1, Glen Oaks, Borough of Queens, N.B. 4469-55—reopened and restored to docket—re gasoline service station, lubritorium, car wash, office and sales, minor auto repairs with hand tools only, parking and storage of motor vehicles, etc.—residence use, G-1 area district.

350-57-BZ—Vol. II—B.Q.—58-44 Main Street, west side, 20.74 feet north of 59th Avenue, Block 6378, Lot 40, Flushing, Borough of Queens, N.B. 3866-56—re two family dwell-

ing with accessory professional office, side yard and setback etc.—residence use, D-1 area district.

212-35-BZ—Vol. III—B.B.—6501-6509 Fort Hamilton Parkway and 948-962 65th Street, southeast corner, Block 5750, Lot 42, Borough of Brooklyn, N.B. 134-58—re display, sales, storage and installation of auto seat covers; parking of more than 5 motor vehicles for patrons only, minor motor vehicle repairs with hand tools only, etc.; business entrance within 75 feet of residence zone—business and residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	June 5, 1928—Vol. 13, No. 23
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) ..	Aug. 3, 1937—Vol. 22, No. 31
Procedure, Rules of	Nov. 13, 1956.
Smoking in Factories, Rules for ..	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	April 15, 1958.
Sprinkler, Rules	Mar. 4, 1958.
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting ..	June 8, 1937—Vol. 22, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	June 7, 1932—Vol. 17, No. 23
	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

CALENDAR

JUNE 17, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 17, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

1106-48-BZ—Vol. II

APPLICANT—Michael Levine, for Lucky Star Realty Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, "E-1" area district, the erection of a one story and basement building to be used for factory purposes, the proposed building encroaches on the required side yard and setbacks and to occupy more than the permitted area coverage.

PREMISES AFFECTED—149-06 to 149-16 (149-10 official) New York Boulevard and 177-22 to 177-30 149th Avenue, southwest corner, Block 13383, Lots 63, 66 and 69, South Ozone Park, Borough of Queens.

Laid over from June 3, 1958 to June 10, 1958 at the request of the applicant; then to June 17, 1958, at request of an objector.

902-57-BZ

APPLICANT—Julius S. Rapson, for The Queens National Bank of New York, owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, a parking lot for the Bank's customers on a plot partly in a retail district and extending into the residence use district.

PREMISES AFFECTED—134-15 Springfield Boulevard, east side, 109.14 feet south of Merrick Boulevard, Block 13010, Lot 49, Springfield Gardens, Borough of Queens.

903-57-A

APPLICANT—Julius S. Rapson, for The Queens National Bank of New York, owner.

SUBJECT—Application December 12, 1957—filed pursuant to section 35, General City Law re premises partly in bed of mapped street—217th Street.

PREMISES AFFECTED—134-15 Springfield Boulevard, south side, 109.14 feet south of Merrick Boulevard, Block 13010, Lot 49, Springfield Gardens, Borough of Queens.

251-35-BZ—Vol. IV

APPLICANT—Richard Shutkind, for Nordlaw Realities Inc. and State Engineering Corp.; owners, Jaynat Realty Corp., lessee.

SUBJECT—Application reopened September 24, 1957 as Vol. IV—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2119 Caton Avenue, north side, 91 feet $\frac{5}{8}$ inches west of Flatbush Avenue, Block 5063, Lot 69, Borough of Brooklyn.

209-58-BZ

APPLICANT—Lama, Proskauer and Prober, for David and Joseph Goldstein, and Nathan Machimson, owners.

SUBJECT—Application April 8, 1958—decision of the Borough Superintendent, under section 7c and 21 of the Zoning Resolution, to permit on a plot partly in a C area and partly in an E-1 area district, the erection of a six-story multiple dwelling extending into the E-1 area district, the portion in the E-1 area district occupies more than the permitted area, eliminates the required setback and side yard and having less than the required outer court.

PREMISES AFFECTED—1140-1146 Pelham Parkway South and 2140-2150 Williamsbridge Road, southeast corner, Block 4310, Lots 1 and 53, Borough of the Bronx.

120-33-BZ—Vol. IV

APPLICANT—Irving H. Passel, for Robert A. Stella, owner; Pursuant under contract: Esso Standard Oil Co., lessee.

SUBJECT—Application reopened April 9, 1958 as Vol. IV decision of the Borough Superintendent, under sections 7f and 7h of the Zoning Resolution, to permit in a retail use district, the extension in area of an existing gasoline service station, motor vehicle repair shop for adjustments and garage for more than five (5) motor vehicles previously granted by the Board under Cal. No. 120-33-BZ Vols II and III and to include the additional uses of lubricatorium, non-automatic auto laundry and parking of motor vehicles on the unbuilt portion of the plot, for a term of fifteen (15) years.

PREMISES AFFECTED—2100 Hylan Boulevard, southeast corner of Hamden Avenue, Block 3688, Lot 5, Grant City, Borough of Richmond.

783-55-BZ

APPLICANT—Hurley and Hughes, for Managements Audits, Inc., owners.

SUBJECT—Application September 30, 1955—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change of use of the present four story, one family residence, to offices in the basement, first and second floors and the third and fourth floors as a duplex apartment.

PREMISES AFFECTED—125 East 38th Street and 314 Lexington Avenue, northwest corner, Block 894, Lot 17, Borough of Manhattan.

645-57-A

APPLICANT—Hurley and Hughes, for Management Audits, Inc., owner.

SUBJECT—Application August 18, 1957—Appeal from a decision of the Borough Superintendent, re stair enclosures, Class 3 construction—use of 4th floor to remain vacant, etc.

PREMISES AFFECTED—125 East 38th Street and 314 Lexington Avenue, northwest corner, Block 894, Lot 17, Borough of Manhattan.

14-58-BZ

APPLICANT—Frederick A. Ketcher, for Benjamin Kurtin and Louis Fayne, Partners.

SUBJECT—Application January 17, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1268 Shakespeare Avenue, east side, 100.3 feet, south of West 169th Street, Block 2506, Lot 85, Borough of The Bronx.

81-58-BZ

APPLICANT—James E. Vassalotti, for Thomas A. Can- gem, owner.

SUBJECT—Application February 25, 1958—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the change in use of two adjoining one-story buildings from processing and fabricating of gold for jewelry manufacturing and storage of five (5) motor vehicles to a garage for the parking and storage of more than five (5) motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—267-269 Elizabeth Street, west side, 83 feet, $5\frac{3}{4}$ inches south of East Houston Street, Block 508, Lot 28, Borough of Manhattan.

CALENDAR

140-58-BZ

APPLICANT—Haus and Bresin, for The Cord Meyer Co., owner.

SUBJECT—Application February 20, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory uses of auto washing—non automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five (5) motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—93-24 Roosevelt Avenue and 40-02 to 40-10 94th Street, southwest corner, Block 1562, Lot 25, Elmhurst, Borough of Queens.

904-57-BZ

APPLICANT—Julius S. Rapson, for Dreyer Homes and Building Co., Inc., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E area district, the continuance of a one-family dwelling that encroaches on the required setback due to a proposed street widening as shown on the City Map.

PREMISES AFFECTED—150-18 116th Avenue, south side, 138.24 feet east of Sutphin Boulevard, Block 12201, Lot 14, Jamaica, Borough of Queens.

905-57-A

APPLICANT—Julius S. Rapson, for Dreyer Homes and Building Co., Inc., owner.

SUBJECT—Application December 12, 1957—filed pursuant to section 35, General City Law re premises in bed of mapped Street—proposed widening of 116th Avenue.

PREMISES AFFECTED—150-18 116th Avenue, south side, 138.24 feet east of Sutphin Boulevard, Block 12201, Lot 14, Jamaica, Borough of Queens.

622-57-BZ

APPLICANT—Sidney H. Kitzler, for Beth Shalom of Kings Bay, owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the enlargement of the first floor and the erection of a second floor to an existing one-story synagogue that will occupy more than the permitted area coverage.

PREMISES AFFECTED—2702-2710 Avenue X and 2401-2411 East 27th Street, southeast corner, Block 7422, Lot 801, Borough of Brooklyn.

116-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Leo Levy, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, motor vehicle repairs with hand tools only, office, sales and parking of cars awaiting service, all for a term of fifteen (15) years.

PREMISES AFFECTED—162-25 Union Turnpike, northwest corner of 164th Street, Block 6852, Lot 17, Flushing, Borough of Queens.

906-57-BZ

APPLICANT—Julius S. Rapson, for Sol Solomon, owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles for use by the tenants renting the nearby bungalows.

PREMISES AFFECTED—75 Beach 36th Street, west side 158.66 feet south of Spray View Avenue, Block 308, Lot 18, Edgemere, Borough of Queens.

907-57-A

APPLICANT—Julius S. Rapson, for Sol Solomon, owner.

SUBJECT—Application December 12, 1957—filed pursuant to section 35, General City Law re premises in bed of mapped Street—Spray View Avenue.

PREMISES AFFECTED—75 Beach 36th Street, west side, 158.66 feet south of Spray View Avenue, Block 308, Lot 18, Edgemere, Borough of Queens.

128-58-BZ

APPLICANT—Charles M. Spindler, for Robert Miller, owner; Esso Standard Oil Co., lessee.

SUBJECT—Application March 13, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, office, sale of accessories, minor repairs for adjustments with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—285-303 Oakland Street, west side, from India Street to Java Street, Block 2541, Lot 30, Borough of Brooklyn.

834-57-BZ

APPLICANT—Sidney H. Kitzler, for Lucy Formica and August Gazzello, owners; S and R Auto Service, Lessee.

SUBJECT—Application November 14, 1957—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the extension of the existing gasoline service station building and the extension of the uses to include motor vehicle repairs and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—6401-6405 New Utrecht Avenue and 1458-1468 64th Street, southeast corner, Block 5748, Lot 53, Borough of Brooklyn.

787-55-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for B. Kerner & Son Inc., owner.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the increase in the area of the gasoline service station by the addition of the adjoining lot 49 in block 345.

PREMISES AFFECTED—160-168 Ridge Street and 339 East Houston Street, southeast corner, Block 345, Lots 44, 48 and 49, Borough of Manhattan.

121-58-BZ

APPLICANT—Herman Horowitz, for Irving Friedman, owner; Robert D. Rubin, lessee.

SUBJECT—Application March 11, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, after demolishing the four buildings, the use of the vacant land for a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—51-61 East 87th Street, north side, 113 feet, 4 inches each of Madison Avenue, Block 1499, Lots 25, 26, 27 and 127, Borough of Manhattan.

519-57-BZ

APPLICANT—Albert Melniker, for Jo Mar Di Realty Corp., owner.

SUBJECT—Application July 9, 1957—(decision of the Borough Superintendent) under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station,

CALENDAR

lubritorium, sale of accessories, minor motor vehicle repairs with hand tools, parking of more than five (5) motor vehicles for a stated term of fifteen (15) years. PREMISES AFFECTED—2071 Victory Boulevard and 8 Bradley Avenue, northwest corner, Block 462, Lot 35, Fairview Heights, Borough of Richmond.

Laid over from February 25, 1958, to March 25, 1958, for further consideration after applicant has filed an administrative appeal under Section 35 of the General City Law; then laid over, date to be set, for inspection and decision; hearing closed; now set for June 17, 1958.

102-58-A

APPLICANT—Albert Melniker, for Jo Mar Di Realty Corp., owner.

SUBJECT—Application March 5, 1958—filed pursuant to section 35, General City Law re Curb cuts in bed of a mapped Street—proposed widening of Victory Boulevard.

PREMISES AFFECTED—2071 Victory Boulevard, and 8 Bradley Avenue, northwest corner, Block 462, Lot 34, Fairview Heights, Borough of Richmond.

416-57-BZ

APPLICANT—Albert Melniker, for Jo Mar Di Realty Corp., owner.

SUBJECT—Application May 28, 1957—(decision of the Borough Superintendent) under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), minor auto repairs with hand tools, sale of accessories and parking for more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1581 Hylan Boulevard and 300 Atlantic Avenue, southwest corner, Block 3333, Lot 19, Dongan Hills, Borough of Richmond.

Laid over from November 19, 1957, date to be set; for inspection and decision; hearing closed; now set for June 17, 1958.

370-42-BZ—Vol. III

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs and storage and parking of more than five (5) motor vehicles on the unbuilt upon portion of the site.

PREMISES AFFECTED—9243-9251 4th Avenue, east side, 129 feet 11 $\frac{3}{4}$ inches north of 94th Street and 9240-9248 5th Avenue, Block 6108, Lots 7, 9 and 11, Borough of Brooklyn.

Laid over from May 13, 1958 to May 20, 1958, at the request of the objector; then to June 17, 1958, for inspection and decision; hearing closed.

388-57-BZ

APPLICANT—Morris Hannes, for Elizabeth Russo, owner; Michael Ezzo, lessee.

SUBJECT—Application May 14, 1957—decision of the Borough Superintendent under sections 7e, 7g and 7h of the Zoning Resolution, to permit in a residence use district, a garage for more than five (5) motor vehicles, motor vehicle repairs with hand tools only and the parking and storage of more than five (5) cars on the unbuilt upon portion of the lot.

PREMISES AFFECTED—2822 West 22nd Street, west side, 155 feet south of Neptune Avenue, Block 7016, Lot 17, Borough of Brooklyn.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed. Applicant to amend his application to omit parking in rear portion of plot and file revised plans.

607-57-BZ

APPLICANT—John F. Fitzsimons, for Santa and Dominick LoPrete, owners.

SUBJECT—Application September 3, 1957—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F area district, or an irregular plot presently occupied by a one family dwelling, the construction of a two-car garage as accessory to the additional use of premises for the sale of nursery stock including flowers, shrubs, trees, etc. and without the required 15 foot setback from the street line.

PREMISES AFFECTED—242-08 Hillside Avenue, south side, 9.91 feet west of 84th Road, Block 7961, Lot 43, Bellerose, Borough of Queens.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed.

939-53-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Iandor Realty Corp., owner; Roadside Tavern, Inc., lessee.

SUBJECT—Application reopened February 4, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the erection of a two story extension and second floor addition to an existing one and two story building for use as waiters dressing room and storage on the first floor and storage, kitchen, dressing and reception, office and banquet room on the second floor, the proposed extension to encroach on the required setbacks and provide a 60 foot extension to the existing parking lot.

PREMISES AFFECTED—2544 Flatbush Avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson Street, Block 8559, Lot 1, Borough of Brooklyn.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to report to Board as to opening on Hendrickson Street, not previously permitted by the Board, and also as to proposal for grading the property.

940-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Iandor Realty Corp., owner; Roadside Tavern, Inc., lessee.

SUBJECT—Appeal filed from a decision of the Borough Superintendent reopened February 4, 1958, to consider an extension in area.

PREMISES AFFECTED—2544 Flatbush Avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson Street, Block 8559, Lot 1, Borough of Brooklyn.

976-57-BZ

APPLICANT—Burke, Green and Groh, for Joseph S. and Joseph Paul Amirati, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use, E area district, the erection and maintenance of a gasoline service station, auto washing—non automatic, lubrication, office, sale of accessories, minor repairs with hand tools only, parking and storage of cars awaiting service with a ground sign and the proposed building encroaching on the required setback from the street line.

PREMISES AFFECTED—167-10 South Conduit Boulevard, southeast corner of 167th Street, Block 12369, Lot 210, Rosedale, Borough of Queens.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to advise the Board whether Borough President contemplates future use of subject premises as a public place.

93-38-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Coastal Sales Corp., owner.

SUBJECT—Application reopened December 3, 1957 as Vol. II—decision of the Borough Superintendent, under section

CALENDAR

7e of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story building for use as a motor vehicle repair shop for front wheel alignment and brake adjustments, this work will require the use of portable electric machines in addition to hand tools.

PREMISES AFFECTED—27-11 30th Avenue, north side, 50.39 feet west of 29th Street, Block 575, Lot 23, Long Island City, Borough of Queens.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to file corrected plans showing proposed treatment of pit to permit car crossing.

127-57-BZ

APPLICANT—Friedland and Masone, for Cecelia Tarulli, owner; Safeway Sheet Metal and Roofing Co., lessee.

SUBJECT—Application February 19, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the change of occupancy of the present one story building from garage for two cars to tinsmith shop, office and storage of roofing and tinsmith supplies.

PREMISES AFFECTED—51-31 to 51-33 69th Street, east side, 195.33 feet south of Calamus Avenue, Block 2456, Lot 15, Maspeth, Borough of Queens.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed.

848-57-BZ

APPLICANT—Guerino Salerni, for U-Park-It System, Inc., owner.

SUBJECT—Application November 25, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of vacant land for parking motor vehicles.

PREMISES AFFECTED—32-78 and 32-80 34th Street, west side, 100 feet north of 34th Avenue, Block 621, Lots 68 and 69, Long Island City, Borough of Queens.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed.

847-57-BZ

APPLICANT—Charles M. Spindler, for Charles A. Koligian, owner.

SUBJECT—Application November 21, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only with a show window and business sign within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1215-1225 Rogers Avenue and 2701-2709 Newkirk Avenue, northeast corner, Block 5214, lot 25, Borough of Brooklyn.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed.

934-57-BZ

APPLICANT—Maxfield Blaufeux, for Joseph Angelone, owner, Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the accessory parking of more than five (5) motor vehicles, used in conjunction with self-service supermarket, into the residence portion of the plot.

PREMISES AFFECTED—6607-6611 15th Avenue, 6615-6645 New Utrecht Avenue, northeast corner and 1515-1521 67th Street, Block 5558, Lot 1, Borough of Brooklyn.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of a residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant to advise the Board the status of the construction of proposed Community House.

29-58-BZ

APPLICANT—Lama, Proskauer and Prober, for August Droll and Neary Realty Co., Inc., owners.

SUBJECT—Application January 28, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2092 Nostrand Avenue, west side, 130 feet north of Glenwood Road, and 671-675 East 29th Street, Block 5252, Lots 6 and 68, Borough of Brooklyn.

Laid over from May 27, 1958, to June 17, 1958 for inspection and decision; hearing closed.

721-39-BZ—Vol. III

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened March 25, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7d, 9A and 21 of the Zoning Resolution, to permit in a residence use, "E-1" area and class ½ height district, the extension of the existing telephone exchange building by erecting a third floor to the existing two-story and cellar building, the proposed third story encroaches on the required setbacks, exceed the permitted area coverage, exceed the permitted height and is located within two (2) miles of an airport.

PREMISES AFFECTED—182-08 to 182-26 140th Avenue, south side, from 182nd to 183rd Streets; 140-01 to 140-09 182nd Street and 140-02 to 140-10 183rd Street, Block 13040, Lot 1, Springfield Gardens, Borough of Queens.

Laid over from May 27, 1958, to June 17, 1958, for inspection and decision; hearing closed.

939-57-BZ

APPLICANT—Harry A. Yarish, for Charles Krebs, owner; Solomon Schneider, lessee.

SUBJECT—Application December 19, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit an E-1 area district, the continuance of an existing one-story building for use as a diner, that encroaches on the required rear yard.

PREMISES AFFECTED—248-18 Sunrise Highway, south side, 89.22 feet and 111.57 feet east of Hook Creek Boulevard, Block 13623, Lot 19, Rosedale, Borough of Queens.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed; then to June 17, 1958, applicant to submit revised plans, as to walls and bumpers.

CALENDAR

0-57-BZ

APPLICANT—Leonard F. Rothkrug, for Mildred Cohen, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory auto laundry—non automatic, auto repair shop with hand tools only, lubricatorium, office and sales, all for a term of fifteen (15) years.

REMISES AFFECTED—1290-1304 Remsen Avenue, southwest corner of Avenue J, Block 8040, Lot 61, Borough of Brooklyn.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed; then laid over from May 27, 1958, to June 17, 1958, for the purpose of filing restrictions by applicant.

1-37-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Felix De Vito, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the alteration of an existing garage and warehouse, for use as a gasoline service station, auto-wash (non-automatic), lubrication, parking of automobiles, office, sale of auto accessories, minor repairs with hand tools only and safety inspection station for a stated term of fifteen years.

REMISES AFFECTED—70-07 to 70-21 (70-15 Official) Astoria Boulevard and 22-16 to 22-24 71st Street, northwest corner, Block 1002, Lot 13, Long Island City, Borough of Queens.

Laid over from May 27, 1958, to June 3, 1958, at request of objector, applicant concurring; then to June 17, 1958, for inspection and decision; hearing closed.

2-9-52-BZ—Vol. II

APPLICANT—Haus and Bresin, for Allerton Three, owner.

SUBJECT—Application reopened June 11, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

REMISES AFFECTED—25-15 Francis Lewis Boulevard, east side, 36.21 ft. south of 25th Avenue, Block 5769, Lot 18, Flushing, Borough of Queens.

Laid over from June 3, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to furnish additional photograph 4 prints as requested by Board.

3-1-57-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Robert Pollen and Jerome Gerber, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of an automobile showroom and gasoline service station with accessory uses of auto washing (non-automatic), lubrication, office and sale of accessories, minor repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station for a temporary term of fifteen (15) years.

REMISES AFFECTED—2914-2932 Nostrand Avenue, west side, 300 feet north of Avenue P, Block 7690, Lots 82, 86 and 88, Borough of Brooklyn.

Laid over from June 3, 1958, to June 17, 1958, for inspection and decision; hearing closed.

4-1-58-BZ

APPLICANT—Reginald S. Hardy, for Margaret Smith Gilsenan, Executrix under will of Edward L. Smith, deceased.

SUBJECT—Application December 31, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a retail market or store, together with the use of a portion of said premises for the parking of motor vehicles belonging to customers, patrons and employees of such market. In addition thereto, the application seeks permission to maintain a sign upon the wall of the proposed market.

PREMISES AFFECTED—99-30 Corona Avenue, 48-02 to 48-16 102nd Street, southwest corner and 99-11 to 99-27 Alstyne Avenue, Block 1926, Lot 13, Corona, Borough of Queens.

Laid over from June 3, 1958, to June 17, 1958, for inspection and decision; hearing closed.

5-569-46-BZ—Vol. III

APPLICANT—Abraham N. Horwitz, for Harry and Harriet Weiner, owners.

SUBJECT—Application reopened March 4, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a residence use district the maintenance of an office and warehouse for the distribution of books, magazines, periodicals and newspapers and the installation of a gasoline tank.

PREMISES AFFECTED—49-10 47th Avenue, south side, 30 feet east of 49th Street. Block 2287, Lot 28, Woodside, Borough of Queens.

Laid over from June 3, 1958, to June 17, 1958, for inspection and decision; hearing closed.

6-677-57-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for A. J. Fritschy Corp., owner.

SUBJECT—Application September 20, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a "C" area district, the erection of a two-story building to be used in conjunction with the existing structural steel and ornamental iron fabrication shop, the proposed addition will occupy more than the permitted area coverage.

PREMISES AFFECTED—220 Dupont Street, 121-135 Provost Street, southwest corner and 237-251 Eagle Street, Block 2497, Lot 23, Borough of Brooklyn.

Laid over from June 3, 1958, to June 17, 1958, for inspection and decision; hearing closed.

7-957-57-BZ

APPLICANT—Burke, Green and Groh, for Mandel Weinstein, owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, to maintain a parking lot for the parking of the cars of the doctors and staff of the hospital on Block 725, Lot 25 without fee.

PREMISES AFFECTED—47-01 31st Avenue, northeast corner of 47th Street, Block 729, Lot 7 (7 and 8), Astoria, Borough of Queens.

Laid over from June 3, 1958, to June 17, 1958, for inspection and decision; hearing closed.

8-902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline

CALENDAR

service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.
PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 6, 1958, at request of applicant who is trying to acquire adjoining property to enlarge the plot; then to June 3, 1958, at request of the applicant, to acquire additional property for possible conforming use; then to June 17, 1958, at the request of the applicant to attempt to acquire additional property to enlarge the plot.

977-57-BZ

APPLICANT—Burke, Green and Groh, for Albert Artsis, owner.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, auto laundry—non-automatic, minor repairs with hand tools only, office and accessory sales and the parking and storage of motor vehicles awaiting service.

PREMISES AFFECTED—223-06 Linden Boulevard, southeast corner of 223rd Street, Block 12740, Lot 55 (55 and 60), Springfield Gardens, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed; then to June 17, 1958, for inspection and decision.

171-53-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Pacwest Realty Corp., owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, facilities for gasoline service or oil selling for occupants only in connection with the garage, presently approved, located in the sub-cellar, cellar, first floor and mezzanine of a 22 story building now under construction.

PREMISES AFFECTED—660-666 Madison Avenue, 8-28 East 61st Street, southwest corner and 13-19 East 60th Street, Block 1375, Lot 56, Borough of Manhattan.

Laid over from May 27, 1958, to June 3, 1958, for further consideration; hearing closed; then to June 17, 1958, for revised plans as to proposed gasoline tank storage installation.

38-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons, for Metropolitan Life Insurance Co., owner.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a 1¼ and 2 times height district, to maintain the present 23 story building with 14 story tower above, making a total of 37 story and penthouse building, used as an office building, separate and apart from the building on Block 1278, Lot 67, designated as 2-4 East 44th Street not in conformity with Board of Standards and Appeals resolution Cal. No. 741-27-BZ.

PREMISES AFFECTED—519-521 5th Avenue, northeast corner of East 43rd Street, Block 1278, Lot 1, Borough of Manhattan.

Laid over from May 27, 1958, for applicant to send out new notices by regular mail for hearing on June 3, 1958; then to June 10, 1958, for further consideration; then to June 17, 1958, because of the fact that the Corporation Council asked for time to render an opinion as to the adequacy of the agreement.

39-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons Bankers Trust Co., and Metropolitan Life Insurance Co. owners.

SUBJECT—Application January 14, 1958—decision of Borough Superintendent, under section 19A and 21 of Zoning Resolution, to permit the separation of Lot from the Certificate of Occupancy of Lot 1 and extend 12 story building on Lot 69 to 19 stories and erect there a 19 story extension of Lot 67, eliminating the required loading and unloading berth.

PREMISES AFFECTED—2-4 East 44th Street and 529 5th Avenue, southeast corner, Block 1278, Lots 67 and 69, Borough of Manhattan.

Laid over from May 27, 1958, for applicant to send new notices by regular mail for hearing on June 3, 1958 then to June 10, 1958 for further consideration; then to June 17, 1958, because of the fact that the Corporation Council asked for time to render an opinion as to the adequacy of the agreement.

HARRIS H. MURDOCK, *Chairman*

JUNE 17, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, June 17, 1958, at 2 o'clock in Room 10 Municipal Building, Manhattan, on the following matters:

814-57-A

APPLICANT—Wheeler Yacht Co., Inc., owner.

SUBJECT—Application October 28, 1957—Appeal from order of the Fire Commissioner and a decision of the Borough Superintendent re Sprinkler System in lieu of Yard Hydrant System.

PREMISES AFFECTED—520 Compton Avenue, foot of Patterson Avenue, Block 3502, Lots 2-7, Pugsley Creek, Borough of The Bronx.

152-49-A—Vol. III

APPLICANT—Norman Lederer and Leonard Joseph, for Hugh Doonan, owner.

SUBJECT—Application reopened December 3, 1957—Vol. III—Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—304 Beach 90th Street, east side, 301.96 feet north of Rockaway Beach Boulevard, Block 574, Lot 11, Rockaway Beach, Borough of Queens.

374-55-A

APPLICANT—Szold and Brandwen, for 1st, 2nd and 3rd Beech Hills Corp., owners.

SUBJECT—Application April 19, 1955—Appeal from a decision re orders of the Fire Commissioner—re certificate of fitness.

PREMISES AFFECTED—56-08 to 56-28, 57-02 to 57-10 to 57-60 and 57-64 to 57-66 244th Street, 242-05 to 242-19 and 242-31 to 242-73 61st Avenue and 56-03 to 56-33 Douglas Parkway; 242-06 to 242-28, 242-36 to 242-66 and 242-66 to 242-68 Horace Harding Boulevard (Block 8276, Lot 2); 244-02 to 244-16, 244-24 to 244-48, 246-02 to 246-28 and 246-32 to 246-46 57th Drive; 244-01 to 244-09 and 244-35 61st Avenue and 57-31 to 57-65 244th Street (Block 8276, Lot 10); 244-07 to 244-25, 246-59 to 246-61, 246-65 to 246-71 and 246-75 to 246-77 57th Drive; 245-03 to 245-15 61st Avenue; 57-01 to 57-03, 57-07 to 57-31, 57-35 to 57-61, 57-65 to 57-83, 57-87 to 57-89, 58-01 to 58-45, 58-49 to 58-63 and 58-67 to 58-69 246th Crescent; 244-08 to 244-10 and 244-20 to 244-42 Horace Harding Boulevard; 56-07 to 56-25 244th Street (Block 8276, Lot 20); 246-11 to 246-43 57th Drive; 57-02 to 57-04, 57-10 to 57-26, 57-37 to 57-62, 57-66 to 57-86, 58-40 to 58-64 and 58-68 to 58-70 246th Crescent (Block 8276, Lot 30); 245-01 to 245-04 and 245-14 to 245-40 61st Avenue; 245-01

CALENDAR

245-17, 245-39 to 245-45, 245-49 to 245-71 and 245-76 to 245-89 62nd Avenue; 61-05 to 61-21 245th Place (Block 8305, Lot 10); 244-90 to 244-98 61st Avenue; 245-02 to 246-16 62nd Avenue; 61-06 to 61-28 245th Place, Block 8306, Lot 4, Douglaston, Borough of Queens.

5-57-A

APPLICANT—V. Della Penna for Alvin Brand, owner.
SUBJECT—Application July 1, 1957—Appeal from a decision of the Borough Superintendent, re extension of outer wall, etc.

REMISES AFFECTED—388 East 156th Street, south side, 50 feet west of Melrose Avenue, Block 2402, Lot 20, Borough of The Bronx.

5-58-A

APPLICANT—Equitable Paper Bag. Co., Inc., lessee; for Roseis Realty Co., owner.

SUBJECT—Application January 15, 1958—Appeal from a decision of the Fire Commissioner re use of panic bolts—factory.

REMISES AFFECTED—45-50 Van Dam Street, west side from Thomson Avenue to 47th Avenue, Block 279, Lot 1, Long Island City, Borough of Queens.

5-57-A

APPLICANT—Samuel Rosenblum, for Alma G. Roos, owner.

SUBJECT—Application October 10, 1957—Appeal from a decision of the Borough Superintendent, re egress.

REMISES AFFECTED—147-149 West 22nd Street, north side, 249 feet, 6 inches east of 7th Avenue, Block 798, Lot 17, Borough of Manhattan.

11-58-A

APPLICANT—Goldwater and Flynn, for Philip Spear, owner.

SUBJECT—Application May 19, 1958—Application to review a decision of the Borough Superintendent as to alteration in excess of 50% of valuation of buildings, sufficient to constitute a new building.

REMISES AFFECTED—169-171 East 77th Street, north side, 150 feet west of 3rd Avenue, Block 1412, Lots 29 and 30, Borough of Manhattan.

41-58-A

APPLICANT—Tobias Goldstone, for Young Israel of Flatbush, owner.

SUBJECT—Application May 28, 1958—Appeal from a decision of the Borough Superintendent, re Class III construction, public use, re stairs, etc.

REMISES AFFECTED—1300-1308 Coney Island Avenue, west side, 320 feet north of Avenue J, Block 6523, Lot 85, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 24, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 24, 1958, at 10 o'clock in Room 6013, Municipal Building, Manhattan, on the following matters:

45-57-BZ

APPLICANT—Leonard F. Rothkrug, for Maria Gitto, doing business as Joseph Gitto and Sons, owners.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the change in occupancy and extension of a one family dwelling and four car garage to wholesale grocery storage occupying more than the permitted area.

PREMISES AFFECTED—155 Hopkinson Avenue, east

side, 25 feet north of Hull Street and 101 Hull Street, north side, 70 feet east of Hopkinson Avenue, Block 1533, Lot 2, Borough of Brooklyn.

546-57-A

APPLICANT—Leonard F. Rothbrug, for Maria Gitto, doing business as Joseph Gitto and Sons, owners.

SUBJECT—Application July 19, 1957—Appeal from a decision of the Borough Superintendent, re Class 4 structure-commercial use.

PREMISES AFFECTED—155 Hopkinson Avenue, east side, 25 feet north of Hull Street and 101 Hull Street, north side, 70 feet east of Hopkinson Avenue, Block 1533, Lot 2, Borough of Brooklyn.

172-58-BZ

APPLICANT—Gabriel Nathan, for Arverne Associates, Inc., owner.

SUBJECT—Application March 31, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles to be used in conjunction with that part of the parking lot located in the business use district.

PREMISES AFFECTED—212-220 Beach 70th Street, east side, 100 feet north of Rockaway Beach Boulevard, Block 534, Lot 68, Arverne, Borough of Queens.

147-58-BZ

APPLICANT—Joshua Brown, for Staten Island Oil Co., Inc., owner.

SUBJECT—Application March 20, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, the reconstruction of a present gasoline station and to continue the present uses of offices, lubricatorium, storage and sale of auto accessories, car washing—non automatic, minor auto repairs with hand tools and the parking of more than five (5) motor vehicles awaiting service.

PREMISES AFFECTED—2211 Hylan Boulevard, northwest corner of Lincoln Avenue, Block 3591, Lot 1, Grant City, Borough of Richmond.

61-58-BZ

APPLICANT—Stanley J. Shaftel, for Sylvia Kaye, owner.

SUBJECT—Application February 19, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G area district, the erection of a one family dwelling that encroaches on the required setback in the front and side yards.

PREMISES AFFECTED—49-04 Hanford Street, west side, 365.83 feet north of 51st Avenue, Block 8167, Lot 92, Douglaston, Borough of Queens.

62-58-A

APPLICANT—Stanley J. Shaftel, for Sylvia Kaye, owner.

SUBJECT—Application February 19, 1958—filed pursuant to section 35, General City Law re proposed stairs and walks in bed of a mapped street and a decision of the Borough Superintendent re ceiling height and garage level.

PREMISES AFFECTED—49-04 Hanford Street, west side, 365.83 feet north of 51st Avenue, Block 8167, Lot 92, Douglaston, Borough of Queens.

63-58-BZ

APPLICANT—Stanley J. Shaftel, for Sylvia Kaye, owner.

SUBJECT—Application February 19, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G area district, the erection of a one family dwelling that encroaches on the required setback in the front and side yards.

PREMISES AFFECTED—48-18 Hanford Street, west side, 440.79 feet north of 51st Avenue, Block 8167, Lot 85, Douglaston, Borough of Queens.

CALENDAR

64-58-A

APPLICANT—Stanley J. Shaftel, for Sylvia Kaye, owner.
SUBJECT—Application February 19, 1958—filed pursuant to section 35, General City Law re Stairs and Work in bed of mapped street and a decision of the Borough Superintendent re height of ceiling and garage level.
PREMISES AFFECTED—48-18 Hanford Street, west side, 440.79 feet north of 51st Avenue, Block 8167, Lot 85, Douglaston, Borough of Queens.

141-58-BZ

APPLICANT—Frederick A. Ketcher, for Arthur J. McConnell, owner; John J. Fox and Sons, lessee.
SUBJECT—Application March 19, 1958—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence use district, an extension to the existing legal funeral parlor and undertaking establishment with patron parking of more than five (5) cars.
PREMISES AFFECTED—201-203 East 201st Street and 3000-3008 Grand Concourse, northeast corner, Block 3307, Lots 67 and 68, Borough of The Bronx.

142-58-A

APPLICANT—Frederick A. Ketcher, for Arthur J. McConnell, owner; John J. Fox and Sons, lessees.
SUBJECT—Application March 19, 1958—Appeal from a decision of the Borough Superintendent, re commercial use in frame building.
PREMISES AFFECTED—201-203 East 201st Street and 3000-3008 Grand Concourse, northeast corner, Block 3307, Lots 67 and 68, Borough of The Bronx.

85-58-BZ

APPLICANT—Goldwater and Flynn, for Peerless Operating Corp., and 32 East 1st Street Realty Corp., owners.
SUBJECT—Application February 17, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, after demolition of the two existing buildings, the erection and maintenance of a gasoline service station, lubricatorium, car washing, office, storage and parking of more than five (5) motor vehicles and minor auto repairs.
PREMISES AFFECTED—20-24 2nd Avenue and 30-32 East 1st Street, northeast corner, Block 443, Lots 1 and 62, Borough of Manhattan.

260-58-BZ

APPLICANT—Michael L. Radoslovich, for Board of Education, Bureau of Design and Construction, City of New York, owner.
SUBJECT—Application April 24, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of a school occupying more than the permitted area.
PREMISES AFFECTED—85 Watkins Street, (75-99 official), 62-90 Glenmore Avenue, southeast corner of Glenmore Avenue, and 336-346 Stone Avenue, Block 3507, Lot 7, Borough of Brooklyn, P.S. 298.

52-58-BZ

APPLICANT—John F. Fitzsimons, for Adolf Hoffman Iron Works, Inc., owner.
SUBJECT—Application February 11, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one-story extension to an existing iron and steel works shop, the proposed extension to occupy more than the permitted area coverage.
PREMISES AFFECTED—127-02 Farmers Boulevard, and 129-24 to 129-34 Sidway Place, southeast corner, Block 12494, Lot 54, Springfield Gardens, Borough of Queens.

992-57-BZ

APPLICANT—Victor G. Madonia, for Jacob Feldman, owner.
SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7j of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairing, office, salaried storage room and parking and storage of motor vehicles for a stated term of fifteen (15) years.
PREMISES AFFECTED—109-50 Merrick Boulevard, southwest corner of 109th Road, Block 10189, Lot 10, South Jamaica, Borough of Queens.

173-58-BZ

APPLICANT—Gabriel Nathan, for Helen Nemeth, owner.
SUBJECT—Application March 31, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of an open parking lot for the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—46-15 to 46-27 (46-21) Rockaway Beach Boulevard, and 202-216 Beach 47th Street, southeast corner, Block 328, Lots 39 and 139, Edgemere, Borough of Queens.

174-58-A

APPLICANT—Gabriel Nathan, for Helen Nemeth, owner.
SUBJECT—Application March 31, 1958—filed pursuant to section 35, General City Law re premises partly in bed of mapped street—proposed widening of Rockaway Beach Boulevard.
PREMISES AFFECTED—46-15 to 46-27 (46-21) Rockaway Beach Boulevard and 202-216 Beach 47th Street, southeast corner, Block 328, Lots 39 and 139, Edgemere, Borough of Queens.

66-58-BZ

APPLICANT—John J. Tricarico, for Empire Fuel Co., owner.
SUBJECT—Application February 7, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail use district, the change in use of an existing one-story building from office garage for five (5) trucks and storage of riggers equipment to office and storage of fuel delivery trucks.
PREMISES AFFECTED—1638 8th Avenue, west side, 10 feet south of Windsor Place, Block 1112, Lot 52, Borough of Brooklyn.

803-57-BZ

APPLICANT—Hyman Muss, for Willets Point Taxpayer Inc., owner.
SUBJECT—Application November 7, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a two-story building to be occupied on the first floor with stores and a motion picture theatre and the use of the second floor for offices and projection room.
PREMISES AFFECTED—19-05 to 19-11 Francis Lewis Boulevard, southeast corner of 160th Street, Block 4758, Lot 100, Whitestone, Borough of Queens.

148-58-BZ

APPLICANT—Joshua Brown, for Staten Island Oil Co. Inc., owner.
SUBJECT—Application March 20, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction of a present gasoline service station and continue the uses of office, storage and sale of auto accessories, car wash—non automatic, minor auto repairs with hand tools only, lubricatorium and the parking of more than five (5) motor vehicles awaiting to be serviced.
PREMISES AFFECTED—3310 Richmond Road, southwest corner of Combs (Hitchcock) Avenue, Block 4328, Lot 6, New Dorp, Borough of Richmond.

CALENDAR

909-57-BZ

APPLICANT—Aaron Halpern, for Wiljay Contracting Co., Inc., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, a one-story extension to an existing non-storage, 4 car garage to be used for the storage of contracting equipment which is now legally stored in an open yard, the proposed extension to occupy more than the permitted area coverage.

PREMISES AFFECTED—152-15 14th Road, north side, 101.94 feet east of 152nd Street and 152-10 13th Avenue, Block 4541, Lot 22, Whitestone, Borough of Queens.

172-16-BZ—Vol. II

APPLICANT—Herman Kron, for Banner Oil Company, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—re (decision of the Borough Superintendent) under sections 7c and 7h of the zoning resolution to permit in a business and residence use district, the reconstruction of an existing gasoline service station, minor auto repairs with hand tools only, auto laundry, garage for more than five (5) cars and parking and storage of more than five (5) motor vehicles to be used in conjunction with the existing garage.

PREMISES AFFECTED—31-37 Church Avenue, north side, 100 feet east of Chester Avenue, Block 5313, Lots 34 and 38, Borough of Brooklyn.

18-58-BZ

APPLICANT—Patrick D. Concagh, for Marie A. Peduto, owner; International Mill Work Corp., lessee.

SUBJECT—Application January 17, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the change in use in the premises from factory to saw and planing mill.

PREMISES AFFECTED—3308 Edson Avenue, northeast corner of Givan Avenues, Block 4881, Lots 75 and 77, Borough of The Bronx.

59-58-BZ

APPLICANT—J. G. L. Molloy for 140 East 40 Corp., owner.

SUBJECT—Application February 18, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing twelve (12) story and penthouse building, from multiple dwelling to offices.

PREMISES AFFECTED—140 East 40th Street, south side, 124 feet east of Lexington Avenue, Block 895, Lot 66, Borough of Manhattan.

60-58-A

APPLICANT—J. G. L. Molloy, for 140 East 40 Corp., owner.

SUBJECT—Application February 18, 1958—Appeal from a decision of the Borough Superintendent, re live load.

PREMISES AFFECTED—140 East 40th Street, south side, 124 feet east of Lexington Avenue, Block 895, Lot 66, Borough of Manhattan.

298-57-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morris Cohen, owner.

SUBJECT—Application reopened May 6, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of the present building from furniture showroom to supermarket.

PREMISES AFFECTED—307-311 East 115th Street, north side, 100 feet east of 2nd Avenue, Block 1687, Lot 5, Borough of Manhattan.

299-58-A

APPLICANT—Lama, Proskauer and Prober, for Morris Cohen, owner.

SUBJECT—Application April 14, 1958—Appeal from a decision of the Borough Superintendent, re stairs, live load, etc.

PREMISES AFFECTED—307-211 East 115th Street, north side, 100 feet east of 2nd Avenue, Block 1687, Lot 5, Borough of Manhattan.

715-57-BZ

APPLICANT—Albert Melniker, for Harry and Edward Risch, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7A, 7c, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the rehabilitation of an existing gasoline service station and motor vehicle repair shop and the extension of the uses to include sale of accessories, office and parking and storage of more than five (5) motor vehicles to the adjacent lot with business entrances and exits within 75 feet of the residence use district.

PREMISES AFFECTED—4244-4248 Hylan Boulevard, 94-102 Groton Street, southeast corner and 93-101 Littlefield Avenue, Block 5317, Lot 5, Eltingville, Borough of Richmond.

Laid over from March 18, 1958, for inspection and decision; date to be set; hearing closed; now set for June 24, 1958.

190-58-A

APPLICANT—Albert Melniker, for Harry and Edward Risch, owners.

SUBJECT—Application March 24, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped street—Littlefield Avenue and Groton Street.

PREMISES AFFECTED—4244-4288 Hylan Boulevard, 94-102 Groton Street, southeast corner and 93-101 Littlefield Avenue, Block 5317, Lot 5, Eltingville, Borough of Richmond.

609-56-BZ

APPLICANT—Ingram S. Carner, for Charles Cintron, owner.

SUBJECT—Application reopened May 27, 1958 for consideration as to extension of time to complete, expired March 19, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a residence use district, the erection of a new service building and extending the present use of the gasoline service station, office, laundry and auto repairs, including car washing—non automatic, minor repairs with hand tools only, sales and storage of auto accessories and parts and parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—143-02 to 143-06 Springfield Boulevard and 186-16 to 186-24 143rd Avenue, southwest corner, Block 13082, Lot 26, Springfield, Borough of Queens.

335-35-BZ—Vol. IV

APPLICANT—Burke, Green and Groh, for Anrob Realty Co., Inc., owner.

SUBJECT—Application reopened May 27, 1958 for consideration as to extension of time to complete, expired April 30, 1958—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a residence use district, the extension of the existing use of a storage warehouse (stores, plumbing fixtures, etc.), 5 car garage and loading platform.

PREMISES AFFECTED—167-01 to 167-11 108th Road, northeast corner of 167th Street, Block 10176, Lot 12, Jamaica, Borough of Queens.

CALENDAR

348-56-BZ

APPLICANT—Burke, Green and Groh, for Mary Ryback, owner.

SUBJECT—Application reopened May 27, 1958 for consideration as to extension of time to complete (expired April 30, 1958)—decision of the Borough Superintendent previously granted on condition under section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales room, car wash—non automatic, minor repairs and parking for more than five (5) motor cars waiting for service.

PREMISES AFFECTED—175-15 Rockaway Boulevard, southeast corner of 149th Avenue, Block 13381, Lot 30, Springfield Gardens, Borough of Queens.

1115-40-BZ—Vol. I

APPLICANT—Jacob Lewis Gold, for Morris Hanan, Joseph Mayo, Joseph Barocas and Estate of Meyer Benjuya, owners.

SUBJECT—Application reopened June 3, 1958 for consideration as to extension of term of variance, expired January 31, 1958—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a business use district extending into the residence use district, for a term of years, the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—2101-2129 Surf Avenue, north west corner of West 21st Street, Block 7058, Lots 27-50 inclusive, Borough of Brooklyn.

264-56-BZ

APPLICANT—Henry Nordheim, for Joseph Torres, owner.

SUBJECT—Application reopened June 3, 1958 for consideration as to extension of time to complete, expired January 23, 1958—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of years.

PREMISES AFFECTED—1178 Pugsley Avenue and 2000 Gleason Avenue, southeast corner, Block 3802, Lots 6 and 9, Borough of The Bronx.

625-53-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Vellodrome Gas Station, Inc., owner.

SUBJECT—Application reopened January 29, 1957 as Vol. II—(decision of the Borough Superintendent) under Sections 7f, 7h and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1043-1059 McDonald Avenue and 101-111 Foster Avenue, northeast corner, Block 5426, Lots 1 and 5, Borough of Brooklyn.

Laid over from June 25, 1957, date to be determined; hearing closed; to await trial of two nearby applications subject to writs of certiorari; now set for June 24, 1958.

123-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Grenlac Holding Corp., owner.

SUBJECT—Application February 14, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, sales rooms, car wash, storage, minor auto repairs, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1101-1111 Grenada Place and 4126-4134 Laconia Avenue, northeast corner, Block 4927, Lot 2, Borough of The Bronx.

Laid over from October 22, 1957, to November 19, 1957, for inspection and decision; hearing closed; then to Decem-

ber 3, 1957, for further inspection and decision; then to December 10, 1957, for inspection and decision; applicant having been notified; then to December 17, 1957; then to January 7, 1958, for further inspection and decision; then laid over from January 7, 1958, for decision; date to be set; then set for March 11, 1958; then laid over from March 11, 1958, to March 18, 1958, for full vote of the Board; then laid over from March 18, 1958, for the members of the Board to view the stores now under construction across the street from this site, and laid over for a continuation of the vote until such time as the stores on 231st Street are constructed; date for decision to be determined; now set for hearing June 24, 1958.

16-58-BZ

APPLICANT—Ervin Palmer, for Thomas J. McCahill, owner; National Parking System, Inc., lessee.

SUBJECT—Application January 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, the extension of the present parking lot from the retail portion into the residence portion of the plot.

PREMISES AFFECTED—443-447 3rd Avenue, east side, 19 feet, 9 inches south of East 31st Street and 206 East 31st Street, Block 911, Lot 64, Borough of Manhattan.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

766-57-BZ

APPLICANT—Leonard F. Rothkrug, for Harry Heiman, Inc., owner; Soconv Mobil Oil Co., owner under contract.

SUBJECT—Application October 25, 1957—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop (hand tools only), lubritorium, car washing (non-automatic), office and sales and parking of vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—715 Soundview Avenue, south west corner of St. Lawrence Avenue, Block 3596, Lot 35, Borough of The Bronx.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

629-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Anton Kladdé, owner.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with the accessory uses of car wash, lubritorium, sale of accessories, office, parking and storage of more than five motor vehicles and auto repairs with hand tools.

PREMISES AFFECTED—1805 Washington Avenue, southeast corner of East 175th Street, Block 2907, Lot 33, Borough of The Bronx.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

797-57-BZ

APPLICANT—S. T. Kieley, for The New York and Harlem Railroad Co., owner; New York Central Railroad, lessee.

SUBJECT—Application October 28, 1957—decision of the Borough Superintendent, under sections 7g and 21 of the Zoning Resolution, to permit in a restricted retail use district, use of a portion of the premises for a parking space for more than five (5) motor vehicles.

PREMISES AFFECTED—70 East 45th Street, south side, 344 feet 4 inches east of Vanderbilt Avenue, Block 1280, Lot 1, Borough of Manhattan.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

CALENDAR

3-57-BZ

APPLICANT—Goldwater and Flynn, for Westchester Square Associated, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking for more than five motor vehicles, the use for such purpose to be restricted to doctors and attendants at the hospital and for visitors and patients of the hospital, the lot will be used solely as an appurtenance to the hospital which is across the street.

REMISES AFFECTED—2449-2451 St. Raymond Avenue, 1601-1649 Seddon Street, northwest corner and 2446-2448 Dorsey Avenue, Block 3992, Lots 32, 37 and 40, Borough of The Bronx.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

9-57-BZ

APPLICANT—Ludwig P. Bono, for E. John Dolan, M.D., owner.

SUBJECT—Application December 9, 1957—decision of the Borough Superintendent, under section 7d and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a two story and cellar building to be used as medical offices for a group of doctors with parking of more than five (5) motor vehicles, for doctors, patients and visitors on the unbuilt upon portion of the site.

REMISES AFFECTED—1625 St. Peters Avenue, west side, 105.53 feet south of Maclay Avenue, Block 3994, Lots 36 and 39, Borough of The Bronx.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

20-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owner.

SUBJECT—Application June 4, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicles belonging to patrons, customers and employees of such market.

REMISES AFFECTED—256-262 Clinton Street and 172-196 Congress Street, southwest corner, Block 301, Lots 61, 63, 66 and 71, Borough of Brooklyn.

Laid over from March 25, 1958 to April 22, 1958, at request of attorney for objectors, applicant concurring; then on May 27, 1958, for inspection and decision; hearing closed, then to June 24, 1958, at request of the applicant.

49-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Pelham Bridge Realities, Inc., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7f, 7e and 7A of the Zoning Resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, minor repairs with hand tools only, office, sale of accessories with show windows and business entrances within 75 feet of the residence use district.

REMISES AFFECTED—1141-1151 Williamsbridge Road and 2100-2110 Lydig Avenue, northeast corner, Block 4310, Lots 30 and 33, Borough of The Bronx.

Laid over from June 3, 1958, to June 24, 1958, for inspection and decision; hearing closed.

015-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Stanton Management Inc., owner.

SUBJECT—Application December 16, 1957—decision of the

Borough Superintendent, under sections 7f, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, minor repairs, sale of auto accessories, auto laundry and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3625 Eastchester Road, 1495-1499 Oakley Avenue, northwest corner and 1144-1148 East 222nd Street, Block 4716, Lot 28, Borough of The Bronx.

Laid over from June 3, 1958, to June 24, 1958, for inspection and decision; hearing closed.

585-52-BZ—Vol. IV

APPLICANT—Robert J. Crinnion, for Eisner and Lubin, owners.

SUBJECT—Application reopened October 29, 1957 as Vol. IV—re decision of the Borough Superintendent under section 7h of the zoning resolution, to permit in a restricted retail use district, the maintenance of a public parking lot for the parking of more than five (5) motor vehicles for a stated term of five years.

PREMISES AFFECTED—809-817 1st Avenue, west side, 40.5 ft. north of East 45th Street and 339-341 East 45th Street, Block 1338, Lots 21, 25, 26, 27, 28 and 124, Borough of Manhattan.

Laid over from June 3, 1958, to June 24, 1958, for inspection and decision; hearing closed.

688-54-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application August 17, 1954—decision of the Borough Superintendent under sections 7c and 7i of the zoning resolution, to permit in a business use district, at an existing gasoline service station, the extension of the present use to include parking and storage for more than five (5) motor vehicles and auto repairs.

PREMISES AFFECTED—2203-2209 Amsterdam Avenue, southeast corner of West 170th Street, Block 2112, Lot 26, Borough of Manhattan.

Laid over from June 3, 1958, to June 24, 1958, for inspection and decision; applicant to file revised drawing showing entrances to High Bridge Park from Amsterdam Avenue and Edgecombe Avenue within vicinity of proposed gasoline station.

6-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for J. Starr Parking Service, owner.

SUBJECT—Application January 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five motor vehicles on a vacant parcel of land.

PREMISES AFFECTED—1039-1041 Boynton Avenue, west side, 300 feet south of Watson Avenue, Block 3714, Borough of The Bronx.

Laid over from June 3, 1958, to June 24, 1958, for inspection and decision; hearing closed and to await decision by Planning Commission as to application for parking use on lot in rear of Elder Avenue Block 3714 Lot 5; hearing on which was held June 4, 1958.

993-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Pennsylvania Exchange Bank, owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales, storage room, lubritorium, auto wash, minor auto repairs and the parking and storage of more than

CALENDAR

five (5) motor vehicles with business entrances and show windows within 75 feet of the residence use district.
PREMISES AFFECTED—4728-4736 White Plains Road, and 701-707 St. Ouens Street, northeast corner, Block 5113, Lot 21, Borough of The Bronx.

Laid over from June 3, 1958, to June 24, 1958, for inspection and decision; hearing closed.

970-57-BZ

APPLICANT—Haus and Bresin, for David Berlin, owner.
SUBJECT—Application December 26, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto wash—non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and the parking and storage of motor vehicles awaiting service with a show window and business sign within 75 feet of the residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-12 to 195-20 Linden Boulevard and 117-02 to 117-10 196th Street, southwest corner, Block 12613, Lot 6, St. Albans, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed; then to June 24, 1958, at the request for applicant to file revised plans to meet the requirements of the proposed tenant for further consideration.

994-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Frank Infuso and Henry Infuso, owners.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of the vacant lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1627-1631 Undercliff Avenue, west side, 349.8 feet south of West 176th Street, Block 2880, Lot 129, Borough of The Bronx.

Laid over from June 10, 1958, to June 24, 1958, for inspection and decision; hearing closed.

745-56-BZ

APPLICANT—Louis Santangelo, for Michael Bunda, owner.

SUBJECT—Application November 1, 1956—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the change in occupancy of the existing two-story and basement, two-family dwelling to a three family dwelling.

PREMISES AFFECTED—3210 Middletown Road, south side, 73.46 feet east of Dwight Place, Block 5411, Lot 327, Borough of The Bronx.

Laid over from June 10, 1958, to June 24, 1958 for inspection; applicant to submit revised plans to show building to be in conformity with the Multiple Dwelling Law.

71-58-BZ

APPLICANT—Charles M. Spindler, for Helena E. M. Arams, owner; Sun Oil Co., lessee.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station together with minor repairs with hand tools only, safety inspection station and parking within the local retail use zone of cars awaiting service.

PREMISES AFFECTED—3770-3778 East Tremont Avenue and 2889-2897 Roosevelt Avenue, northeast corner, Block 5562, Lots 21, 25 and 28, Borough of The Bronx.

Laid over from June 10, 1958, to June 24, 1958 for inspection and decision; hearing closed.

41-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, Antonio Caraccio and John Del Vecchio, owners.

SUBJECT—Application February 5, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles on land to be cleared.
PREMISES AFFECTED—1365 Nelson Avenue, west side, 40 feet north of West 170th Street, Block 2521, Lot 1, Borough of The Bronx.

Laid over from June 10, 1958, to June 24, 1958 for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*

JUNE 24, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 24, 1958, at 2 o'clock in Room 101 Municipal Building, Manhattan, on the following matters:

704-55-SA

APPLICANT—Roper Hydraulics Inc., owner.
SUBJECT—Application August 9, 1955—Roper Rotary Pumps, Series 3600, Series K and Series F, approval of.

952-57-SA

APPLICANT—Fulton Boiler Works, Inc., owner.
SUBJECT—Application December 4, 1957—Fulton Combination Gas and Oil Fired Boiler Unit, approval of.

578-57-SM

APPLICANT—General Fireproof Door Corp., owner.
SUBJECT—Application July 12, 1957—General Hollow Metal Door, approval of.

995-57-SM

APPLICANT—Upco Company, owner.
SUBJECT—Application December 19, 1957—Tile Mate, self curing portland cement mortar for setting ceramic tile, approval of.

997-57-SM

APPLICANT—L & M Tile Products, owner.
SUBJECT—Application December 19, 1957—L and M Master Mix, self curing portland cement mortar for setting ceramic tile, approval of.

996-57-SM

APPLICANT—Borden Company, owner.
SUBJECT—Application December 19, 1957—Vitro-Bond self curing portland cement mortar for setting ceramic tile, approval of.

745-57-SM

APPLICANT—Penn Crete Products Company, owner.
SUBJECT—Application October 8, 1957—Dura-Weld, approval of.

232-58-SM

APPLICANT—Buckeye Iron and Brass Works, owner.
SUBJECT—Application April 8, 1958—Buckeye Iron and Brass works, Safety Fill Nozzle for dispensing gasoline Model 820UM, approval of.

261-54-SM

APPLICANT—Dur-O-Wall Products, Inc., owner.
SUBJECT—Application for consideration, amendment of resolution as to extension of use of the previously approved material.

432-51-SM

APPLICANT—Ramset Fasteners Inc., owner.
SUBJECT—Application for consideration, amendment of resolution as to additional uses of Ramset Tru-Set Fasteners.

CALENDAR

0-47-SM

APPLICANT—Fenestra, Inc., owner.
SUBJECT—Application for consideration, amendment of resolution as to additional section of roof deck.

5-55-SM

APPLICANT—Dragon Cement Co., Division of American-Marietta Co., owner.
SUBJECT—Application for consideration, amendment to resolution as to additional cement.

0-46-SM

APPLICANT—Lawrence Portland Cement Co., now known as Dragon Cement Co., Division of American Marietta Co., owner.
SUBJECT—Application February 26, 1946—Dragon Portland Cement Type II.

16-39-SM—Vol. III

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application for consideration, reopening and amendment to resolution as to use of fiber board sheathing without let-in braces.

9-56-A

APPLICANT—Lama, Proskauer and Prober, for Jenny Lazzaro, owner.
SUBJECT—Application November 26, 1956—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—84 University Place, west side, 48 feet north of East 11th Street, Block 569, Lot 26, Borough of Manhattan.

9-57-A

APPLICANT—Herman Kron, for Wallace Furniture Corp., owner.
SUBJECT—Application April 22, 1957—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—507 East 80th Street, north side, 148 feet east of York Avenue, Block 1577, Lot 7, Borough of Manhattan.

22-40-S—Vol. II

APPLICANT—Arnold A. Arbeit, for 192 Associates, Inc., owner.
SUBJECT—Application reopened February 26, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—192 Broadway and 1-11 John Street, northeast corner, Block 79, Lot 15, Borough of Manhattan.

2-58-A

APPLICANT—Leonard F. Rothkrug, Samuel Gardstein and Son, for Irving and Alexander Lifton, doing business as L.B. Electric Supply Co., owners.
SUBJECT—Application February 21, 1958—Appeal from a decision of the Borough Superintendent, re width of stairs and doors, thickness of walls, etc.
PREMISES AFFECTED—5202-5208 New Utrecht Avenue, southwest corner of 52nd Street, Block 5662, Lots 17, 20, 21 and 22, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

JUNE 27, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning*, June 27, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

88-58-BZ

APPLICANT—Leonard F. Rothkrug, for Riverdale Realty Co., Inc., owner.

SUBJECT—Application March 26, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an "F-1" area district, the erection of one sixteen (16) story apartment house occupying a greater floor area than permitted.

PREMISES AFFECTED—4901 Henry Hudson Parkway West, southwest corner of West 249th Street, Block 3419, Lot 91, Borough of The Bronx.

189-58-BZ

APPLICANT—Leonard F. Rothkrug, for Riverdale Realty Co., Inc., owner.

SUBJECT—Application March 26, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an "F-1" district, the erection of two twelve-story apartment houses occupying a greater floor area than permitted.

PREMISES AFFECTED—4675-4705 Henry Hudson Parkway, northwest corner of West 247th Street, Block 3419, Lot 1, Borough of the Bronx.

HARRIS H. MURDOCK, *Chairman*.

JULY 1, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, July 1, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

247-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for David and Theodore Ain, Susie and Mario Marani and Theodore Kent Ain, owners.

SUBJECT—Application reopened March 4, 1958. As Vol. II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the extension of the use of the existing gasoline service station located on the local retail portion of the premises by using the vacant portion in the residence use district for the parking and storage of more than five (5) motor vehicles for a term of years to coincide with the term of the variance granting the gasoline service station.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official Parsons Boulevard, and 158-02 to 158-20 75th Avenue, southeast corner, Block 6823, Lot 1, Flushing, Borough of Queens.

10-58-BZ

APPLICANT—J. Berman, for John Zengel, owner; Rego Forest, lessee.

SUBJECT—Application January 15, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story masonry addition and extend the use of the gasoline service station to include an automatic auto laundry.

PREMISES AFFECTED—69-01 Woodhaven Boulevard, northeast corner of Yellowstone Boulevard, Block 3178, Lot 67, Rego Park, Borough of Queens.

973-57-BZ

APPLICANT—Bernard Segal for E. A. Stern, et al., Executors under will of Esther A. Hurwitz, deceased.

SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs of minor adjustment with hand tools only, automatic auto laundry, simonizing room and parking of vehicles awaiting service.

PREMISES AFFECTED—60-04 Metropolitan Avenue and 62-30 to 62-40 60th Street, southwest corner, Block 3492 Lots 45, 46 and 47, Maspeth, Borough of Queens.

CALENDAR

950-55-A—Vol. II

APPLICANT—Bernard Segal for E. A. Stern, et al., Executors under will of Esther A. Hurwitz, deceased, owner.

SUBJECT—Application reopened January 14, 1958 as Vol. II—filed pursuant to Section 35, of the General City Law re premises in bed of mapped street—proposed widening of Metropolitan Avenue and in the bed of Greene Avenue as proposed.

PREMISES AFFECTED—60-04 Metropolitan Avenue and 62-30 to 62-40 60th Street, southwest corner, Block 3492, Lots 45, 46 and 47, Maspeth, Borough of Queens.

38-55-BZ—Vol. 11

APPLICANT—Paul Friedman, for Stellar Fuel Sales Corp., owner; Bertell's Service, Inc., owner.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, 7h & 7i of the Zoning Resolution, to permit for a term of years expiring July 12, 1970, the erection wholly within the business use district portion of the plot, which is partly in a business use district and partly in a residence use district, a proposed extension to an existing accessory building to be used for storage of automobile accessories and supplies, in connection with the existing gasoline service station, lubritorium, non automatic auto laundry, motor vehicle testing, light repairs with hand tools within the building, and parking and storage of more than (5) motor vehicles granted by the Board under Calendar No. 38-55-BZ.

PREMISES AFFECTED—534-544 Coney Island Avenue, southwest corner of Hinckley Place, Block 5343, Lot 13, Borough of Brooklyn.

1007-57-BZ

APPLICANT—Leonard F. Rothkrug, S. Gardstein and Son, for Jenro Realty Corp., doing business as Rothstein Department Store, owner.

SUBJECT—Application December 19, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a "C" area district, the one-story extension of a retail department store occupying more than the permitted area coverage.

PREMISES AFFECTED—4013-4015 13th Avenue, east side, 60 feet, 2½ inches north of 41st Street, 1313 41st Street and 1306-1308 40th Street, Block 5297, Lot 4, Borough of Brooklyn.

1008-57-A

APPLICANT—Leonard F. Rothkrug, S. Gardstein and Son, for Jenro Realty Corp., doing business as Rothstein's Department Store, owner.

SUBJECT—Application December 19, 1957—Appeal from a decision of the Borough Superintendent, re stairs to be enclosed, continuous and lead from street to roof, etc.

PREMISES AFFECTED—4013-4015 13th Avenue, east side, 60 feet, 2½ inches north of 41st Street, 1313 41st Street and 1306-1308 40th Street, Block 5297, Lot 4, Borough of Brooklyn.

94-58-BZ

APPLICANT—James E. Vassalotti, for Sheljay Construction Corp., owners.

SUBJECT—Application March 4, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with the accessory uses of lubritorium, minor auto repairs, car washing, storage room, office and sales and the parking and storage of motor vehicles in the open area for a temporary period of fifteen (15) years.

PREMISES AFFECTED—25-55 to 25-75 (25-65 official) Brooklyn-Queens Expressway, 69-01 to 69-09 30th Avenue, northeast corner and 2544-2562 70th Street, Block 1046, Lot 1 Jackson Heights, Borough of Queens.

718-49-BZ—Vol. IV

APPLICANT—Dominick Schirripa, for Bernard I. Tau and Vincent Mastroiani, owners. 86th Street Car Wash Inc., lessee.

SUBJECT—Application reopened October 23, 1956 as Vol. IV—decision of the Borough Superintendent, under section 7e of the Zoning resolution, to permit in a business use district, the erection and maintenance of an auto laundry, office, boiler room and also simonizing.

PREMISES AFFECTED—2002-2014 Stillwell Avenue southwest corner of 85th Street, Block 6860, Lot 21 and part of Lot 32, Borough of Brooklyn.

5-58-BZ

APPLICANT—Patrick D. Concagh, for Saverio S. Piscane, owner.

SUBJECT—Application January 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) cars on a vacant plot of land.

PREMISES AFFECTED—717-719 East 217th Street north side, 130.35 feet east of White Plains Road, Block 4665, Lots 40 and 43, Borough of The Bronx.

931-57-BZ

APPLICANT—Albert Melniker, for The California Oil Co., owner; Isle Fuel Oil Service Co., lessee.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools only, sale of accessories and parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—535 Vanderbilt Avenue and 1047 Van Duzer Street, northeast corner, Block 650, Lot 28, Concord, Borough of Richmond.

410-47-BZ—Vol. II

APPLICANT—Tobias Goldstone, for Nicoletta Daechille, owner.

SUBJECT—Application reopened October 8, 1957 as Vol. II—re (decision of the Borough Superintendent) under section 7e of the Zoning Resolution, to permit in a business and residence use district, at an existing motor vehicle repair shop (wheel alignment and body and fender repairs), auto laundry and open lubrication, the installation of four gasoline tanks, and four gasoline pumps on the adjoining portion acquired in 1948 and presently used for the parking of motor vehicles.

PREMISES AFFECTED—2908-2910 Nostrand Avenue, west side, 460 ft. north of Avenue P, Block 7690, Lots 79 and 80, Borough of Brooklyn.

126-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Celia Katz, owner.

SUBJECT—Application March 13, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, in a four story building with basement and cellar, the change in use of the basement from doctor's office and apartment to dressmaking and sales and the change in use of the first floor from two apartments to Photo Studio and Beauty Salon and the upper floors to retain their use as apartments.

PREMISES AFFECTED—38 East 63rd Street, south side, 182 feet east of Madison Avenue, Block 1377, Lot 45, Borough of Manhattan.

105-58-BZ

APPLICANT—Louis Lieberman, for Bernard Isacowitz, owner.

SUBJECT—Application February 27, 1958—decision of the

CALENDAR

Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a "G" area district, the continuance of an existing accessory garage, on a lot with a two-story dwelling, that encroaches on the required five (5) foot setback from the lot line.

PREMISES AFFECTED—138 Beach 149th Street, east side, 596 feet south of Rockaway Beach Boulevard, Block 788, Lot 43, Neponsit, Borough of Queens.

354-56-BZ

APPLICANT—Nathaniel C. Saxe, for Demitrios Dorizas, owner.

SUBJECT—Application December 11, 1956—(decision of the borough superintendent) under Section 7e of the Zoning Resolution, to permit in a residence use district, the conversion of the present living room to a beauty parlor in the existing three (3) story and basement frame structure.

PREMISES AFFECTED—427 Beach 20th Street, west side, 126 feet south of Brookhaven Avenue, Block 249, Lot 57, Far Rockaway, Borough of Queens.

355-56-A

APPLICANT—Nathaniel C. Saxe, for Demetrios Dorizas, owner.

SUBJECT—Application December 11, 1956—Appeal from a decision of the Borough Superintendent, re frame building, business use.

PREMISES AFFECTED—427 Beach 20th Street, west side, 126 feet south of Brookhaven Avenue, Block 249, Lot 57, Far Rockaway, Borough of Queens.

999-57-BZ

APPLICANT—Elias K. Herzog, for William W. Brill, et al., owners. Muriel S. Kessler and Rose H. Yarmark, partners.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of the premises, after demolition of the existing tenement building, for the parking and storage of more than five (5) motor vehicles for a stated term of ten (10) years.)

PREMISES AFFECTED—136 Sullivan Street, north side, 75 feet west of Prince Street and 197 Prince Street, west side, 100 feet north of Sullivan Street, Block 518, Lots 41 and 46, Borough of Manhattan.

32-58-BZ

APPLICANT—Patrick D. Concagh, for Michelen De Tore, owner.

SUBJECT—Application January 31, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a one-story structure for use as an automatic car wash on a vacant plot of land.

PREMISES AFFECTED—2564-2568 Boston Road, south side, 126.31 feet west of Matthews Avenue and 2551-2559 Matthews Avenue, Block 4440, Lot 27, Borough of The Bronx.

648-20-BZ—Vol. II

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Company, lessee.

SUBJECT—Application reopened September 24, 1957, as Vol. II—re decision of the Borough Superintendent, under sections 7a, 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, an extension of the present uses of a gasoline service station to include a one-bay lubritorium, accessory parking in the retail district and the installation of the necessary curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—3940-3952 Amboy Road and

2-20 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

Laid over from April 15, 1958, to June 3, 1958, for inspection, revised plans and decision; hearing closed; then to July 1, 1958, for continuation of hearing and decision; application to file revised plans.

1017-57-A

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Co., lessee.

SUBJECT—Application December 27, 1957—filed pursuant to section 35, General City Law re building partially in bed of a mapped street—proposed widening of Amboy Road.

PREMISES AFFECTED—3952 Amboy Road and 2 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

273-39-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Emma Ekholm and Charles Kotan, owners.

SUBJECT—Application reopened March 25, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, minor auto repairs, car washing, storage, office and sales and parking of cars waiting to be serviced with curb cuts and ground sign within 75 feet of a residence use district for temporary term of fifteen (15) years.

PREMISES AFFECTED—196-45 to 196-49 (196-47 official) Northern Boulevard and 42-50 to 42-72 Francis Lewis Boulevard, northwest corner, Block 5373, Lots 18 and 22, Bayside, Borough of Queens.

Laid over from June 10, 1958, to July 1, 1958, for inspection and decision; hearing closed.

108-58-BZ

APPLICANT—Samuel Rosenblum, for Yadbob Realty Corp., owner; Samoroff Building Inc., lessee.

SUBJECT—Application March 7, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, in an existing three-story building, the change in use of the first floor from non-storage garage for five (5) cars to garage, photographic studio and darkroom and to continue the use of the second and third floors as dwellings.

PREMISES AFFECTED—172 East 73rd Street, south side, 175 feet west of 3rd Avenue, Block 1407, Lot 44, Borough of Manhattan.

Laid over from June 10, 1958, to July 1, 1958, for inspection and decision; hearing closed.

716-56-BZ—Vol. II

APPLICANT—Larry Meltzer, for Jewish Center of New Hyde Park, Inc., owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of an extension to a present synagogue and occupying more than the permitted area.

PREMISES AFFECTED—771-779 East 49th Street, east side, 100 feet north of Avenue D, Block 4770, Lots 50, 52 and 53, Borough of Brooklyn.

Laid over from June 10, 1958, to July 1, 1958, for inspection and decision; hearing closed.

158-23-BZ—Vol. II

APPLICANT—Philip Freshman, for Empire State Warehouse Corp., owner.

SUBJECT—Application reopened March 4, 1958 Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of an existing (9) nine-story building together with the adjoining eight (8)

CALENDAR

story and penthouse building and one-story garage from warehouse and garage to warehouse in the basement and first floor with accessory garage and the use of the upper floors for light manufacturing.

PREMISES AFFECTED—372-390 Gates Avenue and 390 Nostrand Avenue, southwest corner, Block 1812, Lot 42, Borough of Brooklyn.

Laid over from June 10, 1958 to July 1, 1958, for inspection and decision; hearing closed.

107-58-BZ

APPLICANT—Frederick A. Ketcher, for Rayco Corporation, owner; Flatbush Rayco Inc., lessee.

SUBJECT—Application March 6, 1958—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a business and residence use district, a permanent variation to permit the installation of auto seat covers and minor motor vehicle repairs with hand tools, limited to muffler and tailpipe installation and service and a temporary variation to permit the parking of more than five (5) motor vehicles for patrons.

PREMISES AFFECTED—2385 Flatbush Avenue and 1953-1961 East 51st Street, southeast corner, Block 8529, Lot 7, Borough of Brooklyn.

Laid over from June 10, 1958, to July 1, 1958, for inspection and decision; hearing closed.

881-57-BZ

APPLICANT—Max Horn, for Peter P. Bendzlowicz, owner.

SUBJECT—Application December 10, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail use district, the relocation, into a recently consolidated lot, and the reconstruction of a gasoline service station, lubritorium, office, sale of auto parts, minor auto repairs and the parking of cars awaiting service, this change is required due to the proposed widening of the two streets on which the building has frontage.

PREMISES AFFECTED—259-59 Francis Lewis Boulevard and 147-60 Hook Creek Boulevard, northeast corner, Block 13686, Lot 5, Rosedale, Borough of Queens.

Laid over from June 10, 1958, to July 1, 1958, for inspection and decision; hearing closed.

544-26-BZ—Vol. III

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the construction of a fifth floor and bulkhead to an existing four story and cellar building used as a telephone exchange, the proposed extension to exceed the permitted height.

PREMISES AFFECTED—676-680 (680 Official) Fairview Avenue and 1928-1944 Gates Avenue, southeast corner, Block 3478, Lot 31, Ridgewood, Borough of Queens.

Laid over from June 10, 1958, to July 1, 1958, for inspection and decision; hearing closed.

27-58-BZ

APPLICANT—John F. Fitzsimons, for Esther Lynch owner.

SUBJECT—Application January 28, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a building to be used as a plumber shop, office, store, cellar and one car garage.

PREMISES AFFECTED—45-25 47th Street, east side, 117.12 feet south of Greenpoint Avenue, Block 151, Lot 23, Woodside, Borough of Queens.

Laid over from June 10, 1958, to July 1, 1958, for inspection and decision; hearing closed.

259-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Sherwood Management Corp., owner; Lamar Paint Products Co., lessee.

SUBJECT—Application April 23, 1958—decision of the Borough Superintendent, under sections 7e and 7A of the Zoning Resolution, to permit in a local retail use district for a temporary period of ten (10) years, the use of the present building for wholesale and retail sales and storage of paints, painters supplies and varnish in sealed containers.

PREMISES AFFECTED—83-45 Dongan Avenue, north side, 40 feet west of Broadway, Block 1544, Lot 39, Elmhurst, Borough of Queens.

Laid over from June 10, 1958, to July 1, 1958, for decision; hearing closed.

312-57-BZ

APPLICANT—Louis Lieberman, for F. and R. Realty Corp., owner.

SUBJECT—Application April 17, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the continuance of an existing illuminating business sign, two (2) feet high and forty (40) feet wide on the existing two-story structure.

PREMISES AFFECTED—94-00 Ditmars Boulevard, 22-01 to 22-73 94th Street, southeast corner, 22-02 to 22-50 and 22-62 to 22-70 95th Street and 94-01 to 94-21 23rd Avenue, Block 1071, Lots 1, 25, 27, 29, 31 and 37, Jackson Heights, Borough of Queens.

Laid over from June 10, 1958, to July 1, 1958 for inspection and decision, hearing closed.

HARRIS H. MURDOCK, *Chairman.*

JULY 1, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, July 1, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

281-58-A

APPLICANT—Burke, Green and Groh, for Sidney W. Saks, owner.

SUBJECT—Application May 5, 1958—Appeal from a decision of the Borough Superintendent, re conversion of frame building to school, re stairways, etc.

PREMISES AFFECTED—84-01 Midland Parkway, east side, 257.07 feet north of Henley Road, Block 9948, Lot 14, Jamaica Estates, Borough of Queens.

761-57-A

APPLICANT—Sidney Daub, for Broadway Pastry Shop, Inc., owner.

SUBJECT—Application October 24, 1957—Appeal from a decision of the Borough Superintendent, re egress, factory building.

PREMISES AFFECTED—252-254 West 28th Street, south side, 155 feet, 6 inches east of 8th Avenue, 2nd floor; Block 777, Lot 72, Borough of Manhattan.

304-58-A

APPLICANT—Paul Trapani, for Florence Trapani, owner.

SUBJECT—Application May 16, 1958—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Sections 171(1) and 172(2) and Section 172(3), re Bulk and volume, yard area, etc.

PREMISES AFFECTED—636-644 Burke Avenue, southwest corner of Barker Avenue, 1st floor, Block 4543, Lot 26, Borough of The Bronx.

CALENDAR

274-58-A

APPLICANT—Ross and Atkin, for Bruges Realty Corp., owner; Park Terrace Caterers, lessee.

SUBJECT—Application April 28, 1958—Appeal from a decision of the Borough Superintendent, Class 3 construction, Dance Hall use on 2nd floor.

PREMISES AFFECTED—880 River Avenue, east side, 100 feet north of East 161st Street, 2nd floor; Block 2484, Lot 9, Borough of The Bronx.

361-22-A—Vol. II

APPLICANT—Brooklyn Borough Gas Company, owner.

SUBJECT—Application reopened May 20, 1958 as Vol. II—Appeal from orders and a decision of the Fire Commissioner, re foam extinguishing system.

PREMISES AFFECTED—873 Neptune Avenue, north side, 146.90 feet east of West 12th Street, Block 7247, Lots 22, 100, 106, 114, 122, 265 and 320, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 8, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, July 8, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

870-57-BZ

APPLICANT—Jerome W. Perlstein, for Jack Perlow, owner.

SUBJECT—Application November 21, 1957—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a "G-1" area district, the erection of a one-story extension to an existing two-story, one family dwelling to be used in conjunction with the dental office on the first floor, the proposed extension to encroach on the required rear yard.

PREMISES AFFECTED—75-85 182nd Street and 182-01 Union Turnpike, northeast corner, Block 7199, Lot 48, Flushing, Borough of Queens.

196-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Orzo, owner.

SUBJECT—Application April 7, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, carwashing, office and sales room, minor auto repairs and parking of more than five cars.

PREMISES AFFECTED—2590-2604 Bailey Avenue and 2587-2601 Heath Avenue, northeast corner, Block 3239, Lot 1, Borough of The Bronx.

674-49-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Saverio and Peter Boffoli, owners.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a one-story structure for use as stores, storage of beer and soda, loading and unloading with patron parking and curb cuts for commercial use for a stated term of fifteen (15) years.

PREMISES AFFECTED—4391-4399 Baychester Avenue and 1960-1968 Nereid Avenue, southwest corner, Block 5056, Lot 38, Borough of The Bronx.

940-57-BZ

APPLICANT—Leonard F. Rothkrug and Herbst and Rusciano, for Frank Letizia, doing business as Rainbow Beverage Co., owner.

SUBJECT—Application December 19, 1957—decision of

the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a soda bottling factory for a term of twenty (20) years.

PREMISES AFFECTED—2254 Light Street and 3787 Merrit Avenue, southwest corner, Block 4951, Lot 47, Borough of The Bronx.

623-49-BZ—Vol. II

APPLICANT—Theron R. Galloway, for Consolidated Edison Company of New York, Inc., owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a one and one-half height district, the erection of two additional generating units with twin stacks and transmission towers having a height in excess of that permitted within two (2) miles of a designated air port.

PREMISES AFFECTED—East River, 800 feet north of 20th Avenue; 19-39 20th Avenue, Block 850, Lots 1 and 2, Astoria, Borough of Queens.

942-57-BZ

APPLICANT—Albert Melniker, for Isle Fuel Oil Service Co., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and parking for more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—3881 Richmond Avenue and 4515 Amboy Road, northeast corner, Block 5497, Lot 135, Eltingville, Borough of Richmond.

204-58-A

APPLICANT—Albert Melniker, for Isle Fuel Oil Service Co., owner.

SUBJECT—Application April 7, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped street-proposed widening of Richmond Avenue.

PREMISES AFFECTED—3881 Richmond Avenue 4515 Amboy Road, northeast corner, Block 5497, Lot 135, Eltingville, Borough of Richmond.

339-32-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 3515 Fort Hamilton Parkway Realty Inc., owner.

SUBJECT—Application reopened March 25, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence, business and manufacturing use district, on a plot developed with two (2) buildings, the change in use of one building from storage and seasoning of pickles and tomatoes to the manufacture of incombustibles and the change in use of the second building from furniture storage and warehouse to auto glass shop, mixing of lubricating oils, and knitting and spinning with a one-family apartment, and to have accessory loading and unloading with parking on the unbuilt upon portion of more than five (5) cars.

PREMISES AFFECTED—3509-3517 Fort Hamilton Parkway (3511-3513 displayed), south side, 179 feet, 5 inches east of 36th Street and 200-208 Minna Street, Block 5302, Lots 17 and 18, Borough of Brooklyn.

278-58-A

APPLICANT—Lama, Proskauer and Prober, for 3515 Fort Hamilton Parkway Realty, Inc., owner.

SUBJECT—Application February 26, 1958—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—3509-3517 Fort Hamilton Parkway (3511-3513 displayed), south side, 179 feet, 5 inches east of 36th Street, Block 5302, Lots 17 and 18, Borough of Brooklyn.

CALENDAR

1004-57-BZ

APPLICANT—Henry J. Nurick, for Mrs. Palma Campbell, owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use of an existing one-story building from cooperage and barrel factory to a motor vehicle repair shop for body and fender repairs.

PREMISES AFFECTED—434-440 Manhattan Avenue, southeast corner of Bayard Street, Block 2724, Lot 7, Borough of Brooklyn.

971-41-BZ—Vol. III

APPLICANT—Herman Kron, for Charlotte K. Mark, owner, Brooklyn Parking Corp., lessee.

SUBJECT—Application reopened July 23, 1957 as Vol. III—re (decision of the Borough Superintendent) under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the extension of the existing parking lot for the parking and storage of more than five (5) motor vehicles by the addition thereto of the adjoining lot.

PREMISES AFFECTED—32-44 Clinton Street, west side, 105 ft. north of Pierrepont Street, Block 238, Lots 65 and 70, Borough of Brooklyn.

118-58-BZ

APPLICANT—James E. Vassalotti, for 992 Gates Realty Corp., owner.

SUBJECT—Application February 25, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and local retail use district, the change in use of an existing two and three story building, which were formerly two buildings and legally connected, from garage for more than five (5) cars and commercial garage to manufacturing of plastic toys and novelties, storage and assembly and shipping of lacquer coating, the proposed floor space used is in excess of the lot.

PREMISES AFFECTED—37-53 Ralph Avenue, 992-1002 Gates Avenue, southeast corner and 825-827 Monroe Street Block 1480, Lot 2, Borough of Brooklyn.

119-58-A

APPLICANT—James E. Vassalotti, for 992 Gates Realty Corp., owner.

SUBJECT—Application February 25, 1958—Appeal from a decision of the Borough Superintendent, re provide additional stair.

PREMISES AFFECTED—37-53 Ralph Avenue, 992-1002 Gates Avenue, southeast corner and 825-827 Monroe Street, Block 1480, Lot 2, Borough of Brooklyn.

756-57-BZ

APPLICANT—Paul Friedman, for Mary Falco, owner.

SUBJECT—Application October 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit for a term of (15) fifteen years in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, sale and storage of auto accessories.

PREMISES AFFECTED—132-140 East 170th Street and 1710-1712 Lexington Avenue, southwest corner, Block 1634, Lot 158, Borough of Manhattan.

88-58-BZ

APPLICANT—Leonard F. Rothkrug, for Stanjack Holding Corp., owner.

SUBJECT—Application February 28, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the change in use within the existing building from theatre to bowling alley.

PREMISES AFFECTED—199-03 32nd Avenue, north side, 20 feet east of Jordan Avenue, Block 6022, Lot 22, Bayside, Borough of Queens.

89-58-A

APPLICANT—Leonard F. Rothkrug, for Stanjack Holding Corp., owner.

SUBJECT—Application February 28, 1958—Appeal from a decision of the Borough Superintendent; re stairways, exit, marquee, etc.

PREMISES AFFECTED—199-03 32nd Avenue, north side 20 feet east of Jordan Street, Block 6022, Lot 22, Bayside, Borough of Queens.

426-57-BZ

APPLICANT—Patrick D. Concagh, for Moschella Homes, Inc., owner.

SUBJECT—Application June 6, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning resolution, to permit in a residence use, "D-1" area district, the erection of a one story class 3 building to be used for eight (8) retail stores and occupying more than the permitted area.

PREMISES AFFECTED—2509-2519 Eastchester Road, west side, 100 ft. north of Mace Avenue, Block 4480, Lot 78, Borough of the Bronx.

990-57-BZ

Applicant—Albert Melniker, for Richmond Motor Fuels, Inc., owner.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7c, 7e, and 7f of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools only, sale of accessories and the parking and storage of more than five (5) motor vehicles to be used in conjunction with the existing motor vehicle repair shop, located in the residence portion of the plot for a stated term of fifteen (15) years.

PREMISES AFFECTED—170-186 Gordon Street and 250-258 Broad Street, southwest corner, Block 563, Lot 72, Stapleton, Borough of Richmond.

355-56-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, Herbst and Rusciano, for Ernest R. La Porte, Patrick Mattia and Anthony Poverno, owners. Lessee; Cities Service Oil Corp.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, 7h and 7i of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy from parking lot with used car sales, previously granted by the Board for the erection and maintenance of a gasoline service station, lubritorium, minor repairs, car washing (non-automatic) and parking, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—984-998 East 180th Street and 2081-2099 Bryant Avenue, southwest corner, Block 3132, Lot 35, Borough of The Bronx.

850-56-BZ

APPLICANT—Maurice G. Uslan, for Jewish Community Center, owner.

SUBJECT—Application December 7, 1956—decision of the Borough Superintendent under sections 7a and 21 of the Zoning Resolution, to permit in an E area district, the construction of a two story and part three story addition to an existing community center occupying more than the permitted area having less than the required setback, side yard and rear yard.

PREMISES AFFECTED—475 Victory Boulevard, west side, 220 feet south of Woodstock Avenue, Block 120, Lots 109 and 112, Silver Lake, Borough of Queens.

CALENDAR

314-58-A

APPLICANT—Maurice G. Uslan, for Jewish Community Center, owner.

SUBJECT—Application May 12, 1958—filed pursuant to section 35, (3), General City Law—re alteration of existing building partially in bed of a mapped street—proposed widening of Victory Boulevard.

PREMISES AFFECTED—475 Victory Boulevard, west side, 220 feet south of Woodstock Avenue, Block 120, Lots 109 and 112, Silver Lake, Borough of Queens.

811-51-BZ—Vol. II

APPLICANT—Nathaniel C. Saxe, for Wides Motor Sales Corp., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—re decision of the Borough Superintendent, under section 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one-story building for use as a motor vehicle repair shop (hand tools only) to be used in conjunction with the existing automobile showroom with parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the premises.

PREMISES AFFECTED—14-06 to 14-16 Beach Channel Drive and 21-32 to 21-42 Nameoke Avenue, northeast corner, Block 8, Lot 1, Far Rockaway, Borough of Queens.

224-57-BZ

APPLICANT—Haus and Bresin, for Adele Wilson and Elsie Katz, owners.

SUBJECT—Application March 26, 1957—(decision of the borough superintendent) under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, offices, sale of auto accessories and minor repairs with hand tools only for the stated term of fifteen (15) years.

PREMISES AFFECTED—72-01 to 72-11 (72-05 official) Northern Boulevard, and 32-59 to 32-69 72nd Street, northeast corner, Block 1168, Lots 42 and 46 (42-new), Jackson Heights, Borough of Queens.

Laid over from October 1, 1957, to October 8, 1957, at the request of an objector; then to November 19, 1957, for inspection and decision; hearing closed; then to December 10, 1957, for further inspection and decision; then to January 7, 1958, for further consideration and decision; then laid over from January 7, 1958, for decision; date to be set; then set for May 6, 1958; then

Laid over; date to be set after applicant has filed administrative appeal; then set for July 8, 1958.

322-58-A

APPLICANT—Haus and Bresin, for Adele Wilson and Elsie Katz, owners.

SUBJECT—Application May 16, 1958—filed pursuant to Section 35, General City Law re building in bed of mapped Street—72nd Street.

PREMISES AFFECTED—72-01 to 72-11 (72-05 official) Northern Boulevard, and 32-59 to 32-69 72nd Street, northeast corner, Block 1168, Lots 42 and 46 (42 new), Jackson Heights, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JULY 15, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 13, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

261-58-A

APPLICANT—Sol Oberwager, for I.B.M. World Trade Corp., owner.

SUBJECT—Application April 25, 1958—Appeal from a decision of the Borough Superintendent, re signs, in vicinity of United Nations Headquarters.

PREMISES AFFECTED—821 UN Plaza, and 350 East 46th Street, southwest corner, Block 1338, Lot 30, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

MINUTES

REGULAR MEETING

TUESDAY MORNING, JUNE 10, 1958, 10 A.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 27, 1958, were approved as printed in the Bulletin of June 3, 1958, Vol. 43, No. 22.

158-23-BZ—Vol. II

APPLICANT—Philip Freshman, for Empire State Warehouse Corp., owner.

SUBJECT—Application reopened March 4, 1958, Vol. II—decision of the Borough Superintendent, under section 7e, of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of an existing (9) nine-story building together with the adjoining eight (8) story and penthouse building and one-story garage from warehouse and garage to warehouse in the basement and first floor with accessory garage and the use of the upper floors for light manufacturing.

PREMISES AFFECTED—372-390, Gates Avenue and 390 Nostrand Avenue, southwest corner, Block 1812, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Freshman.

For Opposition: Robert Wilkins, Georgia Knighton, Melton West, Julia Sales, M. E. Marcelle, George Carney, Mary Yu-Foon, Betty Morgan, Emma Stewart, Geraldine Semon, Bessie Alerz and Gladstone O'Neil.

ACTION OF BOARD—Laid over to July 1, 1958, at 10 A.M. for inspection and decision; hearing closed.

544-26-BZ—Vol. III

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the construction of a fifth floor and bulkhead to an existing four story and cellar building used as a telephone exchange, the proposed extension to exceed the permitted height.

PREMISES AFFECTED—676-680 (680 Official) Fairview Avenue and 1928-1944 Gates Avenue, southeast corner, Block 3478, Lot 31, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Marion E. Horsburgh, Joseph B. Klein, Adolph C. Roehm and Christopher C. Pflamm.

For Opposition: Anton Kraff.

ACTION OF BOARD—Laid over to July 1, 1958, at 10 A.M. for inspection and decision; hearing closed.

MINUTES

273-39-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Emma Ekholm and Charles Kotan, owners.

SUBJECT—Application reopened March 25, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station for accessory uses of lubritorium, minor auto repairs, car washing, storage, office and sales and parking of cars waiting to be serviced with curb cuts and ground sign within 75 feet of a residence use district for temporary term of fifteen (15) years.

PREMISES AFFECTED—196-45 to 196-49 (196-47 official) Northern Boulevard and 42-50 to 42-72 Francis Lewis Boulevard, northwest corner, Block 5373, Lots 18 and 22, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Charles Kotan.
For Opposition: None.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to July 1, 1958, at 10 A.M. for inspection and decision; hearing closed.

1106-48-BZ—Vol. II

APPLICANT—Michael Levine, for Lucky Star Realty Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, "E-1" area district, the erection of a one story and basement building to be used for factory purposes, the proposed building encroaches on the required side yard and setbacks and to occupy more than the permitted area coverage.

PREMISES AFFECTED—149-06 to 149-16 (149-10 official) New York Boulevard and 177-22 to 177-30 149th Avenue, southwest corner, Block 13383, Lots 63, 66 and 69, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Michael Levine.
For Opposition: Max M. Lome.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A.M. at request of an objector.

121-49-BZ—Vol. II

APPLICANT—Herman Furrer, owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—re decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a retail use district, the erection of a one-story masonry extension and a frame extension to an existing gasoline service station and extend the use to include motor vehicle repair shop amending plans approved with Cal. No. 121-49-BZ—Vol. I and parking and storage of more than five (5) motor vehicles awaiting service.

PREMISES AFFECTED—96-16 Metropolitan Avenue and 87-47 69th Avenue, southwest corner, Block 3886, Lot 845, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Herman Furrer and Margery Furrer.
For Opposition: Kenneth L. Brown, Mrs. H. Firth, Arthur Zimmer, Emanuel Falreogno, William F. Catter, John Reinhart, John Bertuccio, Leo Beblowski and Evelyn Michelson.

ACTION OF BOARD—Laid over, date to be set for new hearing; applicant to file plans, description and new statement; notices for new hearing to be served; referred to examiner for examination and setting for new hearing as notice for hearing was deficient as to time and after consideration it was determined that a new hearing should be scheduled with revised plans and new notice.

711-56-BZ

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium; minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Rev. W. E. Gardner.

ACTION OF BOARD—Laid over to October 7, 1958, at 10 A.M. for report from objecting property owner; hearing previously closed.

716-56-BZ—Vol. II

APPLICANT—Larry Meltzer, for Jewish Center of New Hyde Park, Inc., owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of an extension to a present synagogue and occupying more than the permitted area.

PREMISES AFFECTED—771-779 East 49th Street, east side, 100 feet north of Avenue D, Block 4770, Lots 50, 52 and 53, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer, Rabbi Joseph Frankel, Joseph J. Tracer and David E. Jacobs.

For Opposition: None.

ACTION OF BOARD—Laid over to July 1, 1958, at 10 A.M. for inspection and decision; hearing closed.

745-56-BZ

APPLICANT—Louis Santangelo, for Michael Bunda, owner.

SUBJECT—Application November 1, 1956—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the change in occupancy of the existing two-story and basement, two-family dwelling to a three family dwelling.

PREMISES AFFECTED—3210 Middletown Road, south side, 73.46 feet east of Dwight Place, Block 5411, Lot 327, Borough of The Bronx.

APPEARANCES—

For Applicant: H. E. Horwood and Michael Bunda, Jr.
For Opposition: None.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A.M. for inspection; applicant to submit revised plans to show building to be in conformity with the Multiple Dwelling Law.

862-56-BZ

APPLICANT—Morris Brody, for The Long Island Railroad Co., owner.

SUBJECT—Application December 18, 1956—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in an unrestricted and residence use district, the extension of a parking lot from the unrestricted portion to the residence portion of the plot.

PREMISES AFFECTED—1708-1726 Brooklyn Avenue, west side, 417 feet 6 inches north of Avenue I, Block 7580, part of Lot 26 and Block 7581, Lot 27, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gerard Nierenberg.
For Opposition: None.

MINUTES

ACTION OF BOARD—Laid over, taken off the calendar and referred to Examiner for a new date of hearing with new notices to owners in the area of notification.

312-57-BZ

APPLICANT—Louis Lieberman, for F. and R. Realty Corp., owner.

SUBJECT—Application April 17, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the continuance of an existing illuminating business sign, two (2) feet high and forty (40) feet wide on the existing two-story structure.

PREMISES AFFECTED—94-00 Ditmars Boulevard, 22-01 to 22-73 94th Street, southeast corner, 22-02 to 22-50 and 22-62 to 22-70 95th Street and 94-01 to 94-21 23rd Avenue, Block 1071, Lots 1, 25, 27, 29, 31 and 37, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Louis Lieberman.

For Opposition: Wesley H. Carrion, Edward Hoffman (for Park Dept.) Edbert F. Pijsey, E. Ernest Fleege, George Chavis and Conway Perrin.

ACTION OF BOARD—Laid over to July 1, 1958, at 10 A.M. for inspection and decision; hearing closed.

374-57-BZ

APPLICANT—Roe and Kramer, for Olga B. Nielsen, owner.

SUBJECT—Application May 6, 1957—decision of the Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from office, storage of canned goods and three (3) car garage by the substitution of light manufacturing in the place of the storage of canned goods.

PREMISES AFFECTED—44-01 52nd Avenue, northeast corner of 44th Street, Block 2533, Lots 40 and 44, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Irving Milchman.

For Opposition: Ada Morton, Kathleen Nylin, Thomas F. Little, Theresa V. Schaefer, R. Ruth, Emma Jara, Marie Babroski and Anna Batka.

ACTION OF BOARD—Laid over to September 17, 1958, at 10 A.M. for further hearing; applicant to advise type of occupancy proposed and name of tenant.

881-57-BZ

APPLICANT—Max Horn, for Peter B. Bendzlowicz, owner.

SUBJECT—Application December 10, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail use district, the relocation, into a recently consolidated lot, and the reconstruction of a gasoline service station, lubricatorium, office, sale of auto parts, minor auto repairs and the parking of cars awaiting service, this change is required due to the proposed widening of the two streets on which the building has frontage.

PREMISES AFFECTED—259-59 Francis Lewis Boulevard and 147-60 Hook Creek Boulevard, northeast corner, Block 13686, Lot 5, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Peter Bendzlowicz.

For Opposition: None.

ACTION OF BOARD—Laid over to July 1, 1958, at 10 A.M. for inspection and decision; hearing closed.

994-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Frank Infuso and Henry Infuso, owners.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7h of the Zoning

Resolution, to permit in a residence use district, the use of the vacant lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1627-1631 Undercliff Avenue, west side, 349.8 feet south of West 176th Street, Block 2880, Lot 129, Borough of The Bronx.

APPEARANCES—

For Applicant: Maurice J. Schulkend and Frank Infuso.

For Opposition: Frank E. Lammers, Christina H. Lammers and Winifred M. Deveau.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A.M. for inspection and decision; hearing closed.

27-58-BZ

APPLICANT—John F. Fitzsimons, for Esther Lynch, owner.

SUBJECT—Application January 28, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a building to be used as a plumber shop, office, store, cellar and one car garage.

PREMISES AFFECTED—45-25 47th Street, east side, 117.12 feet south of Greenpoint Avenue, Block 151, Lot 23, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Henrix Billharz.

For Opposition: None.

ACTION OF BOARD—Laid over to July 1, 1958, at 10 A.M. for inspection and decision; hearing closed.

38-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons, for Metropolitan Life Insurance Co., owner.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a 1¼ and 2 times height district, to maintain the present 23 story building with 14 story tower above, making a total of 37 story and penthouse building, used as an office building, separate and apart from the building on Block 1278, Lot 67, designated as 2-4 East 44th Street not in conformity with Board of Standards and Appeals resolution Cal. No. 741-27-BZ.

PREMISES AFFECTED—519-521 5th Avenue, northeast corner of East 43rd Street, Block 1278, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A.M. because of the fact that the Corporation Counsel asked for time to render an opinion as to the adequacy of the agreement.

39-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons for Bankers Trust Co., and Metropolitan Life Insurance Co., owners.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under sections 19A and 21 of the Zoning Resolution, to permit the separation of Lot 67 from the Certificate of Occupancy of Lot 1 and extend the 12 story building on Lot 69 to 19 stories and erect thereto a 19 story extension of Lot 67, eliminating the required loading and unloading berth.

PREMISES AFFECTED—2-4 East 44th Street and 523-529 5th Avenue, southeast corner, Block 1278, Lots 67 and 69, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to June 17, 1958, at 10 A.M. because of the fact that the Corporation Counsel asked for time to render an opinion as to the adequacy of the agreement.

MINUTES

41-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Antonio Caraccio and John Del Vecchio, owners.

SUBJECT—Application February 5, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles on land to be cleared.

PREMISES AFFECTED—1365 Nelson Avenue, west side, 40 feet north of West 170th Street, Block 2521, Lot 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem, and John Del Vecchio.
For Opposition: Arthur J. Kleen.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A.M. for inspection and decision; hearing closed.

71-58-BZ

APPLICANT—Charles M. Spindler, for Helena E. M. Arams, owner; Sun Oil Co., lessee.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station together with minor repairs with hand tools only, safety inspection station and parking within the local retail use zone of cars awaiting service.

PREMISES AFFECTED—3770-3778 East Tremont Avenue and 2889-2897 Roosevelt Avenue, northeast corner, Block 5562, Lots 21, 25 and 28, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Lucia Cardone, Roy C. Ketelsen, Elizabeth Lukacs and Anthony Cardone.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A.M. for inspection and decision; hearing closed.

107-58-BZ

APPLICANT—Frederick A. Ketcher, for Rayco Corporation, owner; Flatbush Rayco Inc., lessee.

SUBJECT—Application March 6, 1958—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a business and residence use district, a permanent variation to permit the installation of auto seat covers and minor motor vehicle repairs with hand tools, limited to muffler and tailpipe installation and service and a temporary variation to permit the parking of more than five (5) motor vehicles for patrons.

PREMISES AFFECTED—2385 Flatbush Avenue and 1953-1961 East 51st Street, southeast corner, Block 8529, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Laid over to July 1, 1958, at 10 A.M. for inspection and decision; hearing closed.

108-58-BZ

APPLICANT—Samuel Rosenblum, for Yadbob Realty Corp., owner; Samoroff Building, Inc., lessee.

SUBJECT—Application March 7, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, in an existing three-story building, the change in use of the first floor from non-storage garage for five (5) cars to garage, photographic studio and darkroom and to continue the use of the second and third floors as dwellings.

PREMISES AFFECTED—172 East 73rd Street, south side, 175 feet west of 3rd Avenue, Block 1407, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Stephen Weinrib.
For Opposition: None.

ACTION OF BOARD—Laid over to July 1, 1958, at 10 A.M. for inspection and decision; hearing closed.

259-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Sherwood Management Corp., owner; Lamar Paint Products Co., lessee.

SUBJECT—Application April 23, 1958—decision of the Borough Superintendent, under sections 7e and 7A of the Zoning Resolution, to permit in a local retail use district for a temporary period of ten (10) years, the use of the present building for wholesale and retail sales and storage of paints, painters supplies and varnish in sealed containers.

PREMISES AFFECTED—83-45 Dongan Avenue, north side, 40 feet west of Broadway, Block 1544, Lot 39, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Mayer Ruberman.
For Opposition: Paul L. Baeck, John Stiga, Julius Neuman, Alexander Carroll, James McCabe and Frank Alavieh.

ACTION OF BOARD—Laid over to July 1, 1958, at 10 A.M. for decision; hearing closed.

928-57-BZ

APPLICANT—Charles M. Spindler, for Macjab Realty Corp., owner.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubrication, auto washing, non-automatic, office sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business signs, show windows, and business entrance within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2456-2470 McDonald Avenue and 248-258 Avenue W, southwest corner, Block 7170, Lots 10 and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application withdrawn at request of the applicant after full hearing in view of the many objections filed.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

74-33-BZ—Vol. III

APPLICANT—Joseph Schafran, for Bermont Operating Corp., Owner.

SUBJECT—Application reopened April 15, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, at the existing two-story and cellar building, presently occupied as an auto showroom and garage for more than 150 cars, the change in use of a portion of the first and second floors to bowling alleys with accessory restaurant, kitchen, bar and lunch counter and the remainder to retain the garage for more than 150 cars.

PREMISES AFFECTED—4650-4656 Broadway and 2-16 Sherman Avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Schafran and Robert J. Crinnion.
For Opposition: None.

MINUTES

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on April 15, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 27, 1958 after due notice by publication in the Bulletin; laid over to June 10, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Dongan Place and Arden Street are in business and residence use, B area, class 1¼ height districts; Broadway and Sherman Avenue are in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated March 14, 1958 acting on Alt. Applic. No. 949-54, reads:

"1. Proposal to change the use of the 2nd floor and 1st floor of this bldg. (located partly in a Business Use District and partly in a Residence Use District) from garage to bowling alleys and garage on the 2nd floor and to garage and bowling alleys on 1st floor (with accessory restaurant, bar, kitchen and lunch counter thereon) is contrary to Art. II, Sect. 3 and Sect. 6a of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 180 feet 5⅞ inches frontage by 96 feet 9-5⅞ inches and 204 feet 4-3⅞ inches in depth, on which is located a two story and cellar fireproof class one building, formerly occupied throughout by the Packard Company containing a public garage with a capacity of more than 150 motor vehicles, automobile salesrooms, shop for repair and adjustment of motor cars with hand tools, car wash racks, lubrication racks and lifts; that it is now proposed to eliminate portions of the garage and automobile showroom on the first floor and a portion of the garage on the second floor—the first floor portion for bowling alleys, restaurant, bar, kitchen, lunch counter, locker room, check room and toilets; the second floor portion for bowling alleys, meeting room and toilets; that the live loads for which the building was designed and the present exits are adequate for this new use; and

WHEREAS, the applicant states that request for extension of time to obtain permits and complete the work for the use of the second story for light manufacturing was granted by the Board on January 10, 1956 but this privilege was not exercised by his client; that he has had numerous opportunities of renting the second floor but has withheld doing so until he could find a desirable tenant; that at this time it is requested that the Resolution adopted under Cal. No. 74-33-BZ, Vol. II be amended as to occupancy; also obtaining permits and Certificate of Occupancy be extended for one year; and

WHEREAS, the applicant contends that his client has a tenant under a tentative lease for the use of the first and second floors for bowling alleys pending the outcome of the decision of the Board; that if a favorable decision is granted, they will immediately proceed with the installation of the bowling alleys; that the bowling alley use is a conforming use in the business portion of the subject site and a small percentage of this use extends into the residence portion of the site; that the present garage use is a legal non-conforming use as indicated by Certificate of Occupancy No. 45552-56; that previous Certificate of Occupancy No. 38526-51, which was limited to a term of five years and required renewal, has since been changed to permanent Certificate of Occupancy No. 45552-56; that this matter was the subject of a public hearing duly held by the City Planning Commission on December 6, 1950, Cal. No. 31, with the following remarks: it is quite evident

that the garage under consideration is serving an unquestioned need for off street parking facilities in its locality and that provision for insuring its permanent functioning is most desirable; and

WHEREAS, the applicant contends that due to existing conditions of street parking and night and day parking lots, the owner is faced with the difficulty of renting garage space; that the garage is less than 40% rented and there is no prospect of improvement; that the parking of bowling alley patrons' cars will greatly improve this condition; and

WHEREAS, the applicant further contends that in all respects, conditions imposed by all previous Resolutions have been complied with and as the building will still have, after this proposed change, garage capacity of more than 150 cars and as the premises are not being substantially altered nor is the site being increased, the conditions imposed by the Board of Estimate under Cal. No. 109 under date of December 21, 1950 are complied with; that all the windows along the rear and side property lines abutting the residential portion will be bricked up and it is felt that this will be a solution for the major objections brought up by the property owners affected, as a sound barrier; that the parking of patrons' cars within the garage space will ease the street parking situation; and

WHEREAS, the applicant states that the present owner has held title to the property since December 28, 1945; that the assessed valuation of land is \$175,000 and of the building \$285,000 making a total of \$460,000; that the building was erected in 1925; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions, inasmuch as the Board has permitted some previous variance for garages on the premises; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7 c, to permit a portion of the building to be occupied on the first and second floors as bowling alleys with accessory uses of restaurant, kitchen and lunchcounter, in addition to the garage use heretofore permitted in other portions of the building, and as now shown as to the bowling alley use on the plans filed with this application, marked "Received March 18, 1958", 5 sheets, and "April 29, 1958", 3 sheets, *on condition* that windows on the first and second floors facing north and east relative to the spaces proposed to be occupied by the bowling alleys shall be bricked up; that the stairway at the northwest corner may be removed, provided a new stairway complying with the requirements of the Building Code therefor is constructed where shown, leading to Broadway; that the bowling alley equipment shall be of the noiseless type and the walls to the north and east shall be treated so as to deaden noise; that any signs erected shall be as permitted in a business use district; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

193-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L.B. Oil Company, Inc., owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—decision of the Borough Superintendent, under Sections 7e, 7f, and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto laundry, minor auto repairs with hand tools only and the parking and storage of motor vehicles awaiting service for a stated term of fifteen (15) years.

MINUTES

PREMISES AFFECTED—1016-1030 Broadway and 874-876 Willoughby Avenue, southwest corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating,

Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 6, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 18, 1958 after due notice by publication in the Bulletin; laid over to April 8, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for applicant to file revised plans and to permit inspection; then to May 27, 1958, at the request of the applicant; then to June 10, 1958, for further inspection if required and decision; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in business and residence use, B area, class 1½ height district; Broadway is in a business use, B area, class 1½ height district; Hart Street and Willoughby Avenue are in business and residence use, B and C area, class 1 and class 1½ height districts; Stuyvesant Avenue is in a residence use, C area, class 1 height district; that there have been no changes in zoning designations since July 25, 1916; and

WHEREAS, the decision of the Borough Superintendent, dated January 6, 1956 acting on N.B. Applic. No. 2810-55, reads:

"1. Proposed building and premises, on a lot partly in a Residence and partly in a Business Zone, to be used for gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair shop with hand tools only and parking of motor vehicles awaiting service is contrary to Article II, PP. 3 and Article II, PP. 4a, subsections 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 124 feet 10½ inches frontage by 82 feet 11½ inches in depth, improved with a one story brick building and four, three story frame buildings; that these buildings were erected many years ago, the exact dates being unknown to the present owner; that each of these buildings is in such condition that it would be impossible to rehabilitate them; that it is proposed to demolish the existing buildings and to level the premises substantially to the grade of Broadway; that it is also proposed to erect a one story office and accessory building along the easterly lot line, that perpendicular to Broadway, where shown on plans; that this building will have a frontage of 67 feet and a depth of 28 feet 4 inches; that the front walls will be constructed of face brick, with porcelain enamel trim; that the building will be designed to be used as a lubritorium, non-automatic auto laundry and for minor repairs with hand tools only; that provision will also be made for the inclusion of an office and accessory salesroom; that it is also proposed to install twelve 550 gallon gasoline storage tanks and six dispensing pumps, located on two islands; that none of these pumps will be closer than 15 feet to any street line; that access to the premises will be had by means of four curb cuts, two, 35 feet wide will be located along the Broadway frontage and two, 20 feet wide will be located along the Broadway frontage and two, 20 feet wide along the Willoughby Avenue frontage; that the entire property, where not occupied by the building, will be paved with asphalt or concrete and portions thereof will be used for the parking of motor vehicles awaiting service; that it is also proposed to install a four foot, six inch chain link fence, on a one foot high concrete base, along the rear and side lot lines, where not occupied by the walls of the accessory building; that there will be no signs displayed on

the premises except those affixed to the walls of the accessory building and a sign, located at the intersection of Broadway and Willoughby Avenue, advertising the brand of gasoline sold, which will project not more than four feet beyond the building line; that the entire plot will be suitably lighted and will be properly maintained in conformity with the usual standards maintained by the owner; and

WHEREAS, the applicant states that Broadway extends from the East River, at or near the Williamsburg Bridge in a general southeasterly direction to East New York Avenue, near the junction between the Boroughs of Brooklyn and Queens, and is 70 feet wide at this point; that it is traversed throughout the greater part of its length by the elevated structure of the Broadway Rapid Transit Line; that Willoughby Avenue extends in a generally easterly direction from Borough Hall to Broadway, except where interrupted by Fort Greene Park; that it turns somewhat to the north at Broadway and continues to the Borough line; that it is 70 feet wide in front of the subject premises and it is extensively used at that point; that substantially all of the property located along Broadway in the vicinity of the premises under appeal is improved with buildings erected many years ago; that these buildings were designed for business use on the street floors and, in many cases, for residential use on the upper floors and for many years they were fully occupied, for this area was considered a prosperous and active retail district; that however, the area presents an entirely different picture at this time; that many of the buildings have been devoted to the marginal type of uses which are generally found in districts where there is no demand for retail or conventional business occupancy; that typical of these uses are the many upholstery shops, factories, woodworking establishments, roofing contractor's shops and similar businesses; that a considerable number of buildings designed for retail stores are used for light manufacturing and general factory purposes; that an inspection of the area will reveal that there is not a single building along Broadway, within the area affected by this application, which was erected in the past few years; that all of them were built many years ago and obviously, none of these properties could be improved today with any type of conforming establishment which would yield a fair return upon the present cost of such an improvement; that the adjoining property to the west, block 1593, lot 20, is improved with a four story brick building used for the manufacture and upholstery of furniture; that a plot located a short distance further to the west, block 1593, lot 13, was improved with a two story building which was used as a factory when this application was filed; that that building has been demolished and the property is now used as a parking lot; that the northwesterly corner of Broadway and Willoughby Avenue, block 1590, lot 20, is occupied by the bakery of the Vita Doughnut Corp., no part of it being used for retail purposes; that many of the buildings to the northwest along Broadway are either vacant or devoted to marginal type use of the character described above or to factory uses, and a similar condition exists on the opposite side of Broadway; that the street floors of a number of buildings are devoted to factory uses; that many of the upper floors are vacant and others are used for loft and manufacturing purposes; that Willoughby Avenue, some distance to the west of the premises, is located within a residence use district and is devoted to residential occupancy, but most of the buildings are old and many of them evidence a great lack of repairs and proper maintenance; that conditions in the area are the product of many years of steadily declining business and there is nothing to indicate that the future will be any more promising than the past; and

WHEREAS, the applicant contends that there are two factors which have a depressing effect upon this property; that one is the generally depressed business conditions which prevail throughout this area and which have prompted many of the business organizations to seek other locations, and the other factor is the existence of the elevated structure in front of the property; that this structure is a wide one, supporting three tracks, which darkens the entire width of the

MINUTES

street, and there are no plans to eliminate this structure; that the buildings on the premises are in such a condition that rehabilitation is practically impossible and the owner is therefore faced with the necessity of finding some new improvement for the property which would yield a fair return upon the investment; that there are a number of vacant stores in the area at the present time; that the rents of the occupied stores are so small that they cannot yield a fair return upon an investment based on present construction costs, and the property therefore cannot be profitably improved for retail use; that the premises are not adaptable to manufacturing as they are irregular in shape and inadequate in size to permit the erection of a factory of any consequence; that the erection of the proposed gas station would have no detrimental effect on other property in the area; but would in fact be a tremendous improvement over present conditions; that although there are no gas stations in close proximity to the premises on either Broadway or Villoughby Avenue, the area is improved in a manner which is more compatible with a manufacturing than a business use district; and

WHEREAS, the applicant states that the present owner has held title to the property since August 11, 1954; that the assessed valuation of land is \$24,500 and of the building \$40,300 making a total of \$64,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, under Volume I a similar application was withdrawn after hearing and inspection; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c, f and i of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 2810-55, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

453-46-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Herman Birnbaum, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station for the following uses: office, lubricatorium, auto repairs with hand tools only, auto laundry and the parking of cars awaiting service with a curb cut and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—3437-3445 Fort Hamilton Parkway and 2-12 Chester Avenue, southwest corner, Block 5302, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened on January 7, 1958 subject to regular procedure, as Vol. II; and

WHEREAS, a public hearing was held on this application on April 29, 1958 after due notice by publication in the Bulletin; laid over to May 27, 1958, for inspection and decision; hearing closed; then to June 10, 1958, for applicant to submit revised plans, space be left as previously required next to adjoining house on Chester Avenue, pumps to be 15 feet

from street; accessory building to be set back from Chester Avenue; a tree to be saved and protected from injury; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Chester Avenue are in business and residence use, C area, class 1 height district; Minna Street is in a residence use, C area, Class 1 height district; Fort Hamilton Parkway is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 25, 1957 acting on N.B. Applic. No. 1877-57, reads:

"1. Proposed building and premises, on a lot partly in a Business Zone and partly in a Residence Zone, to be used for gasoline service station, office, lubricatorium, auto repairs with hand tools only, auto laundry and parking of cars awaiting service is contrary to Art. 11, PP. 3 and PP. 4a, subsections 29 and 46 of the Zoning Resolution.

"2. Curb cut and show window on Chester Ave. within 75 feet of a Residence Zone is contrary to Art. II, PP. 7-A of the Zoning Resolution.

"Note: Premises were subject of B.S. and A. action under Cal. No. 453-46-BZ."

and

WHEREAS, the applicant states the premises consist of a plot 100 feet frontage by 102 feet $\frac{1}{4}$ inch in depth, used as a gasoline service station since 1924; that it is proposed to improve the present gas station by demolishing the existing office and accessory building and removing the present open air lubrication equipment, and replacing with a one story masonry building to house the office and salesroom, equipment for lubrication, auto laundry, minor motor vehicle repairs with hand tools only, and the parking of cars awaiting service; that the new one story masonry structure will be 100 feet in length, 30 feet in depth and 13 feet in height; and

WHEREAS, the applicant states that the present owner has held title to the property since May, 1932; that the assessed valuation of land is \$30,000 and of the building \$4,000 making a total of \$34,000; that the building was erected May 23, 1924; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 14, 1947, as thereafter amended by resolutions adopted through January 11, 1949, by adding thereto:

"that the reconstruction of the gasoline service station may be permitted as now proposed and indicated on plans filed with this request for amendment, marked 'Received "November 8, 1957," 5 sheets, April 18, 1958,' 1 sheet, "May 2, 1958," 2 sheets, March 21, 1958," 1 sheet and "June 4, 1958," 1 sheet, *on condition* that such buildings and equipment as are proposed to be removed shall be removed and the building shall be reconstructed and pumps relocated as indicated on revised plans filed marked "Received June 4, 1958; that the accessory building shall not be nearer to the street building line of Chester Avenue or the rear line than as shown on such revised plan marked, "Received June 4, 1958"; that under Section 7A, any curb cuts or show windows deemed contrary thereto may be permitted, provided the requirements of this resolution are complied with; that the existing curb cuts previously permitted may be continued; that in all other respects the resolutions above cited shall be complied with where not inconsistent with this amendment; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

916-46-BZ—Vol. II

APPLICANT—Henry George Greene, for Joseph Carrollo, owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under sections

MINUTES

7e and 7A of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor car repairs, office, sales area, storage and utility room.

PREMISES AFFECTED—35-12 to 35-22 (35-12 official) Frances Lewis Boulevard and 36-07 to 36-11 194th Street, southeast corner, Block 5318, Lot 25, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commission Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 23, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 6, 1958 after due notice by publication in the Bulletin; laid over to June 10, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a local retail use, D area, class ½ height district; that the area was changed from C to D on March 25, 1954; the use was changed from business to local retail on May 4, 1953 and the height was changed from 1 to ½ on October 29, 1954; and

WHEREAS, the decision of the Borough Superintendent, dated June 20, 1957 acting on Alt. Applic. No. 609-57, reads:

"1. Proposed alteration from existing store to store, gasoline service station, lubritorium, minor car repairs, office, sales area, storage and utility room in a local retail district is contrary to Art. II Sec. 4c of the Zoning Resolution.

2. Proposed advertising sign is contrary to Art. II Sec. 4c as per Sec. 4 subdiv. 49 of the Zoning Resolution.

3. Curb cut on 194th Street is contrary to Art. II Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 109.86 feet frontage by 68.92 feet in depth, irregular, occupied by a one story store building; and

WHEREAS, the applicant states that this case has been before the Board on two separate occasions, the first time under Cal. No. 303-29-BZ; that the application was brought under Section 21 and was denied on November 26, 1929; that the second time the application was brought under Section 7f and was denied on September 23, 1947; that in 1950 it was again submitted under Section 21 but the application was not followed through; that since the previous applications there have been substantial changes in the section of Francis Lewis Boulevard where these premises are located; that among these changes are a gas station now being constructed almost directly opposite this site on the other side of Francis Lewis Boulevard, the erection of an auto laundry to the northwest across Crocheron Avenue, the elimination of the frontage on Crocheron Avenue, the reduction of the frontage on 194th Street and the rapid growth of business uses for the section from 23rd Avenue to 47th Avenue, a considerable distance from this site in both directions; that in addition, there is a nursery adjoining these premises to the south and east; that the nursery has a curb cut and its trucks are parked on the premises; that the nursery is distinctly a business use with buildings and various signs; and

WHEREAS, the applicant contends that the owner has attempted to use the premises for other uses and has built a small store at the easterly end, but for the whole area he is still unsuccessful in creating any use after many years effort; that the premises are so shaped that a gasoline

service station is the only use for which they are adaptable; that there is only one gas station on the westerly side of Francis Lewis Boulevard, the side on which this site is located, for the entire distance from the northerly end of Francis Lewis Boulevard to the point where this boulevard meets the intersection of Hollis Court Boulevard and Horace Harding Boulevard; that the station is particularly needed on this side of Francis Lewis Boulevard and can in no way be harmful either to the section or surrounding property owners, and will be a distinct improvement of the site; and

WHEREAS, the applicant states that the present owner has held title to the property since October, 1945; that the assessed valuation of land is \$3,500 and of the building \$4,300 making a total of \$7,800; that the building was erected November 21, 1950; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e and Section 7A of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 609-57, Objection No. 1, 2 and 3 be and it hereby is affirmed and that the application be and it hereby is denied.

871-49-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Melmar Development Corp., owner, Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business and residence use district, a fifteen (15) foot rear extension to an existing auto seat cover establishment to provide a one bay minor motor vehicle repair shop for the replacement of muffler and tailpipes.

PREMISES AFFECTED—591 East Fordham Road, north side, 128 feet east of Hoffman Street and 584-588 East 191st Street, Block 3273, Lots 261 and 263, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on January 28, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 22, 1958 after due notice by publication in the Bulletin; laid over to May 13, 1958 for inspection and decision; hearing closed; then to June 10, 1958, for re-inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Hoffman Street and Hughes Avenue are in business and residence use, B area, class 1¼ height districts; East Fordham Road is in a business use, B area, class 1¼ height district; East 191st Street is in a residence use, B area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated January 7, 1958 acting on Alt. Applic. No. 1214-57, reads:

"1. The proposed extension of use of the premises for minor motor vehicle repairs (hand tools only), limited to muffler & tail pipe installation & service in Business & Residential use zones is contrary to Article II, Section 3 and 4 of the Zoning Resolutions and Cal. #871-49-BZ, Vol. II of B.S.A. Res."

and

MINUTES

WHEREAS, the applicant states that the premises consist of a plot 83.68 feet frontage by 183 feet in depth, irregular; that at the front, facing Fordham Road, lot 261, there is a one story building which is used for sales, display and installation of auto seat covers and patron parking; that these legal uses are entirely within the business use district and a copy of the Certificate of Occupancy is submitted with this application; that at the rear, on 191st Street, lot 263, there is legal patron parking for more than five motor vehicles in the residence use district, as per Resolution adopted by the Board on October 15, 1957, Vol. II; that the parking is not a part of this application; that it is proposed to maintain the existing legal uses, and in addition application is made for a permanent variation under Section 7i to permit minor motor vehicle repairs with hand tools only; that the type of work will be limited exclusively to muffler and tail pipe replacement and service; that all such work will be restricted to a specific location at the rear of the building and will be within the business use district; and

WHEREAS, the applicant further states that there will be no change in the appearance of the facade facing Fordham Road; that all cars will continue to enter and exit on Fordham Road, as the entrance to the muffler bay is at the rear of the building; that the walls and ceilings of this bay will be fire retarded and the interior door will be fireproof, self-closing; that there will be room for only two cars at any time; that the small area allotted to muffler replacement is only 15% of the area of the building and 4% of the area of the plot; that the sole lessee of the entire premises will operate and maintain this service in conjunction with its present seat cover services; and

WHEREAS, the applicant contends that it will not be a motor vehicle repair shop as commonly understood as there will be no automotive—moving parts—repairs, no painting and no body work, and it will not be a nuisance as there will be no smoke, odors or fumes; that the building is almost entirely surrounded by non-conforming uses; that to the rear of the building there is patron parking under the same ownership; that on the east there is an iron shop, a steel yard and a gas station, and on the west there is a two story building with stores, auto show room and lofts; that on the south the building faces on Fordham Road, along which, both east and west on both sides, more than 70% of the frontage is devoted to non-conforming and automotive uses; that the granting of this application for the limited use, for muffler and tail pipe replacement and service, would enable the owner to make a reasonable and just use of his property without affecting anyone adversely, and such a service would inure to the convenience of the public; and

WHEREAS, the applicant states that the present owner has held title to the property since September 30, 1956; that the assessed valuation of land is \$15,600 and of the building \$20,000 making a total of \$35,600; that the building was erected March 1, 1957, and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which noted that the requirements of the resolution adopted by the Board under Vol. II have now been complied with; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standard and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7i, for a term to coincide with that previously granted for parking, expiring on October 13, 1962, by permitting the extension of the existing building for the use as proposed and as indicated on plans filed with this application, marked "Received January 13, 1958", 6 sheets, *on condition* that such repairs shall be limited to minor repairs, namely replacement of mufflers and tail pipes and minor adjustments to cars, excluding all collision and heavy chassis or similar type work; and that in all other respects the resolution adopted

by the Board and previously referred to shall be complied with; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

215-50-BZ—Vol. II

APPLICANT—Elliot Saltzman, for Hannah Schwartz, owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7h, 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, minor auto repair shop with hand tools only, office and auto accessory salesroom, and parking and storage of more than five (5) motor vehicles for a term of twenty-five (25) years.

PREMISES AFFECTED—2228-2250 Linden Boulevard, south side, from Ashford Street to Cleveland Street; 797-805 Ashford Street and 886-896 Cleveland Street, Block 4359, Lots 1 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Elliot Saltzman.

For Opposition: C. J. Cammarata, N. Y. C. Housing Authority.

ACTION OF BOARD—Application denied.

THE VOTE—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 21, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 6, 1958 after due notice by publication in the Bulletin; laid over to June 10, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Linden Boulevard are in a residence use, DD area, class $\frac{3}{4}$ height district; Ashford Street and Cleveland Street are in residence and local retail use, D and DD area, class $\frac{3}{4}$ height districts; Stanley Avenue is in a local retail use, D area, class $\frac{3}{4}$ height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 20, 1957 acting on N.B. Applic. No. 2224-57, reads:

"1. Proposed building and premises, located on a plot which is in a Residence Zone to be used for gasoline service station, lubrication, auto washing (non-automatic), minor repairs with hand tools only, office and sales of auto accessories, and parking and storage of more than 5 cars, is contrary to Art. II, PP. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 85 feet and 105 feet in depth, now vacant except for a frame shanty; that it is proposed to erect a concrete retaining wall along a major portion of the interior lot line, fill in the lot level to the grade of the adjoining streets and erect a modern gasoline service station of masonry construction, faced with porcelain enamel, having a frontage of 75 feet and a depth of 30 feet, to be located on part of the southerly lot line 65 feet east of Ashford Street, 55 feet south of Linden Boulevard and 60 feet west of Cleveland Street; that it is also proposed to install one 1000 gallon waste oil tank, twelve 550 gallon gasoline storage tanks and six dispensing pumps, located on one island along the Ashford Street frontage, 15 feet east of the building line, and two islands along the Linden Boulevard frontage 15 feet south of the building line; that access to the station will be by two 30 foot curb cuts located on Ashford Street, by four 30 foot curb cuts located on Linden Boulevard and by one 25 foot curb cut located on Cleveland Street; and

MINUTES

WHEREAS, the applicant further states that the adjacent property along the south lot line will be protected in part by a retaining wall and a 5 foot 6 inch high brick and iron picket fence, and in part by a 20 foot wide slope and 5 foot 6 inch high brick and iron picket fence, where not occupied by the wall of the proposed accessory building; that provision has also been made to protect the fences and the adjoining property with a 6 inch by 8 inch concrete curb located three feet north of the fences, and planting between the fence and the concrete curb; and

WHEREAS, the applicant also states that the owner has owned this land for sixteen years and has been a part owner since 1929; that it fronts on a heavily trafficked street, the intersections are controlled by traffic lights, parking is difficult and the area is not suitable for residence use; that the owner has tried to interest prospective purchasers and tenants in this property on innumerable occasions since acquiring this property, but none of these efforts have proved successful; and

WHEREAS, the applicant contends that the proposed use would benefit from the heavy traffic of Linden Boulevard and the nearby housing project, whose occupants require service and fuel for their motor vehicles, and it is therefore felt that the proposed use is especially suited to this location until future development of the area warrants further development of the site; that the Board has recently granted approval for construction of a station nearby under similar circumstances; that the station has been so arranged and designed so as not to interfere with the neighborhood and the owner is willing to conform to any requirements of the Board to further safeguard the neighborhood; that repairs will be limited to minor work with hand tools only as found in a typical gas station; that all automobile washing will be done indoors, with non-automatic equipment; that the large accessory building and large outdoor parking areas are necessary, as experience at stations located near large housing projects has shown that automobiles are most often left all day for servicing; that the existing condition of the site is a hazardous one, with steep banks, and trash present which might injure anyone crossing it, or using it as a play area, and in addition is an eyesore; that the proposed occupancy will definitely serve as an improvement; and

WHEREAS, the applicant states that the present owner has held title to the property since March 2, 1942 and that the assessed valuation of land is \$10,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e and h of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 2224-57, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

231-52-BZ—Vol. II

APPLICANT—Fred C. Dahlem and Victor E. Block, for J. Starr Parking Service, owner.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the extension of the parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—1124-1140 Nelson Avenue, east side, 150 feet north of West 166th Street and 1131-1139 Woodycrest Avenue, Block 2513, Lots 44, 46, 48, 66 and 83, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Jack Starr.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. 11 on February 4, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 13, 1958 after due notice by publication in the Bulletin; laid over to June 10, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and West 166th Street are in a residence use, B area, class 1¼ height district; Nelson Avenue and Woodycrest Avenue are in local retail and residence use, B area, class 1¼ height districts; West 167th Street is in a local retail use, B area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 23, 1957 acting on Alt. Applic. No. 1170-57, reads:

"1. Proposed parking & storage of more than five motor vehicles in a residence use district is contrary to Art. II Sect. 3 of the Z.R. and Cal. #231-52-BZ and the Bd. of S. & A."

and

WHEREAS, the applicant states that the premises consist of a plot, 125.33 feet frontage by 212.88 feet in depth, partly used as a parking lot; and

WHEREAS, the applicant further states that there is a difference of over twenty feet between the levels of Nelson Avenue and Woodycrest Avenue; that solid rock starts its outcrop about 46 feet in from the building line on Nelson Avenue and runs up very steep to the Woodycrest Avenue level; that erecting a retaining wall dividing the Nelson Avenue area from the Woodycrest Avenue area and having separate entrance for the Woodycrest Avenue level, this property can be operated quite efficiently as a parking lot for the tenants of both Nelson Avenue and Woodycrest Avenue; that in fact, the demand for space far exceeds the area for parking; and

WHEREAS, the applicant contends that the Board granted the lot on Nelson Avenue and people were very happy at the chance to park although the area was small, but since the lot on Woodycrest Avenue has been purchased from The City of New York, the parking area has been greatly improved if the Board grants this additional portion; and

WHEREAS, the applicant states that the present owner has held title to the property since August 22, 1957; that the assessed valuation of land is \$22,825 and of the building \$300 making a total of \$23,125; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the extension of the parking area, as proposed and as indicated on plans filed with this application, marked "Received December 31, 1957", 3 sheets, and "April 2, 1958", 1 sheet, *on condition* that the plot shall be arranged as indicated on such plans and that the existing lot shall be fenced in accordance with the requirements of the Building Department when permitted; that the addition shall have fences on all lot lines of a woven wire chain link type, not less than 5 feet,

MINUTES

6 inches in height with only one opening to Woodycrest Avenue, where shown, which shall be fitted with gates normally kept closed when the parking lot is not in operation; that in view of the various levels of the plot, retaining walls shall be constructed and maintained and against such retaining walls and fences there shall be bumpers maintained at a suitable distance therefrom for protection of retaining walls and fences; that the existing retaining wall at the rear of existing parking lot shall be extended in height as proposed and with stair constructed to reach the lower level; that signs shall be restricted to those previously permitted by the Borough Superintendent and the sign at the entrance on Woodycrest Avenue, which shall not exceed five square feet, shall not be illuminated nor extend beyond the building line, advertising only the rates charged and such other information as the Commissioner of Licenses may require; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the parking lot shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

267-57-BZ

APPLICANT—Henry Kohler, for Anna Losquadro, owner.
SUBJECT—Application March 25, 1957—decision of the Borough Superintendent, under sections 21 and 7e of the Zoning Resolution, to permit in a D area, business use district, the continuance of an existing building occupying more than the permitted area, due to a sub-division of the plot and extend the present use of storage of building materials to include the parking of not more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Kohler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 6, 1958 after due notice by publication in the Bulletin; laid over to June 10, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a business use, D area, class 1 height district; that no use, height or area designations affecting this plot have been changed since July 25, 1916, and none are under consideration at this time; and

WHEREAS, the decision of the Borough Superintendent, dated March 14, 1957 acting on Alt. Applic. No. 732-57, reads:

"1. With change in dimensions of lot, this bldg. will now exceed area for a D district.

2. Provide 2 means of exit; note bldg. exceeds 2500 sq. ft.

3. Change of occupancy to storage & sale of bldg. materials & storage of more than 5 cars violates Art. 2, Sect. 4a-15 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 30 feet frontage by 100 feet in depth, occupied by a one story, class 3 masonry building; that it is proposed to extend its use to include the parking of not more than five motor vehicles; and

WHEREAS, the applicant further states that when erected, this masonry building was intended for the specific purpose of rental to a building materials firm; that it has been discovered that a suitable tenant cannot be secured for this specific occupancy at a rental sufficient to cover taxes and maintenance costs; that there is a lack of public garage facilities nearby and the undesirability of parking motor vehicles overnight in the street is a problem in this area; that the income from this additional use would be of great help in making this property self-supporting; that a variance is required to permit the storage of five motor vehicles in this building, which is in a business district; and

WHEREAS, the applicant contends that when originally constructed, this building was one of several on a super-sized lot—lot No. 14—170 feet by 100 feet; that the building was sold to its present owner with its lot, 30 feet by 100 feet, now known as lot No. 21; that the building completely covers this lot and thus now exceeds the allowable area for a D district and a variance is required; that the site has an area of 3,000 square feet and in a D area district the permitted coverage is 55% or 1,650 square feet; that the actual coverage is 3,000 square feet, making an excess of 1,350 square feet; that since this building is over 2,500 square feet, it requires a secondary means of egress, but as it now covers the entire lot, with its walls right on the lot lines on both sides and rear, no secondary means of egress is possible; that a variance of this section is therefore required to permit the legal use of this building as it now exists; and

WHEREAS, the applicant states that the present owner has held title to the property since September, 1956; that the assessed valuation of land is \$4,800 and of the building \$4,200 making a total of \$9,000; that the building was erected in 1953; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to use and area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21 for a term of fifteen years to dimensions of the lot as to Objection No. One on condition that the building as now proposed and as indicated on plans filed with this application marked "Received March 25, 1957", 2 sheets, and "March 28, 1958", 3 sheets; that as to Objection No. 2, two means of exit shall be furnished as indicated on such plans showing exit to Utica Avenue and exit by door to adjoining Lot No. 17, with the approval of the owner therefor; that copy of such approval shall be filed with the Borough Superintendent and with this Board; to permit occupancy only as proposed as a non-storage garage in lieu of any other uses which shall be discontinued and for occupancy for owners trucks only, on condition that the building shall not be extended in height or area and in all other respects shall comply with all laws applicable; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

378-57-A

APPLICANT—Henry Kohler, for Anna Losquadro, owner.
SUBJECT—Application May 7, 1957—Appeal from a decision of the Borough Superintendent, re means of exit.
PREMISES AFFECTED—1675 Utica Avenue, east side, 295 feet north of Avenue I, Block 7754, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Kohler.

ACTION OF BOARD—Appeal granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 23, 1957 on alteration application 732/57 reads:

"3. Building over 2500 square feet requires two means of exit as per Section 6.1.2.2(2) of the Building Code."

and

WHEREAS, the applicant states that the building is one story, 16 feet in height, 30 feet by 100 feet in area of Class 3 construction, erected in 1953, located in a business use D area, Class 1 height district and used and occupied since 1955 for the storage and sale of building material with loading space, 3 persons; and proposed to be used and occupied as follows: storage and sale of building material with loading space; storage of not more than 5 motor vehicles, 5 persons; and

WHEREAS, the applicant contends that the building was erected for the specific purpose of rental to a building material firm; and that unfortunately at the same time several other similar buildings were erected in the same area and the owner found himself unable to rent the building; that to help defray the financial obligations he decided to use the building himself as storage space for his own trucks, thus saving the cost of garaging them elsewhere; and

WHEREAS, the applicant requests a variance be granted as to the exits from the first floor; and

WHEREAS, the premises were inspected by a committee of the Board and the committee recommended that the appeal should be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated April 23, 1957, acting on Alt. App. 732-57, Objection No. 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. No. 267-57-BZ shall be complied with and that there shall be no occupancy except storage of owners trucks as proposed.

463-57-BZ

APPLICANT—Larry Meltzer, for M.J.F. Realty Corp., owner.

SUBJECT—Application June 18, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles for patrons and employees of the factory.

PREMISES AFFECTED—94-21 83rd Street, east side, 100.16 feet north of 95th Avenue, and 94-16 84th Street, Block 9014, Lot 13, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: Mr. and Mrs. George Haff.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 6, 1958 after due notice by publication in the Bulletin; laid over to June 10, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 83rd Street, 84th Street, Atlantic Avenue and 95th Avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated March 13, 1958 acting on Alt. Applic. 125-57, reads:

"1. Customers' & employees' parking for more than 5 motor vehicles in conjunction with retail appliance

store at 82-11 Rockaway Blvd. and Sunday parking for Church goers, located in a residence use district is contrary to the Zoning Resolution, Article II Section 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 160.25 feet frontage by 100.13 feet and 200.26 feet in depth, unimproved and enclosed on all sides with a five foot six inch high chain link fence; that it proposed to properly grade the lot and to use it for the parking of the cars of patrons and employees of 82-11 Rockaway Boulevard; that to accommodate night customers, proper lighting will be installed in such a manner as to reflect away from adjacent occupancies; that it is proposed to use the lot also for Sunday parking for Church goers of Church located in Block 9015, Lot 1; and

WHEREAS, the applicant states that the lot is located across the street from 82-11 Rockaway Boulevard, a sales and factory building; that the occupants of this building do a large volume of business and in order to accommodate patrons and employees, find it necessary to provide parking space in addition to that already provided; and

WHEREAS, the applicant further states that there are dwellings located on the west side of 83rd Street in Block 9011, Lot 6 to 13 inclusive; that these dwellings actually front on 82nd Place, with their rear yards fronting on 83rd Street, and the garages for these dwellings open on 83rd Street; that thus, the street is substantially a common driveway; that although the site is located in a residential use district the existing factory and commercial occupancies make it unsuitable for residential development; that on the southeast corner of Atlantic Avenue and 84th Street is a Church; that because of the large amount of traffic on the surrounding streets, it is difficult for those attending Church services to find adequate parking for their cars; that it is therefore also proposed to use this parking lot on Sundays for the parking of cars belonging to those who are attending Church services; that a gate is provided on the 84th Street side for their convenience; that there will be no parking fees for the use of the parking lot; and

WHEREAS, the applicant contends that since 82-11 Rockaway Boulevard is located between Atlantic Avenue and Rockaway Boulevard, both heavily trafficked streets, patrons now seeking a place to park must circle the block to find parking; that this creates traffic tie ups and many of these cars are eventually parked in front of local residences; that these residences will benefit from the proposed parking lot since patrons of the building will use the parking lot rather than the street in front of their homes; and

WHEREAS, the applicant states that the present owner has held title to the property since November 1, 1956 and that the assessed valuation of land is \$9,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for parking and storage of motor vehicles without any fees charged limited to patrons and employees of the nearby factory and on Sundays limited to the parishioners of the nearby church, as proposed, and indicated on plans filed with this application marked "Received June 18, 1957," 3 sheets, *on condition* that all uses now on the plot shall be removed and the plot leveled substantially to the grade of 83rd Street and 84th Street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on all lot lines a woven wire fence of the chain link type on masonry base to a total height of not less than

MINUTES

five feet six inches with no openings therein except two to 83rd Street and one to 84th Street each of which shall be fitted with gates which shall be kept closed when the parking lot is not in operation; that opposite such openings there may be curb cuts on each street (two to 83rd Street and one to 84th Street) not over 14 feet in width; that signs shall be limited to permanent signs attached to the fence at each entrance advertising the use of the plot for customers and employees only and for the church parishioners as above cited; that each such sign shall not exceed five square feet in area and shall not be illuminated and shall not extend beyond the building line; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

539-57-BZ

APPLICANT—Leonard F. Rothkrug for Estate of Casper P. Colla, for Anthony DiGiovanni, owner; Shell Oil Company, lessee.

SUBJECT—Application July 18, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection of a one story extension to an existing building and maintain a gasoline service station, auto repair shop, auto safety inspection, auto laundry—non automatic, lubricatorium, sale of auto accessories and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—141-145 Throop Avenue and 199-203 Hopkins Street, northeast corner, Block 1723, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 11, 1958 after due notice by publication in the Bulletin; laid over date to be set; then set for May 6, 1958, to June 10, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Hopkins Street are in a business use, C area, class 1 height district; Throop Avenue is in business and unrestricted use, B and C area, class 1 and class 1½ height districts; Flushing Avenue is in an unrestricted use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated July 16, 1957 acting on Alt. Applic. 1898-57, reads:

"1. Proposed change of occupancy in a Business Zone, to gasoline service station, auto repairs, auto safety inspection, auto laundry and auto lubrication, and sale of auto accessories is contrary to Art. II, Par. 4a, subsections 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 feet frontage by 80 feet in depth, presently improved with a 20 foot by 45 foot one story masonry building located on the northeast corner of the plot; that this building is now occupied as a four car garage and the balance of the plot is used for the storage of cars, sale and display of used cars, in accordance with Certificate of Occupancy No. 126404; that it is proposed to eliminate the use of storage of cars, sale and display of used cars, and to develop the site as a modern gasoline service station; that it is also

proposed to build a one story masonry extension to the present building and to use same for auto repairs, auto safety inspection, auto laundry and auto lubrication, and sale of auto accessories; that the balance of the vacant ground will be properly paved; and

WHEREAS, the applicant contends that there are many non-conforming uses within the affected area and also a good many buildings which are in a dilapidated condition; that on block 1723, the same block with the property in question, there is a five story factory building on lot 21, sheet metal shop on lot 75; that lot 74 has a two story frame building, formerly a dwelling and now being used as a sheet metal shop in conjunction with the building on lot 75; that lots 72 and 73 are being used for the parking of cars; that there is a gas station on block 2274, lot 16 and another one on block 2276, lot 1; that there are several factory buildings within this area—a two story metal casing factory on block 2274, lot 1 and a one story metal shop on block 1722, lot 21, which extends from Flushing Avenue to Hopkins Street; that on block 2276, lot 37 there is a four story factory and a car parking lot on lots 11, 12 and part of lot 37; that there is a three story factory on block 1727, lot 21 where iron and chromium dinette sets are manufactured; that block 1728, lot 3 has a two story sportswear factory and block 1733, lot 21 has a five story factory; that many of the stores within the affected area are being used for manufacturing, repair of store fixtures, metal and iron shops; that the neighborhood within the affected area is in general undesirable for improvement of the site in accordance with a business use district; that it is therefore felt that a modern gasoline service station on the site in question, which will be operated by the owner, will be an improvement over the present use; and

WHEREAS, the applicant states that the present owner has held title to the property since 1956; that the assessed valuation of land is \$10,350 and of the building \$2,750 making a total of \$13,100; that the building was erected June 5, 1950; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f to permit the premises to be occupied as proposed as a gasoline service station and as indicated on plans filed with this application marked "Received July 18, 1957", one sheet, and "March 27, 1958", four sheets, *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be arranged and constructed as indicated on such plans and in accordance with the requirements of this resolution; that the accessory building shall be of the design and location as indicated on such plans including the existing building which is to be incorporated in the accessory building as shown on such plans; that there shall be no cellar under the accessory building; that the accessory building shall be faced with face brick with stainless steel trim as proposed and as shown on such plans; that the face brick may be omitted on the elevations north and east; that pumps shall be of a low approved type, erected not nearer than fifteen feet to the street building line of Hopkins Street and Throop Avenue; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that where not occupied by accessory building and pumps the plot shall be paved with concrete or asphaltic pavement; that on the exterior lot lines from the accessory building to Throop Avenue and from the accessory building to Hopkins Street there shall be erected on a masonry base a woven wire fence of the chain link type to a total height of five feet six inches; that curb cuts shall be restricted to two curb cuts to Hopkins Street, where shown, each 30 feet in width, and two of similar width to

MINUTES

Throop Avenue, with no portion of any curb cut nearer than five feet to a lot line as prolonged; that at the intersection within the premises there shall be erected a block of concrete extending for a distance of not less than five feet in either direction from the intersection and not less than twelve inches in height; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs and advertising devices but permitting the erection at the intersection on the building line of one post standard for supporting a sign, which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line at right angles to Throop Avenue for a distance of not more than four feet; that sidewalks and curbing abutting the premises, on both streets, shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7e there may be parking and storage of more than five cars and the sale of used cars where such operation will not interfere with the servicing of the station; that under Section 7i, for a similar term, there may be repairing with hand tools only for adjustments maintained solely within the accessory building; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

612-57-BZ

APPLICANT—Morris Hannes, for Kroy Realty Corp., owner; York Auto Trading Corp., lessee.

SUBJECT—Application August 20, 1957—decision of the Borough Superintendent, under sections 7c, 7b and 21 of the Zoning Resolution, to permit in a business and residence use district, the use of the sale of used cars to extend from the business use district into the balance of the lot which is located in the residence use district.

PREMISES AFFECTED—878-888 Coney Island Avenue, west side, 158 feet 10 $\frac{5}{8}$ inches north of 18th Avenue, Block 5403, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 20, 1958 after due notice by publication in the Bulletin; laid over to June 10, 1958, for inspection and decision; hearing closed; applicant to advise the Board as to whether this owner has right to use the right-of-way and also to correct his plan to show opening in the fence, not now shown on plan; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 18th Avenue and Ditmas Avenue are in business and residence use, C area, class 1 height districts; Coney Island Avenue is in a business use, C area, class 1 height district; East 9th Street is in a residence use, C area, class 1 height district; that the portion of the property within 100 feet of Coney Island Avenue is presently zoned as a business district and the remainder is zoned as a residence district; that as of July 25, 1916 the portion of the property lying between Coney Island Avenue and the bisector of the angle formed by prolonging the street lines of Coney Island Avenue and East 9th Street to an intersection, was zoned as a business district, and the remainder, if any, was zoned as a residence district; that the Amended Use District Maps of June 3, 1947, which became effective on October 15, 1947 reduced the business district on the westerly side of Coney Island Avenue to its present depth of 100 feet; and

WHEREAS, the decision of the Borough Superintendent, dated July 30, 1957 acting on Alt. Applic. No. 584-57, reads:

"1. Extending business use into a residential use district is contrary to Art. II Sec. 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet 3 $\frac{1}{8}$ inches frontage by 166 feet in depth; that it is proposed to remove the wood frame structure about 25 feet by 45 feet by 12 feet in height, which does not show on plan with Permit N.B. 3554-37, and the Board permit a building in the business portion of the lot in accordance with the requirements of the Administrative Building Code; and

WHEREAS, the applicant states that the plans with N.B. Applic. No. 3554-37, upon which Certificate of Occupancy No. 135101 was issued on April 2, 1953 for storage and sale of used cars, limited this use to a size of 100 feet by 100 feet, and the portion of the lot in the residence use district to remain vacant; and

WHEREAS, the applicant contends that in reviewing the plans and application with N.B. Applic. No. 3554-37, he found that an error was made in 1937 in interpreting the location of the use district boundary line separating the residence portion from the business portion of the lot when approved in 1937; that this boundary line was given as 100 feet west of the building line of Coney Island Avenue; that this location was in error according to the use district map designation rules shown in the appendix, and should have been located along the center line of the block between Coney Island Avenue and East 9th Street; that this is so according to rules 4(a) and 4(b) where there are no fixtures shown; that according to rule 4(a) where streets are parallel, the use district boundary coincides with the center line of the block; that in the subject case, these streets are not quite parallel, so Rule 4(b) will apply, and the use district boundary which is not otherwise fixed is construed as the bisector of the angle formed by prolonging the street lines to an intersection; that this use district boundary will then be along the center line of the block; that the center of the block at the northerly portion of the lot is about 154 feet 3 $\frac{3}{4}$ inches west of the building line of Coney Island Avenue, and on the southerly portion of the lot 158 feet west of the building line of Coney Island Avenue, which portions, in 1937, were located in the business use district, and the balance of about 4 feet 3 $\frac{3}{4}$ inches on the north and about 8 feet on the southerly lot line, were then in a residence use district; that this would place only about 6 feet 2 inches average in the residence district, and it is requested that this small additional area be permitted in connection with the used car lot; and

WHEREAS, the applicant further contends that there now exists non-conforming uses on Block 5393, Lot 45, which is occupied as a gas service station, and an advertising sign on the southerly brick wall of the adjoining building at the north designated as Block 5403, Lot 16; that Permit 5344-37 issued on Applic. 6237-37 for sign structure was approved, for which registration No. 8888 was issued May 14, 1937 for ground sign; that this is shown on plan as being 98 feet long and 2 feet 6 inches in height; that Items 3 and 5 of Violation No. 1734-54 shows ground signs 4 feet by 25 feet and 4 feet by 30 feet, which is now two signs instead of one sign as previously approved; that these two signs combined are less in length than originally approved under Permit 5344-37, and it is requested that these signs be permitted in connection with the used car lot; that other signs mentioned in this violation have been removed; that it is also requested that signs permitted by the Administrative Code be allowed, when requested; and

WHEREAS, the applicant states that the present owner has held title to the property since April 1937; that the assessed valuation of land is \$22,000 and the building \$2,000 making a total of \$24,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

MINUTES

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of the sale and storage of used cars into the more restricted district, substantially as proposed and indicated on plans filed with this application, marked "Received August 20, 1957", 3 sheets, "April 2, 1958", 1 sheet and revised plan, marked "Received June 3, 1958", 1 sheet, *on condition* that where walls of adjoining buildings do not occur on the lot lines, there shall be constructed and maintained a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet, 6 inches; that the existing gate on the rear lot line shall be closed where the new chain link fence is to be constructed; that this portion of the premises shall be used only as an extension of the permitted use on the front of the site; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

742-57-BZ

APPLICANT—Office of Alfred Easton Poor, for Chase Manhattan Bank, owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a class two and one-half height district, the erection of a 21 story commercial building exceeding the permitted height.

PREMISES AFFECTED—24 Pine Street, north side, 94 feet 1½ inches east of Nassau Street, Block 44, Lot 106, Borough of Manhattan.

APPEARANCES—

For Applicant: M. H. Swanke and Harold Collins.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 3, 1958 after due notice by publication in the Bulletin; laid over to June 10, 1958, for further consideration after applicant has decided whether to file application in the Building Department as a new building or an addition to existing building; also to obtain objection as to rear yard, if such is required; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Nassau Street, Pine Street, Cedar Street and William Street are in a business use, B area, class 2½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 23, 1957 acting on N.B. Applic. No. 96-57, reads:

"1. Proposal to erect a 21 story commercial bldg., located in a Business, B, 2½ times district with front wall on the bldg. line to a height of 208.467 and thence to setback at a slope of approximately 1:5 is contrary to Art. III Sect. 8(h) and Sect. 9(e) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 57 feet 9 inches frontage by 71 feet 2¾ inches in depth, presently improved by a four story and basement, class 3 construction, office building, erected in 1903 and presently occupied as a portion of the banking premises of the Chase Manhattan Bank; that it is proposed to erect a new 20-story building at the premises 24 Pine Street; and

WHEREAS, the applicant states that there is an area additional to this premises, consisting of a small gore contiguous

to the east lot line of the premises and of an area of 380 square feet, the use of which, above grade, is a part of the basic premises by an easement agreement between the contiguous owners; that the premises in question consists, therefore, of a total area of 4,351 square feet; that the premises at 24 Pine Street is under contract for sale by the Chase Manhattan Bank to the Chemical Corn Exchange Bank, and the easement for the contiguous gore to the east will be granted by the Chase Manhattan Bank to the Chemical Corn Exchange Bank; and

WHEREAS, the applicant further states that the existing premises at 18 Pine Street, improved with a class 1 construction building of 30 stories and 5 cellars, and presently occupied by the Chase Manhattan Bank, is under contract for sale by the Chase Manhattan Bank to the Chemical Corn Exchange Bank for ultimate occupancy by the latter as its head office when the Chase Manhattan Bank moves to its new head office currently under construction to the north; that on completion of the Chase Manhattan project, which includes all of blocks 44 and 45, with the exception of the premises at 18-24 Pine Street, plus the small easterly gore of 380 square feet, the Chemical Corn Exchange Bank will be the only other owner in occupancy in those two blocks; that thus the actual coverage will be small and light and air in this area will be considerably more than required by the Zoning Resolution; and

WHEREAS, the applicant contends that when the existing building at 18 Pine Street was erected in 1927, the Zoning Resolution then in force required that the first setback from Pine Street, after taking advantage of the excess heights of adjoining properties, be at the 15th story and that subsequent setbacks be in a ratio of 1 to 5; that the current provision of the Zoning Resolution, after applying allowable excess accruing from excess heights of adjoining owners, provides that the first setback be at the 10th floor and that setbacks above that level be in a ratio of 1 to 4; that this application for a variance requests that the building at 24 Pine Street be constructed on the line of the building at 18 Pine Street to the first setback of the premises 18 Pine Street at the 16th floor level, and that the second setback be established at a ratio of 1 to 5, with the termination of the building at 24 Pine Street at the 22nd floor level; and

WHEREAS, the applicant further contends that it is inescapable that the premises 18-24 Pine Street, to be occupied as headquarters of the Chemical Corn Exchange Bank, will be a part of the overall development of the two blocks 44 and 45, forming the Chase Manhattan Development; that the bank is anxious to insure that its structures are harmonious with the general character of the entire Chase Manhattan Development; that it is obvious that 24 Pine Street is presently an underimprovement of the land and is incongruous with the general character of the Chase Manhattan Development; that it is the intention of the Chemical Corn Exchange Bank to erect the new structure at 24 Pine Street as an ultimate extension of the premises 18 Pine Street, and that they together form a single mass in relation to the overall Plaza development, it being assumed that irregularities above the 22nd floor will not be too obvious from street level; that if the complete zoning envelope allowable for premises 24 Pine Street were filled, a building of 1,153,362 cubic feet could be built; that this appeal requests that the Board grant a variance to allow the construction of a building containing 1,105,232 cubic feet in harmony with the existing building; that the building at 24 Pine Street will become in fact a part of the premises 18 Pine Street; that buildings will have common elevators, stairs and services and will contain a common contiguous arcade on Pine Street, as separately provided in the basic agreement for the development of the Chase Manhattan Bank between the Board of Estimate and the Chase Manhattan Bank; and

WHEREAS, the applicant states that the present owner has held title to the property since October, 1944; that the assessed valuation of land is \$540,000 and of the building \$2,722,700 making a total of \$3,262,700; that the building was erected in 1903; and

MINUTES

WHEREAS, it appears that the plans should have been filed with the Borough Superintendent as an Alteration rather than as a new building, but the building to which this building is in fact to be an extension was already subject to an alteration application and an additional alteration application was unacceptable; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to height on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the height district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 as to height; to permit the setbacks on Pine Street as proposed and as indicated on plans filed with this application marked, "Received October 16, 1957", one sheet and "April 24, 1958", 12 sheets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that in the event the owner desires to have this building as an addition to the existing building adjoining to be occupied by the Chemical Corn Exchange Bank, such may be permitted under amended alteration application to be filed therefor, in which case the decision of the Board as herein made may be deemed to apply.

768-57-BZ

APPLICANT—Arthur Jovis, for Ly-Bar Realty Corp., owner.

SUBJECT—Application October 28, 1957—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, it being intended to provide such storage on a monthly not transient basis.

PREMISES AFFECTED—2145 Barnes Avenue, west side, 100 feet north of Lydig Avenue, Block 4221, Lot 70, Borough of The Bronx.

APPEARANCES—

For Applicant: Arthur Jovis and Norman Winer.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 5
..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 13, 1958 after due notice by publication in the Bulletin; laid over to June 10, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Pelham Parkway are in a residence use, C area, class 1¼ height district; Wallace Avenue and Barnes Avenue are in local retail and residence use, C area, class 1¼ height districts; Lydig Avenue is in a local retail use, C area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 3, 1957 acting on Alt. Applic. No. 941-57, reads:

"1. In a residence district the proposed parking of motor vehicles is contrary to Art. II, Sect. 3 of the Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 65 feet frontage by 100 feet in depth; that it is proposed to re-grade the entire lot with a four inch bed of clean cinders and porous binder approximately to curb level; to erect an anchor post fence, or equal, with sliding gates at access aisle, to enclose entire area to such height as the Board may direct; that it is also proposed to install bumper strips to protect adjoining property and to install a curb cut at Barnes Avenue; and

WHEREAS, the applicant states that the area adjacent to these premises has been developed, with few exceptions, with large, modern six story apartment houses, having from 50 to 200 families in each such building; that none of these apartment buildings have any accommodations for the parking of tenants' cars, nor are there any other adequate parking facilities available for the many car owners living in this vicinity; that it is estimated that there are nearly 750 cars in use in this immediate vicinity that park overnight in the street for want of off-street parking facilities; that daytime parking, while a problem, is not nearly so acute as the need for overnight parking, since many cars are in use and away from the vicinity during the daytime; that photographs filed with this application were taken on a mild, sunny afternoon when many car owners were on the road enjoying a pleasant week-end, and even so these pictures show that the streets in question were filled with parked cars; that this situation is far worse during the week and more particularly at night; and

WHEREAS, the applicant contends that not only has the owner of these premises received no return on his investment during the more than nearly twelve years of his ownership, but he has always paid the taxes thereon during that time; that the granting of this application will not adversely affect the character of the neighborhood; that it will serve the public's needs and overcome in part the hazards and inconveniences caused by overcrowded street parking; and

WHEREAS, the applicant states that the present owner has held title to the property since December 4, 1945 and that the assessed valuation of land is \$10,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board whose report recommended granting of the application on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the plot to be occupied for the parking and storage of motor vehicles, limited to the pleasure car type only, substantially as proposed and indicated on plans filed with this application, marked "Received October 28, 1957", 1 sheet, and "April 10, 1958", 1 sheet, on condition that all buildings and uses now on the site shall be removed and the premises graded substantially to the grade of Barnes Avenue, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on the lot lines, except where masonry walls of adjoining building occur, a woven wire fence of the chain link type on a masonry base, not less than 5 feet 6 inches in total height with no openings therein except one to Barnes Avenue, where shown, with curb cut opposite not more than 12 feet in width; that such opening shall be fitted with gates, normally kept closed when the parking lot is not in operation; that users of parking space to whom the spaces are to be assigned shall be furnished with a key to the gates; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

850-57-BZ

APPLICANT—Michael Alfano, for Prospect Parking, Inc., owner.

SUBJECT—Application November 26, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, on the residential portion of the plot the parking and storage of more than five (5) motor vehicles of the pleasure type for a term of five (5) years.

MINUTES

PREMISES AFFECTED—2360-2368 Prospect Avenue, east side, 70 feet south of East 187th Street, Block 3114, Lots 52 and 54, Borough of The Bronx.

APPEARANCES—

For Applicant: Frank Damiano.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 20, 1958 after due notice by publication in the Bulletin; and laid over to June 10, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Prospect Avenue and Southern Boulevard are in retail and residence use, B area, class 1¼ height districts; East 185th Street is in a residence use, B area, class 1¼ height district; East 187th Street is in a retail use, B area, class 1¼ height district; that the retail use was changed from business use on May 26, 1955; and

WHEREAS, the decision of the Borough Superintendent, dated November 7, 1957 acting on Alt. Applic. No. 31-57, reads:

1. The proposed extension of the existing parking lot within the retail use district and extending into the residence use district is contrary to Art. II, Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 93 feet in depth; that it is proposed to obtain a variance for the parking and storage of more than five motor vehicles of the pleasure car type, on the residential portion of the plot, for a term of five years; and

WHEREAS, the applicant states that on June 6, 1940 Certificate of Occupancy No. 172 was issued permitting the thirty foot portion of the plot in the then business use district to be used for parking and storage of not more than five motor vehicles; that Drop Curb Permit was issued on April 3, 1940; that on February 14, 1956 the Department of Buildings filed a zoning violation against the premises for parking and storing for more than five motor vehicles; that this violation was served on the Estate of Giovannina P. Monaco, Lucille Petrucelli, Executrix, who was the owner at the time; that because of her failure to comply with the pending violation the Executrix was served with a Magistrates Court summons on August 28, 1956, at which time she was fined \$10; that an attempt to legalize the condition was made by the former owner on January 10, 1957 when Alt. Applic. No. 31-57 was filed with, and approved by the Building Department, permitting the parking and storing of more than five motor vehicles on the retail use portion of the plot, providing the residential portion of the plot was completely fenced off so as to prevent its being used for parking; that since the fencing off was never done and a new Certificate of Occupancy for the parking of more than five motor vehicles was never obtained, on May 14, 1957 another Magistrates Court summons was issued against the former owner and again she was fined \$10; and

WHEREAS, the applicant contends that the need of a parking lot in this neighborhood is very urgent and further, the existing street parking not only prevents the proper cleaning along the curb, it is also a fire hazard; that the plot is located in an apartment house neighborhood where week-long parking is prevalent and many cars are parked from Sunday night to Saturday morning; that a sign advertising the parking and storage use and rates charged will not exceed ten square feet; that the surface of the lot will be covered with gravel or steam cinders; that access to plot

will be over existing drop curb for which Permit D.C. No. 147-40 was issued on April 3, 1940; that the limitation of the term of use to five years will serve as a protection to the future of the neighborhood in the event its present character should change; and

WHEREAS, the applicant states that the present owner has held title to the property since July 20 and August 1, 1957 and that the assessed valuation of land is \$13,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the extension of the existing use on the business portion of premises into the more restricted area, substantially as proposed and indicated on plans filed with this application, marked "Received November 26, 1957", 2 sheets, and "April 3, 1958", 1 sheet, *on condition* that all uses now on the site shall be removed and the premises shall be leveled substantially to the grade of Prospect Avenue, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all lot lines a woven wire fence of the chain link type, not less than 5 feet, 6 inches in height, including a masonry base, with no openings therein except one where shown, which shall be fitted with gates and with a curb cut opposite not exceeding 12 feet in width; that such gates shall be kept closed when the parking lot is not in use; that parking shall be restricted to motor vehicles of the pleasure-car type only; that suitable bumpers shall be maintained along all lot lines for protection of fences, located at a sufficient distance to accomplish this result; that signs shall be restricted to a permanent sign attached to the fence at the entrance, advertising only the parking and storage use, rates charged and other information required by the Commissioner of Licenses; that such sign shall not exceed ten square feet in area, extend beyond the building line or be illuminated; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that during the term of this variance the premises shall be occupied for no other use than that herein permitted; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

842-57-BZ

APPLICANT—Michael Alfano, for Filippo Aprea, owner.

SUBJECT—Application November 18, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a retail store and use of the unbuilt upon portion for the parking of more than five (5) motor vehicles for patrons only for a term of fifteen (15) years.

PREMISES AFFECTED—901-905 East 213th Street and 3600-3604 Bronxwood Avenue, northeast corner, Block 4684, Lot 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Frank Daniano.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 20, 1958 after due notice by publication in the Bul-

MINUTES

letin; laid over to June 10, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Bronxwood Avenue, East 213th Street, East 214th Street and Paulding Avenue are in a residence use, C area, class 1¼ height district; that it was changed from business to residential use on October 18, 1949; that the area has been unchanged since July 25, 1916 and the height was changed from 1 to 1¼ on July 1, 1924; and

WHEREAS, the decision of the Borough Superintendent, dated October 25, 1957 acting on N.B. Applic. No. 1250-57, reads:

"1. In a residence district the proposed store, storage & parking for more than 5 cars for patrons is contrary to Art. II Sect. 3 Zoning Res. and is therefore denied." and

WHEREAS, the applicant states that the premises consist of a plot, 75 feet frontage by 74.92 feet in depth; that it is proposed to erect a structure of modern design, having Norman size face brick on street fronts, with Common brick at rear and north walls; that the overhang facia and store front sash mouldings will be of aluminum; that the design and appearance of the building will be an asset to the neighborhood; that the gravel surfaced parking area will be fenced in with a chain link fence 6 feet high, with an opening and curb cut on Bronxwood Avenue; and

WHEREAS, the applicant states that on March 15, 1947 the owner rented a store for grocery use at 3601 Bronxwood Avenue, directly across the street from the affected premises; that he signed a five year lease calling for a rental of \$100 per month and an increase of \$60 per year every year after the first year, until the expiration of the lease on March 14, 1952; that since then he has been on a month to month basis; that at present he is paying \$130 per month, but the landlord is now demanding \$150; that realizing that he would be at the mercy of the landlord at the expiration of the lease, he began negotiating for the subject plot in June 1950 with the thought that some day he would erect a building for his business; that on June 25, 1952 he acquired title to the property; and

WHEREAS, the applicant contends that because of the many stores in the immediate neighborhood, the owner concluded that his plot was in a business use district; that as a matter of fact, on August 18, 1952 he retained an architect to prepare plans for a two story building containing two stores and one family on the first floor, with two families on the second floor; that in view of the excessive cost to erect this type of building, the project was abandoned, and since plans were never filed with the Building Department the owner was still unaware that a commercial structure was not permitted on his plot; that it was not until August 3, 1957 that the owner learned that the plot was in a residential use district; and

WHEREAS, the applicant further contends that the limitation of the term of the use to fifteen years will serve as a protection to the future of the neighborhood in the event the present character should change; and

WHEREAS, the applicant states that the present owner has held title to the property since June 25, 1952 and that the assessed valuation of land is \$5,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of fifteen years, to permit the construction of a one-story masonry store building, and the use of the unbuilt upon portion of the premises for the parking of cars, as proposed and indicated on plans filed marked, "Received November 18, 1957", 4 sheets, limited to those of the pleasure-car type,

on condition that the building shall comply with the requirements of the Building Code; that there shall be erected on the interior lot lines to the north and east, a woven wire fence of the chain link type on a masonry base, not less than 5 feet, 6 inches in total height, with no openings therein; that such fence shall continue along the street line of East 213th Street to the rear of the proposed building and to be continued along a line parallel to Bronxwood Avenue and 5 feet east of the building line, as shown, fitted with a gate which shall be kept closed when the parking lot is not in operation and with a curb cut opposite not less than 12 feet in width; that five feet along the front of the premises shall be maintained with grass and shrubs; that the parking lot shall be surfaced with clean gravel or steam cinders treated with a binder and properly rolled; that a sign advertising the parking use may be maintained, provided such sign is not over five square feet and is attached to the fence near the entrance, is not illuminated or extend beyond the building line; that any signs on the property other than the sign for parking hereinbefore specified shall be in accordance with the requirements for a similar building erected in a local retail district; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

864-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes, Inc., owner.

SUBJECT—Application November 29, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: C. J. Cammarata, N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 25, 1958 after due notice by publication in the Bulletin; laid over to April 15, 1958, for inspection and decision; hearing closed; then to May 13, 1958, for further inspection and decision; then to June 3, 1958 for inspection and decision; hearing closed; then to June 10, 1958, for applicant to file revised plans showing relocation of accessory building; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Stillwell Avenue are in a local retail use, D area, class 1 height district; Bay 49th Street and 28th Avenue are in local retail and residence use, D area, class 1 height districts; Harway Avenue is in a residence use, D area, class 1 height district; that on July 25, 1916 the premises was in a business use district and rezoned to its present designation on February 8, 1954; and

WHEREAS, the decision of the Borough Superintendent, dated November 22, 1957 acting on N.B. Applic. No. 2109-57, reads:

"1. Proposed building and premises partly in a Local Retail and partly in a Residence district to be used for gasoline service station, auto laundry (non-automatic),

MINUTES

auto repair shop (hand tools only) and lubritorium is contrary to Article II, PP. 3 and 4-c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 160 feet 6¼ inches frontage by 100 feet in depth, irregular in area, presently vacant, except for an advertising ground sign proposed to be removed; that it is proposed to erect a modern one story gasoline service station with accessory motor vehicle repair shop with hand tools only, car washing—non-automatic—lubritorium, office and sales; that the rear and side lot lines, except where there is the wall of an adjoining building, will be improved with a five foot six inch high brick fence; and

WHEREAS, the applicant states that the premises are located in a poorly and sparsely developed neighborhood; that the elevated tracks of the BMT line are in the center of Stillwell Avenue and a spur track of this elevated line, leading to the train yards, runs off to the east opposite the site; that these unattractive physical conditions have stunted the development of Stillwell Avenue to the north and the south; that there has been no new construction, except for Marlborough Housing, along Stillwell Avenue; and

WHEREAS, the applicant contends that the premises cannot be economically developed with a conforming use; that these premises are presently in a local retail use district, and was rezoned from business on February 18, 1954; that the rezoning took place in connection with the Marlborough Housing Development which is being completed on the west side of Stillwell Avenue, several hundred feet north of the site and outside the affected area; that the Board has granted variances for proposed supermarkets on both 86th Street and on Avenue V to serve the new Marlborough Housing; that there is a need for a gas station at this location as the erection of Marlborough Housing has created a new demand for the essential community service provided by a gasoline service station; that the same reasons which have created the new demand for a retail shopping center on Stillwell Avenue apply to development of these premises as proposed; that there is no appropriately zoned area conveniently near the housing development in which the proposed use would be conforming; and

WHEREAS, the applicant states that the present owner has held title to the property since September 4, 1957 and that the assessed valuation of land is \$6,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and inspection has been made and recommended that the application should be granted under revised plans as filed for the use of the premises for gasoline service station and uses accessory thereto; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of 15 years, to permit the premises to be occupied as proposed as a gasoline service station and lawful accessory uses substantially as proposed and as indicated on plans filed with this application marked, "Received November 29, 1957", 4 sheets, as amended by the revised plans marked, "Received June 6, 1958", 3 sheets, *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be constructed and arranged and maintained as indicated on such plans; that the accessory building shall be located as indicated on revised plans above cited, marked, "Received June 6, 1958", 3 sheets; that the premises shall be leveled substantially to the grade of Stillwell Avenue and Bay 49th Street; that the accessory building shall be of the design and arrangement as indicated, without cellar and faced on the east, north and south with face brick; that along the rear such building may be constructed of cinder block stuccoed; that the pumps

shall be low approved type erected not nearer than 15 feet to the street building line of Stillwell Avenue; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that on the side lot line to the south there shall be erected a brick wall not less than 5 feet 6 inches in height properly flashed against the existing frame building with the consent of the owner thereof; that a similar fence shall be erected on the northerly lot line or a facing of brick against the existing building for a height of 5 feet 6 inches, with the approval of the owner thereof; that curb cuts shall be restricted to 2 curb cuts each 25 feet in width to Stillwell Avenue and one width in the first 25 feet on Bay 49th Street from the intersection of Stillwell Avenue; that sidewalks abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that wherein unbuilt upon the premises shall be paved with asphalt or concrete paving; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to permanent signs attached to the front facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs, temporary signs and advertising devices, but permitting the erection at the intersection of a post standard ground sign for supporting a brand sign advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 feet; that under section 7i for a similar term there may be repairing maintained solely within the accessory building with hand tools only for adjustments; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

867-57-BZ

APPLICANT—H. M. Karson, for Hong Yick Realty Corp., owner; Min Sang Laundry, lessee.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the construction of a mezzanine floor, elevate the roof and extend the laundry use.

PREMISES AFFECTED—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: H. M. Karson and E. Breger.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert,

Commissioner Foley and Commissioner Sleeper 4

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 15, 1958 after due notice by publication in the Bulletin; laid over to May 6, 1958, for hearing at request of objector; applicant to send new notices by registered mail to property owners in the area of notification; then to June 10, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 60th Street are in a business use, D area, class 1 height district; 55th Drive and 56th Avenue are in business and residence use, D area, class 1 height districts; 61st Street is in a local retail use, D area, class 1 height district; that from 1916 to 1947 the site was in an unrestricted use and on March 23, 1954 was changed from unrestricted to business use; and

WHEREAS, the decision of the Borough Superintendent, dated December 2, 1957 acting on amendment to Alt. Applic. No. 841-56, reads:

MINUTES

"1. Proposed addition of a mezzanine floor for wet wash factory (laundry) in a business zone is contrary to Art. II Sec. 4 of Zoning Res.

2. Proposed extension in height of an existing wet wash factory (laundry) in a business zone is contrary to Art. II Sec. 4 of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 50 feet in depth on which there exists a legal non-conforming use—wet wash laundry in a business use district—erected under N.B. Applic. 7884-19, superseded by N.B. Applic. 381-20 and has been in continuous use as a laundry since erected; that under Alt. Applic. 9691-33 the building was extended to its present size of approximately 47 feet by 100 feet; that existing Certificate of Occupancy No. 2912-1934 indicates approval for use as a laundry and garage; that it is proposed to erect an open mezzanine with an area of 2330 square feet; that the area of the building is 4730 square feet, of class 3 construction; that the height of the building will be increased from the present height of 14 feet 9 inches to 20 feet to provide required head room above and below mezzanine; that it is proposed to use the mezzanine for rest room, toilets, kitchen, employees' dining, offices and mangling; that with the creation of a mezzanine and the relocating of existing mangles from first floor to mezzanine, space would be provided for off street loading of laundry, using existing curb cuts; that this would improve conditions in the street; and

WHEREAS, the applicant states that amendment to Alt. Applic. No. 841-56 states that the garage portion of the building was continually used as a wet wash laundry instead of a garage during and since 1951, and prior to March 25, 1934, when zone was changed from unrestricted to business use; that said amendment also notes letter from the New York City Fire Department stating that no garage was in use on premises since 1951 and no garage permit issued thereafter; and

WHEREAS, the applicant further states that the previous owner had operated the premises as a wet wash laundry from November 7, 1929 to January 1, 1951, at which time the present owner leased premises for the continued use of the wet wash laundry for a ten year period with renewable option to purchase; that the present owner exercised his option to purchase as soon as funds became available on January 3, 1956; that at the time of leasing with option to purchase, there were no violations of record; that Violation No. 933-56 dated February 23, 1956 relates to Alt. Applic. 9691-33; that purchase was prior to date of current violation; that neither at time of purchase nor at time of closing were there any violations of record in the Building Department; and

WHEREAS, the applicant contends that the proposed condition would be an improvement because it would eliminate objections from the neighbors and the Building Department and because it would be in harmony with the general purpose of the Zoning Resolution; and

WHEREAS, the applicant states that the present owner has held title to the property since January 3, 1956; that the assessed valuation of land is \$2,400 and of the building \$14,600 making a total of \$17,000; that the building was erected in 1921; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted for the reason that the condition of the building structurally and the housekeeping does not warrant the proposed extension; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 841-56, Objection No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

889-57-BZ

APPLICANT—Charles M. Spindler, for John Scotti, owner.

SUBJECT—Application December 11, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the change in occupancy from a building material supply yard and the manufacture of cement blocks to automobile wrecking yard, sale of new and used car parts, sale and display of new cars on a portion of the lot and the sale of new and used plumbing supplies and the storage of lumber on a portion of the lot.

PREMISES AFFECTED—114-15 New York Boulevard (114-11 to 114-35), East side, 87.14 feet south of Linden Boulevard, Block 12327, Lot 8, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 6, 1958 after due notice by publication in the Bulletin; laid over to June 10, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, New York Boulevard and 115th Avenue are in a business use, D area, class 1 height district; Marsden Street and Linden Boulevard are in business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated March 7, 1958 acting on Alt. Applic. No. 2293-57, reads:

"1. Proposed change in use from a diner, manufacturing of cement blocks in a business use district, to diner, offices, automobile wrecking yard, sale of new & used car parts, sales and display of used cars, storage of lumber, and sale of new and used plumbing supplies is contrary to Art. II Sec. 4 (26) of the Zoning Resolution.

2. The establishment of automobile wrecking yard, storage of scrap metal and junk within 50 feet of a residence use district is contrary to Art. II 7-B(b) of the Z. R.

3. The erection of more than one non-accessory building on a lot is contrary to Art. I Sec. 1(v) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 252.06 feet frontage by 98.5 feet and 208.85 feet, irregular in depth; that it is proposed to discontinue the manufacture of cement blocks and also the sale and storage of building materials; that it is proposed to use the northerly portion of the plot for auto wrecking, sale of new and used car parts, sale and display of new and used cars; that the diner will be continued undisturbed; that it is also proposed to continue the use of the southerly 80 feet of the plot for the sale of new and used plumbing supplies and the storage of lumber; that the entire northerly portion of the plot, with the exception of the space occupied by the diner, will be enclosed in an eight foot high solid fence of uniform color; that the 80 foot portion of the plot to be occupied for sale of new and used plumbing supplies and the storage of lumber will be likewise enclosed; and

WHEREAS, the applicant states that the property has been in the same ownership since 1937; that the owner purchased it at that time from a cement block manufacturer who had been using the site for the manufacture of cement blocks

MINUTES

for six or seven years and he continued this use together with the sale of building material supplies; that he has a tenant for the southerly 80 feet who uses this 80 feet for the storage of lumber, also the sale of new and used plumbing supplies; that the remainder of the plot, with the exception of the space used by the diner, is occupied for the manufacture of cement blocks, also for building material, sale and storage; and

WHEREAS, the applicant further states that the G. I. Auto Wreckers occupies a plot on New York Boulevard south of and adjacent to the Long Island Railroad, which crosses New York Boulevard south of 115th Avenue; that the property of the G. I. Auto Wreckers was condemned by the New York City Housing Authority and they are forced to vacate their premises; that the G. I. Auto Wreckers have occupied their premises as lessee for approximately eight years and are in desperate need to find a location in the immediate area; that they have conducted their business in a most orderly manner and should the Board see fit to grant this variance, will continue to do so in the proposed site; that the proposed site will be enclosed with an eight foot high solid metal fence; that there will be no burning of materials on the premises; that the G. I. Auto Wreckers presently have a Fire Department Bonfire Permit, which has seldom if ever been used; that should the Board grant this appeal, it is recommended that one of the Board's conditions prohibit bon-fires on the site; that the NEWS carried an article dated February 23, 1958 indicating that fifteen Long Island Railroad grade crossings would be eliminated, including the crossing at New York Boulevard, and this article stated that work was to commence during the month of March; that in the course of this elevation it will be necessary for the Long Island Railroad to acquire a temporary easement of approximately thirty feet to the south for temporary location of their tracks in order to proceed with the job of elevation; that this project will probably not be completed for a number of years and after its completion the site will be effectively screened from the proposed housing which is to be erected south of the Long Island Railroad; and

WHEREAS, the applicant contends that there are numerous non-conforming uses directly in the area; that adjoining the site is a gas station in block 12327, lot 21; that block 12320, lot 4 has a gas station and repair shop and on block 12180, lot 26 there is another gas station; that block 12335, lots 60 and 61 contain a motor vehicle repair shop and used car lot, and block 12335, lots 66, 69 and 70 contain a lumber yard; that directly opposite the site is the bus garage, repair shop, gasoline service and bus parking of the Jamaica busses; that this occupancy occupies the entire block front on New York Boulevard, from Linden Boulevard to the Long Island Railroad; and

WHEREAS, the applicant contends as to Objection No. 2, that as the owner of the site is likewise the owner of the majority of the property adjoining the site on the rear, it is requested that the entire parcel be used as requested by the placing of the fence enclosure on the rear lot line; that as to Objection No. 3, the Building Department regards the diner on the same lot with the proposed uses as a non-accessory use, hence the reason for the objection, and it is requested that the non-accessory use be permitted; that it is requested that this variance be granted for a temporary term of ten years; and

WHEREAS, the applicant states that the present owner has held title to the property since July 5, 1938 and that the assessed valuation of land is \$11,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use dis-

trict regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years to permit the use of the premises as proposed and as indicated on plans filed with this application marked "Received December 11, 1957", 2 sheets, and "March 21, 1958," one sheet, *on condition* that the plot shall be limited to the limitation of area as shown on plan of proposed conditions excluding a certain area occupied by a one-story diner and the plot to the south occupied for storage of lumber *on condition* that the balance of the plot shall be leveled substantially to the grade of New York Boulevard and in accordance with the fencing and other requirements of Section 7B, Subdivision a of the Zoning Resolution and on condition that all permits issued by any Administrative Department permitting the use of their present nearby location shall be surrendered and no similar applications shall be issued for the proposed plot which shall include no work except the actual motor vehicle wrecking without the use of burning; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

914-57-BZ

APPLICANT—Patrick D. Concagh, for Mona Donner, owner; Atlas Bazaar Equipment and Supply Co., Inc., lessee.

SUBJECT—Application December 16, 1957—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage and sale of auto accessories and accessory parking.

PREMISES AFFECTED—3770-3788 Boston Road and 3481-3489 Baychester Avenue, southwest corner, Block 4887, Lot 7, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 20, 1958 after due notice by publication in the Bulletin; laid over to June 10, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Baychester Avenue are in business and retail use, C area, class 1 height districts; Boston Road is in a business use, C area, class 1 height district; DeReimer Avenue is in business and residence use, C area, class 1 height districts; that Boston Road at this point is located in a business use district to a depth of 100 feet and Baychester Avenue, to a depth of 100 feet, is located in a retail use district; that the area designation is C and the height is class 1 and both these designations go back to 1916 without change; that on July 25, 1916 Boston Road, to a depth of 100 feet was placed in a business use district, but beyond that 100 foot depth it was residential; that on August 26, 1954 the use district designation along Baychester Avenue, on both sides to a depth of 100 feet, was changed from residence to retail and this change extended southward to Tillotson Avenue; and

WHEREAS, the decision of the Borough Superintendent, dated November 20, 1957 acting on N.B. Applic. No. 1405-57, reads:

"1. In a business and retail use district the proposed gasoline service station, lubritorium, car wash, sales, storage rm. for auto accessories, minor repairs, parking

MINUTES

& storage of more than 5 motor vehicles is contrary to Section 4 and 4-A Art. II of the Zoning Resolution." and

WHEREAS, the applicant states that the premises consist of a plot, 100.15 feet frontage by 117.02 feet in depth, presently improved by a Kiddie Ride Amusement Center with a small frame structure used as a combination ticket office and lunch counter for the use of children patronizing the Center; that this use was installed under Alt. Applic. No. 509-55 for which Certificate of Occupancy No. 16549 was issued on June 24, 1955; that it is proposed to demolish all structures upon the site, level the plot substantially to grade and construct an attractive gasoline service station of modern design; that the accessory building will be located at the extreme southwest corner of the lot, but within the business use portion; that thus located, it will be away from the dispensing pumps and there will thus be provided sufficient space for maneuverability of cars awaiting service; that the building will be built of face brick and will consist of three bays for lubricatorium, non-automatic car wash and for minor repairs with hand tools only; that there will be an office for the sale of auto accessories and storage space in the rear for storage of such accessories, that it is also proposed to construct four 30-foot curb cuts, two on Boston Road and two on Baychester Avenue; that due to a difference in grade along Boston Road and Baychester Avenue, these differences have been indicated on the plot plan; that the difference is approximately 3 or 3½ feet in 100 feet; that the location and design of both the curb cuts and dispensing pumps show that there will be no interference with the free flow of cars in and out of the station; and

WHEREAS, the applicant states that the plot is under lease by the owner of Mack Kassow who operates the present business use under the corporate name of Atlas Bazaar Equipment and Supply Co. Inc., of which he is president; that the lease is for a term of ten years from July 1955 to August 1965; that the lessee, in addition to paying a substantial rental for the property has to pay the annual taxes on a highly assessed valuation; that he also has a three year option to buy the property, which expires in August of 1958, for which option he pays a substantial amount each year during its duration; and

WHEREAS, the applicant further contends that the lessee has been negotiating with a major oil company regarding the construction of the proposed station; that this company, although being aware of an existing station across the way and the grant by the Board of another station on the northeast corner, is nevertheless willing to construct a gas station upon the site, provided approval is given by the Board; that it is the opinion of most of these companies that the opening of the Thruway will have one important effect, i.e., auto traffic now using Boston Road will be diverted into the Thruway; that Baychester Avenue will become a very heavily trafficked artery and main feeder line into the Thruway and the location of a modern gas station at this point will serve a public need by providing a service station on the westerly side of Baychester Avenue, which will service automobile traffic moving southward and just before entering the Thruway; and

WHEREAS, the applicant states that the City of New York acquired this property several years ago in an In Rem proceeding due to default in the payment of taxes and was subsequently sold by the City at auction at a tax sale; that the present owner acquired it in 1955 and a grant of this application would prevent its reverting to City ownership by keeping it on the tax rolls; that far from having any adverse effect on real estate values upon adjoining properties, it will greatly enhance such values in this sparsely settled neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since September 30, 1955; that the assessed valuation of land is \$17,000 and of the building \$3,000 making a total of \$20,000; that the building was erected in 1955; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as proposed, as a gasoline service station and uses lawfully accessory thereto, substantially as proposed and as indicated on plans filed with this application, marked "Received December 16, 1957", 4 sheets and "April 16, 1958," 3 sheets, *on condition* that all buildings and uses now on the site shall be removed and the premises shall be constructed and arranged as indicated on such plans; that the accessory building shall be of the design, arrangement and location shown, without cellar, and faced with face brick on all sides, and in all other respects comply with the requirements of the Building Code; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of Boston Road and Baychester Avenue; and that gasoline storage tanks shall not exceed twelve 550 gallon approved gasoline storage tanks; that along the interior lot lines to the south and east there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet, 6 inches; that such fences shall have suitable terminating posts at the building lines; that the plot where not occupied by accessory building, tanks and pumps shall be paved with concrete or asphalt; that there may be two curb cuts to Baychester Avenue and two to Boston Road, each 30 feet in width; that the sidewalk and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to permanent signs attached to the facade of accessory building and the illuminated globes of the pumps excluding all roof and temporary signs and advertising devices, but permitting the erection of a post standard for supporting a sign, at the intersection, which sign may be illuminated, advertising only the brand of gasoline on sale and which may extend beyond the building line not more than 4 feet; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

947-57-BZ

APPLICANT—Andrew Di Camillo, for Vincenza Mon-drone, owner; James Scaffa, lessee.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in occupancy of two two-car garages to motor vehicle repair shop.

PREMISES AFFECTED—2237-2247 (2229 displayed, Bath Avenue and 166-172 (160 displayed) Bay 32nd Street, northwest corner, Block 6416, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 6, 1958 after due notice by publication in the Bulletin; laid over to June 10, 1958, for inspection and decision; hearing closed; and

MINUTES

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Bath Avenue are in a business use, D area, class 1 height district; Bay 31st Street and Bay 32nd Street are in business and residence use, D area, class 1 height districts; Benson Avenue is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 18, 1957 acting on Alt. Applic. No. 4042-57, reads:

"1. Proposed change of occupancy to motor vehicle repair shop in a business zone is contrary to Art. II, PP. 4a, subsection 29 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 73 feet 4 inches frontage by 96 feet 9 inches in depth, occupied by a two story frame, two family dwelling and two, two-car garages; that the westerly portion of the building, built prior to 1920, 20 feet by 35 feet 6 inches, was occupied as a motor vehicle repair shop prior to the purchase of premises by present owner; that it was the owner's understanding that said shop was legal at the time of purchase, but unfortunately discovered later that such was not the case, and therefore the reason for this appeal; that the other portion of premises 20 feet by 24 feet 6 inches, adjoining to the east, was erected in 1956 under Certificate of Occupancy No. 147403 for a two car garage and is so occupied; that it is proposed to use both sections for said motor vehicle repair shop; and

WHEREAS, the applicant contends that a motor vehicle repair shop has been operating in the premises at least since 1949; that it is kept in orderly fashion with no apparent inconvenience to the neighborhood; that adjoining premises, lot 6 on the same block 6416, is to be improved with a gasoline service station, motor vehicle repair shop, lubricatorium and auto laundry; that this was recently granted by the Board under Cal. No. 562-56-BZ; that the premises are small, caters to local trade and is neat in appearance; that the operator of the shop enjoys a fine reputation for the manner in which he conducts the establishment; that the granting of this appeal will in no way adversely affect surrounding properties and the owner will scrupulously adhere to all conditions as may be set by the Board; and

WHEREAS, the applicant states that the present owner has held title to the property since March 25, 1954; that the assessed valuation of land is \$8,000 and of the building \$8,000 making a total of \$16,000; that the building was erected in 1920 and 1956; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board whose report recommended granting; and

WHEREAS, information from the plans indicates that under N.B. Application 53/55 a garage for two cars was approved as accessory for the existing two family residence building and that Certificate of Occupancy #147403 was issued on February 1, 1956, to cover the accessory use of the two-car garage; apparently the other garage for two cars existed for some years; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7i, to permit the existing garages to be occupied as a motor vehicle repair shop, substantially as proposed and as indicated on plans filed with this application, marked "Received December 20, 1957", 3 sheets and "March 31, 1958", 2 sheets, *on condition* that such repairing shall be restricted to minor repairs and adjustments, excluding all collision work and heavy chassis work and other work of a similar type; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that any torch shall be subject to a permit issued by the Fire Commissioner; that the requirements of the law as to an accessory garage or park-

ing for the existing dwelling shall be complied with; that signs shall be restricted to the existing signs and that curb cuts may be as now existing; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

958-57-BZ

APPLICANT—Burke, Green and Groh, for L. and S. Packing Co., Inc., owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing one-story building from a garage to a food processing factory.

PREMISES AFFECTED—30-55 80th Street, east side, 100 feet north of 31st Avenue, Block 1129, Lot 45, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: John W. Baer, E. Vander Brink and Nancy Gerity.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 6, 1958 after due notice by publication in the Bulletin; laid over to June 10, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 30th Avenue are in a residence use, D area, class 1 height district; 80th Street and 81st Street are in residence and retail use, D and C area, class 1 height districts; 31st Avenue are in a retail use, C area, class 1 height district; that as of July 25, 1916 the property was zoned unrestricted, C area, class one height district; that on December 14, 1934 the use district was changed from unrestricted to the present residential use, and on July 31, 1947 the area use was changed from C to D; and

WHEREAS, the decision of the Borough Superintendent, dated December 23, 1957 acting on Alt. Applic. No. 2237-57, reads:

"1. The proposed change in occupancy from garage to a factory in a Residence Use District is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 100 feet in depth, presently completely developed—100 feet by 100 feet—with a one story masonry garage, for which Certificate of Occupancy No. 41588 was issued on August 2, 1929; that the building is wide open except for a small office and toilets located at the right front of the building; that a boiler room, enterable from the side walk only, is located under this office portion; that the two present curb cuts will remain unchanged and no additional cuts will be installed; that it is proposed to change the occupancy from garage, to a factory for food processing; that in order to comply with the Labor Law, the present office doors will be enlarged and re-hung, and a new exit door installed at the left side of the building; that the two gasoline pumps inside the building at the front wall will be removed and the two 550 gallon gasoline tanks, which are buried under the floor, will be discontinued and sealed; that it is also proposed to install dressing rooms behind the office; that a new truck well for loading and unloading will be constructed at the northerly entrance door, and it is proposed to erect a small sign on the front wall, near the office; and

MINUTES

WHEREAS, the applicant contends that for years the premises have been used as a garage for the parking and repairing of heavy trucks; that the proposed change of use will be for the betterment of the neighborhood as it will be a much less offensive use, there will be much less noise and there will be no night work involved; and

WHEREAS, the applicant states that the present owner has held title to the property since October 3, 1957; that the assessed valuation of land is \$17,500 and of the building \$32,500 making a total of \$50,000; that the building was erected July 31, 1929; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that the lawful non-conforming use as a garage, while out of keeping in the area should be allowed to continue but not for any other non-conforming use; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2237-57, Objection One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

1019-57-BZ

APPLICANT—William I. Hohauser, for Arthur Enterprises Inc., owner; New York State Unemployment Insurance, lessee.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7e and 7c of the Zoning Resolution, to permit in a business and residence use district the use of the lower level of the subject premises, heretofore occupied as a motion picture theatre, for a supermarket for the sale of food, vegetables and similar merchandise, and the extension of the mezzanine (second floor) to cover the entire area to be used for offices.

PREMISES AFFECTED—560 West 181st Street, south side and 549-559 West 180th Street, north side, 100 feet east of St. Nicholas Avenue, Block 2153, Lot 81, Borough of Manhattan.

APPEARANCES—

For Applicant: William I. Hohauser, Arthur Selig and Morris Lane.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper

Negative 5

..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 20, 1958 after due notice by publication in the Bulletin; laid over to June 10, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and West 180th Street is in business and residence use, B area, class 1½ height districts; St. Nicholas Avenue, Audubon Avenue and West 181st Street are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated May 8, 1958 acting on amendment to Alt. Applic. No. 1245-57, reads:

"C4. Change of use of an existing building from motion picture theatre and office to stores, offices, loading and unloading berths, and extension, partly in busi-

ness and partly in a residence use district is contrary to Section 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 feet and 150 feet frontage by 119.6 feet and 100 feet in depth; that the building erected thereon, now used as a moving picture theatre, is a fireproof brick structure, with a lobby entrance on 181st Street and three openings on the 180th Street frontage leading to 180th Street, each of which said openings is approximately six feet wide; that the building also contains one double entrance also located on West 180th Street, which is approximately ten feet wide; that on the east side of the plot there is an areaway approximately 16 feet wide, now being used as a fire exit for the theatre, leading into 180th Street; and

WHEREAS, the applicant further states that the theatre proper, for which application for a variance is herein made, is that portion of the property which is located on West 180th Street on the north side thereof, between St. Nicholas Avenue and Audubon Avenue, and extends 150 feet on West 180th Street beginning at a point 100 feet east of St. Nicholas Avenue and ending 100 feet west of Audubon Avenue; that this portion of the structure is 100 feet in depth; and

WHEREAS, the applicant also states that on the northeast corner of the intersection of 180th Street with St. Nicholas Avenue is a six story elevator multiple dwelling with stores located on the street floor; that on the northwest corner of the intersection of 180th Street with Audubon Avenue is a six story walk-up multiple dwelling with stores located on the street floor; that on the southwest corner of the intersection of 180th Street with Audubon Avenue is a six story walk-up multiple dwelling with stores located on the street floor, and in the middle of the south side of 180th Street, between St. Nicholas and Audubon Avenues are located two, five and one-half walk-up multiple dwellings; that on the southeast corner of the intersection of 180th Street with St. Nicholas Avenue is a six story elevator apartment house with stores located on the ground floor; that the nearer of the two nearest supermarkets is the Safeway located on Broadway between 177th and 178th Streets; that there are not enough food markets to serve the residents of this congested area; and

WHEREAS, the applicant states that the building on the subject premises was erected in 1915 as a market under N. B. Applic. No. 78-1915 before the zoning regulation came into existence, and in 1918 was converted into a roller skating rink under Certificate of Occupancy No. 793-1918; that in 1933 the use of the building was changed to a motion picture theatre under Certificate of Occupancy No. 14441-1933 and from August 1953 to July 1957 was occupied as such by one of the Brandt chain of amusement houses; that the use of the premises as a theatre has not met with success and the Brandt management was forced to relinquish the premises in July 1957 to the owner thereof; that despite the failure of this well known chain to successfully operate the theatre, the said owner has endeavored to continue the use of the building as a motion picture house in the hope of obtaining some return on his investment; that in the last few years the neighborhood has altered in character and has obviously become unsuitable for a motion picture theatre and as a result the owner, instead of obtaining some return on his investment, has sustained financial losses of approximately over \$800 weekly; that the owner has been compelled by circumstances to keep the premises open in order to avoid the completely ruinous consequences that would result from vandalism, which would occur if the premises were closed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of fifteen years, to permit the occupancy of the building, formerly a motion picture theatre, as a supermarket on the first floor and mezzanine, as proposed to be extended, and on the second floor for offices, as proposed and indicated on plans filed with this application, marked "Received December 30, 1957", 9 sheets, "May 9, 1958", 2 sheets and "May 21, 1958", 1 sheet, *on condition* that such building and occupancy shall comply in all other respects with all laws, rules and regulations applicable thereto; that the existing marquee on the building shall be removed; that a sign shall be permitted as would be permitted for a similar building located in a retail use district; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

23-58-BZ

APPLICANT—343 East 76 Realty Corp., owner

SUBJECT—Application January 23, 1958—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a retail use district, the change in occupancy of an existing one story building from a non-storage garage to a motor vehicle repair shop.

PREMISES AFFECTED—343 East 76th Street, north side, 247 feet east of 2nd Avenue, Block 1451, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Richard E. Bauman.

For Opposition: Theresa Saccullo.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 13, 1958 after due notice by publication in the Bulletin; laid over to June 10, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and First Avenue are in a retail use, B area, class 1½ height district; Second Avenue is in a local retail use, B area, class 1½ height district; East 76th Street is in retail and local retail use, B area, class 1½ height district; East 77th Street is in residence, retail and local retail use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 27, 1957 acting on amendment to Alt. Applic. No. 1740-57, reads:

"1. Motor vehicle repair shop is not permitted in a Retail Use District. Article II Section 4A, 4(a) 29 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 feet frontage by 102 feet 2 inches in depth, presently occupied by a one story building which covers the entire lot; that there is one larger vehicular doorway and one small doorway on the street side—front of the premises—with a curb cut directly in front of the vehicular doorway; that it is proposed to occupy the premises as a motor vehicle repair shop; and

WHEREAS, the applicant states that both the east and west walls of this building are flush with the adjoining premises, that is lots 10 and 12 in block 1451; that the rear wall—north—has two window openings and there are three skylights on the roof; that the entire interior of the

premises is an open area with the exception of two toilets, one shower and a small office in the front of the building; that there is a Certificate of Occupancy for the premises filed with the Building Department for a non-storage garage; that the building was occupied under a lease until April 1957 by Keefe & Keefe, Inc., to maintain their ambulances and hospital equipment; that they vacated the premises in April 1957 and it has been vacant since; and

WHEREAS, the applicant contends that the only structural change will be a new mezzanine in the rear of the premises, 6 feet by 17 feet 4 inches and 6 feet from the first floor, to be used solely for the storage of equipment and inventory; that the granting of this variance would not substantially alter the nature of the occupancy of the premises; that under the existing Certificate of Occupancy the premises may be used, and has been used as a garage in the maintenance of motor vehicles and equipment; that in the event of approval of the use of the premises for a motor vehicle repair shop, the only difference in use would be minor and general repair work on automobiles; that no body work or painting will be done and no inflammable materials will be stored; that a grant of this application would not materially alter the complexion of the business uses on 76th Street; that there are the following on this street: four garages—Block 1451, Lot 14 and 17; Block 1450, Lots 34 and 43; tire repair shop—Block 1451, Lot 1, and two automobile repair shops—Block 1450, Lots 30 and 37; and

WHEREAS, the applicant states that the present owner has held title to the property since October 9, 1946; that the assessed valuation of land is \$15,000 and of the building \$17,000 making a total of \$32,000; that the building was erected in 1947; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7i for a term of five years, as shown on plans filed with this application, marked "Received January 23, 1958", 3 sheets, and "April 8, 1958", 3 sheets, to permit the building to be occupied as a motor vehicle repair shop limited to hand tools and light repairs only, excluding all collision work and heavy chassis and similar type work and requiring a permit if a torch is to be used; on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and in accordance with the requirements of the retail zone; that there shall be no windows opening on adjoining properties; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned 3:35 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 10, 1958, 2 P.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.

103-58-A

APPLICANT—George Rubenfeld, for 12-10 30th Avenue Corp., owner.

SUBJECT—Application March 6, 1958—filed pursuant to section 35, General City Law erection of building par-

MINUTES

tially in bed of a mapped Street—proposed curb cuts and fence in bed of 31st Road.

PREMISES AFFECTED—133-15 32nd Avenue, northwest corner Downing Street, Block 4405, Lot 29, Block 4366, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: George Rubenfeld.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 28, 1958, on New Building Application 4159/57 reads:

"1. The use of portion of the plot within the bed of a mapped street for the purpose of computing permitted coverage of proposed building and erection of a fence constitutes the erection of a building within a mapped street and therefore requires the approval of The Board of Standards and Appeals pursuant to Section 35 of General City Law."

and

WHEREAS, the applicant states that premises consist of a zoning lot fronting 675.17 feet on Downing Street with a depth of 100 feet irregular therefrom, located in a manufacturing and business use A and D area, Class 1 and Class 1½ Height district, upon which it is proposed to erect a 1½ story 20 feet, 8 inches high Class 1 constructed building, 544.64 feet front by 99 feet in depth and to use and to occupy the building as follows: first floor—bottling plant and warehouse for carbonated beverages; mezzanine—offices and syrup room, 30 occupants on the first floor and 23 on the mezzanine; that the building will be provided with two 3 feet 8 inch wide interior steel stairs enclosed in 2-hour partitions equipped with Kalamien self closing doors, and stairs will extend to street and be provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states that the proposed building will contain 49,765 square feet on the first floor and that the zoning lot upon which the building will be erected has an area of 63,800 square feet, upon which a building 51,338 square feet is permitted by the Zoning Law; that however, since the mapped street (31st Road) runs through the property the Borough Superintendent has disapproved the plans and refused to issue a permit under Section 35 of the General City Law without the approval of the Board; and

WHEREAS, the applicant states that it is not proposed to build on the mapped street except for the erection of fences thereon as indicated on plans filed with this application; and it is therefore requested that the bed of the mapped street which is in the same ownership as the balance of the zoning lot be permitted to be used for computing the permitted building coverage; and that fences be permitted as proposed and the land within the bed of the mapped street be permitted to be used in conjunction with the proposed building; and

WHEREAS, the applicant contends that not to permit the erection of the building and use of the bed of the mapped street as proposed would deprive the owner of all rights in the land in the bed of the street which it owns and would amount to condemnation without compensation.

Resolved, that the decision of the Borough Superintendent, acting on NB. App. 4159/57, Objection No. One be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the portion of the premises to be included in the bed of 31st Road as a portion of the plot and used as a basis of computing the coverage of the building *on condition* that no building shall be erected on this portion of the plot and that in the event the City of New York decides to construct 31st Road the payment therefor, as to land only, shall be as determined by the Court.

207-58-A

APPLICANT—Little Neck Country Club, Inc., lessee; 251-18 GCP Corporation, owner.

SUBJECT—Application April 8, 1958—Appeal from an order of the Fire Commissioner re storage of liquefied chlorine.

PREMISES AFFECTED—250-10 Grand Central Parkway, south side, 286.21 feet west of Little Neck Parkway, Block 8401, Lot 660, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Barnett Guthartz.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper 5

Negative: 0

THE RESOLUTION—

WHEREAS, Order No. 2350-8 issued by the Fire Commissioner on March 13, 1958 reads:

"With reference to your application indicated above, it is regretted that this department is without power to grant such a permit for the following reason:

"Storage and use of liquefied chlorine would violate C-19-95.0-d-6, Administrative Code, City of New York."

You shall therefore, comply with the following order and notify this department promptly when such order has been complied with:

1. Discontinue storage and use of liquefied chlorine. C-19-95.0, Administrative Code."

and

WHEREAS, the applicant states that premises consists of a lot 239.23 feet front by 282.83 irregular in depth, located in a residence use F area, class 1 height district, upon which there is now under construction a one story concrete block building for use as lockers and shower rooms, a one story concrete block open front dance pavilion and a swimming pool and chlorine filter vault for use as a membership club with an occupancy of 318 persons; and

WHEREAS, plans filed with this appeal indicate that it is proposed to construct a concrete chlorine vault adjacent to the pool and located below grade with access thereto by a ship's ladder through a hatchway door; that within the vault it is proposed to use one 150 pound chlorine cylinder connected to a chlorinator feeding the inlet pipe to the adjacent pool and to have one additional 150 pound chlorine cylinder in reserve; that both cylinders will be attached to the vault wall with a non ferrous strap; that the cylinder in use will have a shower head over same with a quick open valve located adjacent to the hatch door outside the vault; that six louvers will be provided in the door leading to the chlorine room within the vault; and

WHEREAS, the applicant contends that the use of liquid chlorine is more efficient and less hazardous than the use of hypo-chloride solution to which the Fire Department would have no objection.

The connecting of a 150 lb. cylinder results in the absence of dust or fumes as compared to the use of hypo-chloride which often damages the operator's clothing.

The installation as proposed provides adequate safeguards against any hazard that may be involved and it is therefore requested that the order be modified to permit two 150 lb. chlorine cylinders, one to be in reserve and one in use.

Resolved, that the decision of the Fire Commissioner, dated March 13, 1958, acting on Order No. 2350-8 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the equipment shall be installed as proposed as set forth in detail in applicant's proposal made part hereof and as indicated on plans filed with this application marked "Received April 8, 1958", 3 sheets, and

MINUTES

shall be maintained to the satisfaction of the Fire Commissioner; and that the valve for controlling the chlorine shall be of a type approved by the Board.

287-58-A

APPLICANT—Harrison and Abramovitz, for News Syndicate Co., Inc., owner.

SUBJECT—Application May 2, 1958—Appeal from a decision of the Borough Superintendent, re fire alarm system and sprinkler system required.

PREMISES AFFECTED—767-781 2nd Avenue, west side, from East 41st to East 42nd Streets, 223-247 East 41st Street and 220-238 East 42nd Street, Block 1315, Lot 24, Borough of Manhattan.

APPEARANCES—

For Applicant: Alvin F. Gunther, John F. O'Brien, W. H. James and J. R. Schoemer.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper. 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 21, 1958 on amendment to Alt. Applic. 622/57 reads:

"A factory building requires a fire alarm system throughout the entire building, Sect. 279 L.L.

A factory building over seven (7) stories or 90 feet in height requires a sprinkler system throughout the entire building, Sect. 280 L.L."

and

WHEREAS, the applicant states that existing building is 37 stories, 451 feet 5 $\frac{1}{8}$ inches in height, 198 feet 8 $\frac{1}{2}$ inches front by 197 feet 5 inches and 329 feet 10 $\frac{5}{8}$ inches in depth, erected in 1930, located on a lot 197 feet 5 inches front by 354 feet 10 inches in depth, in a business, manufacturing and retail use, B area, class 1 $\frac{1}{2}$ height district, and used and occupied since 1930 as follows: Office Portion of Building: cellar—engineer's office, electrical service room, storage room, workshop, lobby, machine room, pump and fan room, elevator pit and locker room; 1st floor—lobby, store and bank; 2nd floor—upper part of entrance lobby and office space; 3rd floor—upper part of entrance lobby and office space; 4th to 9th floors—offices; 10th floor—office and tank room; 11th floor—offices, tank room and elevator machinery room; 12th floor—tank house, office and tank room; 13th floor—tank house, tank room and offices; 14th floor—tank room and offices; 15th to 24th floors—offices; 25th floor—offices, elevator machine room; 26th floor—tank room and offices; 27th to 36th floors—offices; 37th floor—storage; Newspaper Printing Plant Section:—Cellar—storage, mechanical equipment rooms and loading platform; 1st floor—loading docks, mail room and restaurant; 2nd floor—reel room, mechanical conveyor, electrical equipment shop; 3rd floor—1st gallery, 2nd gallery and mezzanine—press room, control rooms, stereotype room, and locker rooms; 4th floor—paper storage; 5th floor—paper storage and fan room; 6th floor—etching rooms, locker room, fan room, kelly press, file room and offices; 7th floor—library, dark rooms, studio, editorial offices, artist work-room and real estate offices; 8th floor—office, library, dark rooms, vault, accounting and bookkeeping offices, purchasing department stock room and telephone room; 9th floor—production department, addressograph, art department, circulation department, auditing department, storage and offices; 10th floor—TV studio, offices, tank house, and tank rooms; 11th floor—TV studio, elevator machine room, tank house and tank room; and

WHEREAS, the applicant states that it is now proposed to

alter and extend the building so that it will be 18 and 37 stories, 175 feet 3 $\frac{3}{4}$ inches and 451 feet 5 $\frac{5}{8}$ inches in height, 197 feet 5 inches front by 329 feet 10 $\frac{5}{8}$ inches in depth at street level, 158 feet $\frac{1}{4}$ inch front by 329 feet 10 $\frac{5}{8}$ inches in depth at typical floor level, of class 1 construction, and used and occupied as follows: Office Building Portion:—Sub-cellar—storage, 5 persons; Cellar—Bank, switch gear room, engineer's office, electrical service room, storage room, workshop, lobby, machine, pump and fan room, elevator pit and locker room, 239 persons; 1st floor—entrance lobbies and bank, 114 persons; 2nd floor—upper part of entrance lobby and office spaces, 177 persons; 3rd floor—upper part of entrance lobby and offices spaces, 84 persons; 4th floor—offices, 150 persons; 5th floor—offices, 162 persons; 6th floor—offices and manufacturing, 141 persons; 7th floor—offices, 164 persons; 8th floor—offices, 164 persons; 9th floor—offices, 164 persons; 10th floor—offices, tank room, tank house, projection room, control room and elevator machine room, 352 persons; 11th floor—offices, tank rooms, machine rooms and tank house, 329 persons; 12th floor—tank house, offices, tank and fan rooms, 288 persons; 13th floor—tank house and offices, 328 persons; 14th floor—tank room and offices, 328 persons; 15th floor—offices and elevator machine room, 195 persons; 16th floor—offices and elevator machine room, 193 persons; 17 floor—offices, fan room and elevator machine room, 193 persons; 18th floor—offices and fan room, 204 persons; 19th floor—offices, fan room and stair penthouse, 90 persons, 20th to 24th floors, offices, 90 persons each floor; 25th floor—offices, fan room and elevator machine room, 90 persons; 26th floor—offices and tank room, 90 persons; 27th floor—offices, 90 persons; 28th through 33rd floors—offices, 80 persons each floor; 34th and 35th floors—offices, 60 persons each floor; 36th floor—offices, 60 persons; 37th floor—storage, 10 persons: Newspaper Printing Plant Section: Cellar—storage, mechanical equipment rooms, loading platform, electric control rooms, telephone terminal room, 15 persons; 1st floor—loading docks, mail room, delivery room and information center, 351 persons; 2nd floor—reel room, mechanical conveyor, electrical equipment shop and press room; 3rd floor, 1st gallery, 2nd gallery and mezzanine—press room, control rooms, stereotype room, locker rooms and upper part of future press room, total occupancy from 2nd floor through mezzanine, 341 persons; 4th floor—office and fan rooms, 150 persons; 5th floor—offices, 100 persons; 6th floor—etching rooms, locker rooms, fan room, file room and offices and linotype, 247 persons; 7th floor—library, dark rooms, studio, editorial offices, artist work rooms, real estate offices and fan room, 162 persons; 8th floor—office, library, dark rooms, vaults, accounting and bookkeeping offices, purchasing department, stock room, telephone room and fan room, 130 persons; 9th floor—production department, addressograph, art department, circulation department, auditing department, storage, offices and fan room, 198 persons; 10th floor—television projection and control rooms and offices, 352 persons; 11th floor—offices, 329 persons; and

WHEREAS, the applicant states that the existing structure consists of two separate portions, a thirty-seven story tower portion and a nine story plant portion; that in the latter are found the equipment used in the publication of the "NEWS"; that the entire nine floors of the plant portion are fully sprinklered, as are those areas located on the first nine floors of the tower portion which are used for plant purposes; that the plant portions used for plant purposes are within the definition of "factory" and are constructed in accordance with the Labor Law: that it is now proposed to erect an 18 story tower addition along 42nd Street and Second Avenue and a five story addition to the plant: that the occupancy of these new additions will be predominantly for office use; that on the 6th floor the factory use will extend into the new tower; that the 6th floor of the plant is used for dark rooms, composing and engraving, and this use will be maintained, and since a portion of the factory use plant will extend into the new structure, the Borough Superintendent has rule that the entire new structure must be sprinklered; that when the building was erected the Board acting under Calendar Number 48-29-A, rendered a resolution which modified

MINUTES

the Superintendent's decision by classifying the structure as one of mixed occupancy on conditions:

"That the factory portion of the premises shall be separated from the business portions of the premises by walls of approved masonry and separated horizontally at the 9th floor by reinforced concrete construction not less than 10 inches in depth; that the portion of the premises intended for use and coming within the Labor Law requirements shall be constructed, operated and maintained in strict conformity with the Labor Law requirements; that the portion of the premises intended for use and occupancy as business building shall be constructed in strict accordance with the requirements of the Building Code for business building classification . . .";

and

that accordingly, the first 9 floors of the News Building, including all the plant area and that portion of the 1st 9 floors of the tower used for plant purposes have been fully sprinklered and fed by a two-source supply and the business portion of the building is separated from the plant portion horizontally and vertically by approved fire wall construction; that the entire new structure will be used for offices, with the exception of the 6th floor and part of the first, second and third floors; that it is proposed to remove the existing wall on the sixth floor of the plant building and install fire door cut-offs at the east end of the existing tower and the east end of the new elevators; that it is proposed to omit the fire wall between the existing space on the sixth floor of the plant and the office area of the new building to provide a more flexible area so that additional composing or engraving apparatus can be installed therein in the future, if necessary; that at the sixth floor level, in lieu of the fire wall separating the office area of the new structure from the plant area of the existing building, it is proposed that the new office area be sprinklered throughout, as is the adjoining present plant area; that the slab above the new sixth floor will be of eight inch concrete; that hence, with the exception of the sixth floor, the plant portion of the building will be separated from the business portion by a proved vertical fire wall and horizontal reinforced concrete construction; that it is requested that the decision appealed be modified so as to permit the business portions of the new structure to be treated apart from the plant portions; that the entire new structure not be classified as a factory; that the resolution of the Board in acting on Calendar Number 48-29-A pertaining to the mixed occupancy of the existing building be applied to the proposed new conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Amdt. to Alt. App 622/57, Objections dated April 21, 1958 and that the appeal be and it hereby is *granted*, on condition that the proposed two source sprinkler system shall be installed and maintained in all floors of the building as proposed where manufacturing work for a factory is carried on; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto except that a fire alarm system shall be installed; and that the work as hereinbefore permitted shall be in accordance with and as shown on plans filed with this appeal marked "Received May 2, 1958," 21 sheets.

293-58-A

APPLICANT—Leonard F. Rothkrug, for Jowein Operating Corp., owner; May's Department Store, lessee.

SUBJECT—Application May 12, 1958—Appeal from a decision of the Borough Superintendent, re installation of escalators.

PREMISES AFFECTED—168-23 to 168-45 Jamaica Avenue, northwest corner of 169th Street, Block 9799, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3
Negative: 0
Absent: Commissioner Kleinert and Commissioner Foley 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 9, 1958 on N.B. Applic. 4359/57 reads:

"1. The amendment to approved plans to install escalators from cellar to first floor, and from first to second floor, and from second to third floor as per drawings A-3, A-4, A-5, A-6 constitutes a shaft and must be enclosed as per 10.5.1 Building Code."

and

WHEREAS, the applicant states that the building will be 3 stories, 67 feet in height, 294.69 feet by 241.21 feet irregular in area, of class 1 construction, located in a business use, B area, class 1½ height district, and used and occupied as follows: Cellar—sales, storage and equipment, 1200 persons; 1st floor—department store, stores, restaurant, and supermarket, 3000 persons; 2nd floor—department store, store, and storage, 900 persons; 3rd floor—department store, storage, restaurant and lockers, 1125 persons; roof—air conditioning, boiler room and equipment, no persons; that the building will be provided with an approved 2-source sprinkler system and an approved fire alarm system and regular monthly fire drills will be maintained; that there will be 4 interior fireproof 3 foot 8 inch wide stairs from roof bulkhead direct to street; and

WHEREAS, the applicant states that it is proposed to install two escalators from cellar to the 3rd floor in the department store portion of the building; that the proposed escalators will be constructed of fireproof material throughout; that the sides of the well opening and soffits will be plaster on metal lath and metal furring; that there will be a fireproof balustrade finished with plaster on both sides and the well opening will be provided with a rolling shutter in a horizontal position at the top of the balustrade, such shutter to be manually operated; that the well opening below will be protected by a 24 inch baffle, extending below the general ceiling level with automatic sprinkler curtain with ½ inch heads approximately 4 feet on centers, 12 inches outside the perimeter of the baffle; that an automatic electrical device will be installed to stop the escalator upon closing of the shutter; that where sprinkler heads are closer than 4 feet, a metal reflector will be installed to prevent water cooling; that the rolling shutters will be of an approved type, readily operated by hand by means of a chain, securely fastened by a heavy ring to the bottom rail of the shutter and supported on brackets so as to be at all times readily available; that the chain will weigh no less than ¼ lb. per running foot; that on all shutters directly above the bottom rail there will be painted in red letters not less than 3 inches in height, the words "CLOSE SHUTTER TO FLOOR" with an arrow pointing downwardly; that a gong will be installed at each escalator run operated by means of push button, centrally located, two to a floor so that upon pushing such button gongs will be rung on all floors as a signal to close the escalator curtains; that instructions will be given to all superintendents and section managers so that in addition to general instructions as to the use of fire extinguishing equipment and exits and fire drills, instructions as to closing of escalator curtains so that the responsibility will be at all times fixed on the attendants on the floors, to the end that curtains are immediately closed upon the sounding of the gong signal and the closing of the curtains will automatically stop all escalators; and

WHEREAS, the applicant contends that the proposed escalators are typical for department stores of this nature and are required for the convenience of patrons; that safe-

MINUTES

guards proposed are those previously required by the Board for similar appeals.

Resolved, that the decision of the Borough Superintendent, dated May 9, 1958, acting on N. B. App. 4359/57, Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the escalators as proposed and as shown on plans marked "Received May 28, 1958, 6 sheets, shall comply with the requirements of the Board as stated in detail in this application.

47-33-S—Vol. II

APPLICANT—Bernard J. Sheftman, for Tryst Holding Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the Borough Superintendent re change in exits.

PREMISES AFFECTED—434-442 East 166th Street, south, 196.23 feet west of Washington Avenue, Block 2387, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3
Negative: 0
Absent: Commissioner Kleinert and Commissioner Foley 2

896-39-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for 163 Remsen Street Corp., owner. The Hamilton Rest, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from a decision of the Acting Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—163 Remsen Street, north side, 266 feet west of Court Street, Block 250, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: L. F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3
Negative: 0
Absent: Commissioner Kleinert and Commissioner Foley 2

1006-57-A

APPLICANT—Samuel Carr, for Nathaniel Ratner, owner.
SUBJECT—Application December 30, 1957—Appeal from a decision of the Borough Superintendent, re 2nd means of egress—factory.

PREMISES AFFECTED—41-09 56th Street, east side, 63.76 feet south of Roosevelt Avenue, Block 1327, Lot 29, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Carr.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3
Negative: 0
Absent: Commissioner Kleinert and Commissioner Foley 2

231-58-A

APPLICANT—V. Della Penna, for Macfin Realty Corp., owner; Doloros Dress Shop, lessee.

SUBJECT—Application April 11, 1958—Appeal from a decision of the Borough Superintendent re egress, interior stairs, etc.

PREMISES AFFECTED—642 Southern Boulevard, east side, 104.59 feet north of Avenue St. John, Block 2603, Lot 155, Borough of The Bronx.

APPEARANCES—

For Applicant: Max L. Finkelstein.

ACTION OF BOARD—Appeal withdrawn, the owner having withdrawn permission for the tenant to file the appeal with the Board.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3
Negative: 0
Absent: Commissioner Kleinert and Commissioner Foley 2

272-58-A

APPLICANT—Albert Melniker, for Isle Fuel Oil Service Co., owner.

SUBJECT—Application May 1, 1958—filed pursuant to section 35, General City Law re Curb Cuts in bed of mapped street—proposed widening of Caswell Avenue.

PREMISES AFFECTED—1310 Richmond Avenue and 603 Caswell Avenue, northwest corner, Block 1644, Lot 87, Graniteville, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3
Negative: 0
Absent: Commissioner Kleinert and Commissioner Foley 2

814-57-A

APPLICANT—Wheeler Yacht Co., Inc., owner.

SUBJECT—Application October 28, 1957—Appeal from an order of the Fire Commissioner and a decision of the Borough Superintendent re Sprinkler System in lieu of Yard Hydrant System.

PREMISES AFFECTED—520 Compton Avenue, foot of Patterson Avenue, Block 3502, Lots 2-7, Pugsley Creek, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to June 17, 1958, at 2 P.M., no appearance for applicant—to be notified.

281-58-A

APPLICANT—Burke, Green and Groh, for Sidney W. Saks, owner.

SUBJECT—Application May 5, 1958—Appeal from a decision of the Borough Superintendent, re conversion of frame building for School purposes, re stairways, etc.

MINUTES

PREMISES AFFECTED—84-01 Midland Parkway, east side, 257.07 feet north of Henley Road, Block 9948, Lot 14, Jamaica Estates, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, Harry Green and Clarence R. Knickman.

For Opposition: Benjamin Diamond, Charles Winston and Aaron Goldstein.

ACTION OF BOARD—Laid over to July 1, 1958, at 2 P.M. for inspection and decision; hearing closed.

222-34-BZ

APPLICANT—Stanley H. Klein, for Estate of Keva Skodnick, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—254-02 Hillside Avenue, southeast corner of Little Neck Parkway, Block 4523, Lot 51, Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Stanley H. Klein.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3

Negative: 0

Absent: Commissioner Kleinert and Commissioner Foley 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 25, 1935, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirements, were approved on May 15, 1938; and

WHEREAS, the resolution was amended from time to time and last amended on November 15, 1949; and

WHEREAS, the term of variance was extended on November 26, 1957; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution as adopted on January 4, 1939, as thereafter *amended* by resolutions adopted through November 26, 1957, by adding thereto:

"that the variance as permitted by the resolution above cited shall include parking of cars waiting to be serviced and for uses normally permitted as lawful accessories to the gasoline service station, as cited in the letter of May 15, 1958, and as indicated on plans filed with this request for amendment, marked 'Received May 16, 1958', one sheet, and as passed on by the Borough Superintendent under Alt. App. 174/58 in which the uses herein permitted are cited."

244-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Marder Bros., owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 4, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—183-67 Liberty Avenue and 183-52 to 183-64 104th Avenue, northeast corner, Block 10369, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3

Negative: 0

Absent: Commissioner Kleinert and Commissioner Foley 2

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II on May 4, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 13, 1949; and

WHEREAS, the term of variance was extended on May 4, 1948; and

WHEREAS, the resolution was amended on January 23, 1951; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 19, 1937, as thereafter *amended* by resolutions adopted through January 23, 1951, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of ten years from the date of this *amended* resolution, to permit . . . ; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 326/47)

1211-40-BZ

APPLICANT—Louis Seitz, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 28, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting partly in a business and partly in a residence use districts, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—88-17 to 88-19 (Now 88-11) 168th Street, east side, 100 feet south of 88th Avenue, Block 9819, Lot 6, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Eugene G. Lamb and Martha Seitz.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, and Commissioner Sleeper 3

Negative: 0

Absent: Commissioner Kleinert and Commissioner Foley 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 6, 1941, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 28, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 6, 1941, as hereafter *amended* by resolutions adopted through April 28, 1953, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit...; that other than as herein *amended* the resolution above cited shall be complied with in all repleted within sis months from the date of this *amended* cate of occupancy, shall be obtained and all work completed within six nomths from the date of this *amended* resolution." (Misc. 10302/40)

181-41-BZ—Vol. II

APPLICANT—Michaels & Michaels & Wigdor, for Jacques Galef, owner; Jacob Goldstein, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—302-308 East 34th Street, south side, 80 feet east of 2nd Avenue, Block 939, Lots 55-58, Borough of Manhattan.

APPEARANCES—

For Applicant: Bernard Bernstein.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3
Negative: 0
Absent: Commissioner Kleinert and Commissioner Foley 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on October 28, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 8, 1948; and

WHEREAS, the term of variance was extended from time to time and last extended on June 26, 1956; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 28, 1942, as thereafter *amended* by resolutions adopted through June 26, 1956, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (N. B. App. 154/47)

484-47-BZ

APPLICANT—Milton Eisen, for Charles Klotz, Jr., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business use district, the installation of a 550 gallon gasoline storage tank and pump for the servicing of motor boats.

PREMISES AFFECTED—162-45 Cross Bay Boulevard, northeast corner of 163rd Avenue, Block 4047, Lot 20, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: Milton Eisen.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 16, 1947, on certain conditions; and

WHEREAS, the term of variance was extended on December 1, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 1, 1953, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of five years from the date of this *amended* resolution, to permit...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution." (N.B. App. 1914/37)

30-48-BZ—Vol. II

APPLICANT—Adolph Friedel, for Moe Friedel, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 5, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7i, 7A and 7h of the Zoning Resolution, permitting in a residence and business use districts, the reconstruction and extension of existing gasoline service station to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office and also the parking and storage of more than five motor vehicles and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1701-1725 Bedford Avenue and 109-131 Sullivan Place, northeast corner, Block 1304, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3
Negative: 0
Absent: Commissioner Kleinert and Commissioner Foley 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 7, 1950, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended on June 1, 1955; and

WHEREAS, the term of variance was extended on from time to time and last extended on June 5, 1956; and

WHEREAS, the applicant requested a further extension of the term variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 7, 1948, as thereafter *amended* by resolutions adopted through June 5, 1956, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of two years from the date of this *amended* resolution, to permit...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a

MINUTES

new certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution." (N.B. App. 659/54)

410-48-BZ

APPLICANT—Stanley H. Klein, for Inam Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a local retail use district, for a term of years, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop, sale of auto accessories and office.

PREMISES AFFECTED—67-24 to 68-12 Main Street, west side, 315 feet 6 inches north of 68th Drive, Block 6486, Lot 38, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Stanley H. Klein.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3

Negative: 0

Absent: Commissioner Kleinert and Commissioner Foley 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 26, 1948, on certain conditions; and

WHEREAS, the resolution was amended on February 8, 1949 and November 22, 1949; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 26, 1948, as thereafter *amended* by resolution adopted through November 22, 1949, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of ten years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 2391/49 and N.B. App. 217/48)

1130-48-BZ—Vol. I

APPLICANT—Ingram S. Carner, for Max Teplisky, Irving Teplitsky and John C. Gabler, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting for a term of years, in a residence and local retail use district, the maintenance of a golf driving range.

PREMISES AFFECTED—231-05 Northern Boulevard, northeast corner of 231st Street, Block 8084, part of Lot 122; Block 8086, Lot 1; Block 8087, Lots 20, 30 and 50, and Block 8088, Lots 76 and 84, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3

Negative: 0

Absent: Commissioner Kleinert and Commissioner Foley 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I on March 22, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 4, 1953; and

WHEREAS, the resolution was amended on July 20, 1954; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 22, 1949, as thereafter *amended* by resolutions adopted through July 20, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution." (N.B. App. 6319/48)

463-50-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Patrick Filomio, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application, decision of the Borough Superintendent; previously withdrawn, under section 7e of the Zoning Resolution, to permit in a business use district, for a term of years, the erection and maintenance of an auto laundry.

PREMISES AFFECTED—3221-3225 Boston Road and 3250-3254 Laconia Avenue northeast corner, Block 4614, Lot 22, Borough of The Bronx.

APPEARANCES—

For Applicant: Patrick Concagh.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3

Negative: 0

Absent: Commissioner Kleinert and Commissioner Foley 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 1, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 11, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 1, 1956, as *amended* by resolution adopted on June 11, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N. B. App. 654/55)

740-54-BZ

APPLICANT—Herman Kron, for Michael Berg, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete and amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7e and 7i of the Zoning Resolution, permitting in a business and residence use district, the proposed reconstruction of a gasoline service station, auto repairs, parking and storage for more than 5 motor vehicles.

MINUTES

PREMISES AFFECTED—587 Kings Highway, north side, 5.11 feet west of Ocean Parkway, Block 662, Lot 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3

Negative: 0

Absent: Commissioner Kleinert and Commissioner Foley 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 11, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 9, 1957; and

WHEREAS, the applicant requested an amendment of the resolution and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 11, 1956, as thereafter *amended* by resolutions adopted on July 9, 1957, by adding thereto:

"that under Section 7c, there may also be parking and storage of motor vehicles maintained on such portions of premises as are unbuilt upon that do not interfere with the servicing of the station, and as passed on by the Borough Superintendent under Alt. application 2946/54 decision of May 20, 1958; and that all permits required shall be obtained, including a new certificate of occupancy and all work completed within six months from the date of this *amended* resolution.

742-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Dora Fein and Herman J. Zawin, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs, car washing, office, storage and storage of motor vehicles.

PREMISES AFFECTED—18-22 Avenue B and 200-204 East 2nd Street, northwest corner, Block 398, Lots 36, 37, 38 and 39, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3

Negative: 0

Absent: Commissioner Foley and Commissioner Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 11, 1957, on certain conditions; and

WHEREAS, the resolution was amended on October 15, 1957; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 11, 1957, as thereafter *amended* by resolutions adopted through October 15, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, but the work has not been started, that all permits required, including a certificate of occupancy, shall be ob-

tained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 142/56)

733-57-BZ

APPLICANT—Paul Friedman, for Harry Augen & Anna Palenychka, owners; Esso Standard Oil Company, conditional vendee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, minor repairs with hand tools only, office, sales and storage of auto accessories, and parking and storage of cars awaiting service, with ground sign in a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—111-02 to 111-18 (111-10 official) Springfield Boulevard and 216-40 to 216-48 111th Avenue, southwest corner, Block 11144, Lots 26 (26, 31, 32, 33, 34 and 35) Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3

Negative: 0

Absent: Commissioner Kleinert and Commissioner Foley 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 25, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 28, 1958, by adding thereto:

"that in the event the owner desires to relocate the accessory building as now shown on plans, marked 'Received May 14, 1958', 2 sheets, and as passed on by the Borough Superintendent under N.B. 2817/57, objection dated May 9, 1958, such change may be permitted, provided the requirements of the resolution as above cited are complied with in all other respects."

212-35-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Maria DePalma, owner. Rayco Auto Seat Covers Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a business use district, the occupancy of a plot for sale and display (parking & storage) of more than 5 motor vehicles for a temporary term.

PREMISES AFFECTED—6501-6509 Fort Hamilton Parkway and 948-962 65th Street, southeast corner, Block 5750, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

863-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Freda K. Berger, owner.

SUBJECT—Application for consideration—reopening as to restoration to calendar—re Application, decision of the

MINUTES

Borough Superintendent; previously withdrawn, under Sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use G-1 district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office and sales, storage, minor auto repairs with hand tools only, parking and storage of motor vehicles and less than the required 15 feet from the street line.

PREMISES AFFECTED—259-16 Union Turnpike, south side, from 259th to 260th Street, Block 8676, Lot 1, Glen Oaks, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and restored to the calendar for hearing; date to be set by the examiner; previously withdrawn December 17, 1957.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper..... 3
Negative: 0
Absent: Commissioner Kleinert and Commissioner Foley 2

350-57-BZ—Vol. II

APPLICANT—Burke, Green & Groh, for Joseph B. Weynert, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a residence use, D area district, the erection of a 2 story building for use as a doctor's office and two dwellings without the required garages or parking spaces.

PREMISES AFFECTED—58-44 Main Street, west side, 20.74 feet north of 59th Avenue, Block 6378, Lot 40, Borough of Queens.

APPEARANCES—

For Applicant: Robert Groh.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, waiving all requirements except two publications in the Bulletin as notice, and set for hearing on July 1, 1958, at 10 a.m. to consider new decision of the Borough Superintendent as to area.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley..... 1

637-57-BZ

APPLICANT—Gustave Goldman, for M.V.M. Realty (Victor Mayer, president), owner.

SUBJECT—Application August 29, 1957—decision of the Borough Superintendent under Section 7c of the Zoning Resolution, to permit change of occupancy of building located in rear of premises garage in basement located partly in a residence use district.

PREMISES AFFECTED—444 Coney Island Avenue, west side, 103 feet 5½ inches, south of Montgomery Street, rear building, Block 5331, Lot 65, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley..... 1

638-57-A

APPLICANT—Gustave Goldman, for M.V.M. Realty (Victor Mayer, president), owner.

SUBJECT—Application August 29, 1957—Appeal from a decision of the Borough Superintendent, re exits.

PREMISES AFFECTED—444 Coney Island Avenue, west

side, 103 feet 5½ inches south of Montgomery Street, rear, Block 5331, Lot 65, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley..... 1

619-48-SM

APPLICANT—American Rock Wool Corporation, owner.
SUBJECT—Application for consideration—reopening for additional thickness and trade name—re Homar, Wards, Red Top, Barrett, Carey and Celotex Granulated Mineral Wool and Mineral Wood Batts; previously approved.

APPEARANCES—

For Applicant: C. B. Settenberg.

ACTION OF BOARD—Application reopened for report.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper..... 3
Negative: 0
Absent: Commissioner Kleinert and Commissioner Foley 2

408-49-SM

APPLICANT—Firedoor Corporation of America and Spartan Steel Products, new owner. (World Steel Products Corp., old owner).

SUBJECT—Application for consideration—reopening for change of ownership to Firedoor and Spartan—re World 3 Hour Hollow Metal Fire Door (panel and flush type); previously approved.

APPEARANCES—

For Applicant: Marlene Lawner.

ACTION OF BOARD—Application reopened for report as to change of ownership.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3
Negative: 0
Absent: Commissioner Kleinert and Commissioner Foley 2

583-57-SA

APPLICANT—Air Reduction Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to distance from surrounding buildings—re Airco Liquid Oxygen Station (storage and vaporization of liquid oxygen, nitrogen and argon) Models 5-4, 7-8, 9-8, 9-25, 9-40 and 9-100; previously approved.

APPEARANCES—

For Applicant: J. Crowe.

ACTION OF BOARD—Application reopened for report.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Sleeper 3
Negative: 0
Absent: Commissioner Kleinert and Commissioner Foley 2

Adjourned: 4:45 P.M.

Joseph J. Doyle, Chief Clerk.

(Continued from Front Page)

lution be upset. Under said section the Board has authority to grant variances 'where there are practical difficulties or unnecessary hardships (Matter of Ryback v. Murdock), 1 A D 2nd 132). The record is barren upon these points. 'To characterize the situation as a hardship without more does not tend in any substantial degree to enlighten a reviewing court. There must be disclosure of the facts from which hardship is inferred (Peo. ex rel. Fordham Manor Ref. Church v. Walsh (244 N.Y. 287). Under the circumstances the refusal of the Board to exercise its discretion in favor of petitioner was proper.'

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication of this BULLETIN of calendars of the Board, each case being set down by calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority

Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
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PUBLIC HEARING

PROPOSED RULE FOR THE INTERPRETATION OF SECTION 19-A OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK

(385-58-SR)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Friday, June 27, 1958, at 10 A.M. in Room 1013, Municipal Building, Manhattan, on the following Proposed Rule for the Interpretation of Section 19-A of the Zoning Resolution of The City of New York.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the New York City Charter pertaining to Article IV, Section 19-A of the Zoning Resolution.

"19-A. REQUIRED OFF-STREET LOADING BERTHS FOR NEW CONSTRUCTION, ENLARGEMENTS AND CONVERSIONS. Every building or part thereof hereafter constructed which is used, or arranged, intended or designed to be used, for any of the uses specified in the schedule below, and in which the aggregate gross floor area so used, arranged, intended or designed is greater than the minimum number of square feet of gross floor area specified for those uses in said schedule shall be provided with off-street loading berths in accordance with said schedule, under rules and regulations promulgated by the Commissioner of Housing and Buildings. For the purpose of this section, a group of buildings hereafter constructed under common ownership and located within a single block shall be considered a single building."

Purpose:

The purpose of this rule is to provide an interpretation of the words in the above section which read as follows: "... aggregate gross floor area so used," as a basis for determining the number of off-street loading berths required under this section.

Rule 1.

The words "aggregate gross floor area so used" contained in the first paragraph of this section shall be interpreted to mean the area of a building devoted to the use or uses which necessitate the installation of off-street loading berths; that is, the area devoted to hospitals, undertaking establishments and funeral parlors, hotels and offices, retail sales and services uses, wholesale, manufacturing and storage uses. In computing such area or areas for the purpose of determining the number of off-street loading berths required under this section, walls, partitions, areas devoted to mechanical equipment, exits and similar areas, the use of which does not contribute to the regular shipments to or from the building, shall not be included.

This Proposed Rule for the Interpretation of Section 19-A of the Zoning Resolution of the City of New York, as printed herein, is as suggested by The Real Estate Board of New York.

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287

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

CONTENTS

Court Decision.

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, June 17,
1958, Affecting Calendar Numbers 120-33-BZ—Vol. IV,
1106-48-BZ—Vol. II, 729-52-BZ—Vol. II, 902-52-BZ—
Vol. III, 116-53-BZ—Vol. II, 783-55-BZ, 645-57-A, 19-
57-BZ, 151-57-BZ—Vol. II, 416-57-BZ, 622-57-BZ, 800-
57-BZ, 847-57-BZ, 939-57-BZ, 14-58-BZ, 38-58-BZ, 39-58-
BZ, 81-58-BZ, 128-58-BZ, 140-58-BZ, 209-58-BZ, 251-
35-BZ—Vol. IV, 70-37-BZ—Vol. III, 93-38-BZ—Vol.
II, 721-39-BZ—Vol. III, 370-42-BZ—Vol. III, 569-46-
BZ—Vol. III, 171-53-BZ—Vol. II, 939-53-BZ—Vol.
III, 940-53-A—Vol. II, 787-55-BZ—Vol. II, 127-57-BZ,
388-57-BZ, 519-17-BZ, 102-58-A, 607-57-BZ, 677-57-
BZ, 834-57-BZ, 848-57-BZ, 902-57-BZ, 903-57-A, 904-
57-BZ, 905-57-A, 906-57-BZ, 907-57-A, 934-57-BZ, 957-
57-BZ, 976-57-BZ, 977-57-BZ, 1-58-BZ, 29-58-BZ and
121-58-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, June
17, 1958, Affecting Calendar Numbers 152-49-A—Vol.
III, 374-55-A, 522-57-A, 814-57-A, 40-58-A, 221-55-A—
Vol. III, 90-56-A, 746-57-A, 495-57-A, 311-58-A, 341-58-
A, 496-57-A, 1063-27-BZ—Vol. IV, 192-50-BZ, 343-55-

COURT DECISION

Matter of Bram vs. Board of Standards & Appeals of City of N. Y.:
—On November 13, 1957, the Board denied an application under
Section 7, Subdivisions e and h of the Zoning Resolution to permit in
a local retail use district the erection and maintenance of a gasoline
service station, lubricatorium, office and sales, parking and storage of
motor vehicles, car washing, minor auto repairs for a stated term of
20 years; Cal. No. 124-57-BZ, Premises 1048-1072 New Lots Avenue,
south side, from Logan to Milford Streets, 662-672 Logan Street,
389-393 Milford Street and 1147-1169 Dumont Avenue, Borough of
Brooklyn.

At Special Term, Supreme Court, Kings County, Mr. Justice
Beekinnella sustained the Board in the following decision: (New York
Law Journal May 29, 1958, page 11):

"Motion by respondent for an order vacating an order of
certiorari, affirming the determination of respondents and dis-
missing the petition herein. Petitioner, owner of a plot of vacant
land, in a local retail use district, filed an application with re-
spondent board for a variance of the use district regulations
under section 7, subdivisions e and h of the Zoning Resolution,
to permit erection and maintenance of a gasoline station. After
a hearing and an inspection of the premises respondent board
found that there was no justification for the exercise of dis-
cretion to grant the application. The application was denied.
Respondent upon the argument of the motion requested the court
to disregard petitioner's replying affidavit on the ground that
there is no authority for the service or consideration of such af-
fidavit. The court, in considering the proceeding under review,
is limited to the return plus such additional proof as it deems
necessary. There is no necessity or authority for a replying
affidavit (see Davis Engineering Corp'n v. Murdock, New York
Law Journal, June 11, 1946, p. 2314, c. 2; Seinfeld v. Murdock,
2 Misc. 2d 525). The court has, therefore, disregarded the
replying affidavit. The court may not overrule the exercise by
the Board of Standards & Appeals of its power in the field
unless there be clear abuse of discretion (Matter of Dunne v.
Walsh, 235 App. Div. 72). Nor may the court substitute its
judgment for that of the Zoning Board unless the latter acted
arbitrarily (People ex. rel. Sullivan v. McLaughlin, 266 N. Y.
519). It may not be said on this record that the determination
of respondent is arbitrary or capricious or contrary to law. The
determination of respondent is affirmed, the order of certiorari
vacated and the petition dismissed. Settle order on notice."

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

BZ, 421-55-BZ, 423-55-BZ, 597-55-BZ, 473-55-BZ, 545-
56-BZ, 193-57-BZ, 1187-24-BZ—Vol. III, 116-33-BZ,
1178-40-BZ—Vol. II, 91-41-BZ—Vol. II, 707-48-BZ—
Vol. II, 838-50-BZ—Vol. II, 906-55-BZ, 272-56-BZ, 616-
26-BZ—Vol. II, 20-58-BZ, 799-51-BZ—Vol. II, 228-
53-BZ, 225-54-BZ and 431-54-BZ.

CALENDAR

DOCKET

New Cases filed up to June 17, 1958

- | <i>Cal. No.</i> | <i>Dept.</i> | <i>Premises Affected</i> |
|-----------------|--------------|---|
| 356-58-A | B.M. | 506 West 185th Street, south side, 100 feet west of Amsterdam Avenue, Block 2156, Lot 15, Borough of Manhattan, Alt. 193-57—Class 4 construction, commercial use. |
| 357-58-A | B.M. | 510 West 185th Street, south side, 150 feet west of Amsterdam Avenue, Block 2156, Lot 13, Borough of Manhattan, Alt. 195-57—Class 4 construction, commercial use. |
| 358-58-A | B.M. | 516 West 185th Street, south side, 120 feet east of Audubon Avenue, Block 2156, Lot 10, Borough of Manhattan, Alt. 194-57—Class 4 construction, commercial use. |
| 359-58-BZ | B.B. | 75-85 McDonald Avenue, northeast corner of Seeley Street, Block 5260, Lots 1, 42 and 44, Borough of Brooklyn, NB-491-58, Gasoline Service Station, Lubritorium, car wash, office and Sales, parking and storage—Residence use district. |
| 360-58-BZ | B.Q. | 88-48 Myrtle Avenue, southeast corner of 88th Lane, Block 3870, Lot 115, Glendale, Borough of Queens, Alt. 744-58—alteration to existing gasoline service station to include minor repairs, etc. Business use district. |
| 361-58-A | F.D. | Packaging of Tri-Bond Wall Tile Mastic in 1 Quart aluminum-lined cardboard containers, not in conformity with Administrative code requirements. |
| 362-58-SM | | Staley Sliding Hoistway Door Interlock, Type RL-6, Manufactured by Staley Elevator Co. Inc., Material. |
| 363-58-SM | | Netcong Tank Co., Welded Steel Fuel Oil Tank, manufactured by Netcong Tank Co., Material. |
| 364-58-BZ | B.Q. | 80-21 to 80-23 164th Street, east side, 60.43 feet north of 81st Avenue, Block 7014, Lot 26, Flushing, Borough of Queens, Alt. 614-58, area coverage excessive for residence use, D area district. |
| 365-58-BZ | B.B. | 224-240 Clarkson Avenue, south side, 135 feet 4½ inches east of Rogers Avenue, Block 5056, Lot 23, Borough of Brooklyn. Alt. 1152/58—Change of use from garage Auto Repair Shop, Lubritorium, etc., Parking and Storage, Loading and Unloading—Business Use District. |
| 366-58A | B.Bx. | 2948-2954 and 2962-2964 3rd Avenue, east side, 50.32 feet south of East 153rd Street, and 635-655 Bergen Avenue, Block 2362, Lots 44, 69 and 70, Borough of Bronx. Alt. 433-58—Fire Wall, removal of. |
| 367-58-BZ | B.Bx. | 1548 Dwight Place, east side, 200 feet, east of Ampere Avenue, Block 5411, Lot 279, Borough of the Bronx. E—Area district—Parking for one-car required, Residence use district. |
| 368-58-BZ | B.R. | 5770 Hylan Boulevard, southwest corner of Segune Avenue, Block 6699, Lot 1, Princess Bay, Borough of Richmond N.B. 660-55—Erection and maintenance Gasoline Service Station, auto wash, lubritorium, parking repairs etc.—Residence use district. |
| 369-58-A | B.Bx. | 2493 Marion Avenue, west side, 172.32 feet north of East 188th Street, Block 3023, Lot 54, Borough of the Bronx. Alt. 379-58 Class 4 construction, public use.—Live Load—Egress. |
- Restored to Docket*
- | | | |
|------------|---------------|--|
| 221-55-A | Vol. III—B.Q. | 84-20 267th Street, southwest corner of East Williston Avenue, attic floor, Block 8811, Lot 25, Floral Park, Borough of Queens, Alt. 2392-57—re conversion of a one family dwelling to a two family dwelling. |
| 906-55-BZ | B.Q. | 33-03 Parsons Boulevard, southeast corner of 33rd Avenue, Block 4982, Lot 16, Flushing, Borough of Queens, Alt. 1199-55—reopened and restored to docket —re erecting a second floor on an existing masonry extension to a two-story frame dwelling with less than the required distance from the rear lot line—G1 area district. |
| 1187-24-BZ | Vol. III—B.Q. | 87-28 109th Street, west side, 264.67 feet south of Jamaica Avenue and 87-29 108th Street, Block 9298, Lot 91, Richmond Hill, Borough of Queens, Alt. 40-58—re floor area excessive—residence use district. |
| 838-50-BZ | Vol. II—B.B. | 3763-3777 Nostrand Avenue and 2925-2933 Avenue Y, northeast corner, Block 7422, Lot 46, Borough of Brooklyn, Alt. 1246-58—re gasoline service station, office, sales and storage of auto accessories, minor repairs with hand tools only, parking of more than five (5) cars awaiting service, etc.—local retail use district. |
| 91-41-BZ | Vol. II—B.M. | 2-6 East 61st Street and 795-798 5th Avenue, southeast corner, Block 1375, Lot 67, Borough of Manhattan, Amendment to Alt. 1137-51—re use of top story and roof for a radio, television broadcast transmitting station and antenna—residence use district. |
| 1178-40-BZ | Vol. II—B.M. | 309 East 34th Street, north side, 100 feet east of 2nd Avenue, 300-304 East 35th Street and 634-640 2nd Avenue, southeast corner, Block 940, Lots 8, 58, 59, 60 and 61, Borough of Manhattan, Alt. 997-48—reopened for consideration of extension of term of variance —re parking and storage of more than five motor vehicles —residence and business use district. |
| 707-48-BZ | Vol. II—B.Q. | 77-02 Parsons Boulevard, southwest corner of 77th Avenue, Block 6812, Lot 39, Flushing, Borough of Queens, Alt. 908-58—re gasoline service station, minor auto repairs with had tools only and the parking of motor vehicles; curb cuts, etc.—residence use district. |
| 272-56-BZ | B.R. | 961 Todt Hill Road, east side, 15.05 feet south of Coventry Road, Block 896, Lot 45, Dongan Hills, Borough of Richmond, Alt. 7-56—reopened and restored to docket—re extension for an additional entrance to an existing one-family dwelling with less than the required setback—G area district. |

CALENDAR

116-33-BZ—B.M.—50-56 Downing Street and 214-218 West Houston Street, north side, 159 feet 6¾ inches east of Varick Street, Block 528, Lots 13, 28, 29, 30 and 31, Borough of Manhattan, Alt. 268-33, reopened for consideration of extension of term of variance—re extension of an existing garage for more than five motor vehicles—pleasure cars, and 15 trucks in the ownership and control of the owner and five trucks by a trucking concern—business use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ..	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) ..	Aug. 3, 1937—Vol. 22, No. 31
Procedure, Rules of	Nov. 13, 1956.
Smoking in Factories, Rules for ..	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	April 15, 1958.
Sprinkler, Rules	Mar. 4, 1958.
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting ..	June 8, 1937—Vol. 22, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	June 7, 1932—Vol. 17, No. 23
	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JUNE 24, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 24, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

545-57-BZ

APPLICANT—Leonard F. Rothkrug, for Maria Gitto, doing business as Joseph Gitto and Sons, owners.

SUBJECT—Application July 19, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, C area district, the change in occupancy and extension of a one family dwelling and four car garage to wholesale grocery storage occupying more than the permitted area.

PREMISES AFFECTED—155 Hopkinson Avenue, east side, 25 feet north of Hull Street and 101 Hull Street, north side, 70 feet east of Hopkinson Avenue, Block 1533, Lot 2, Borough of Brooklyn.

546-57-A

APPLICANT—Leonard F. Rothkrug, for Maria Gitto, doing business as Joseph Gitto and Sons, owners.

SUBJECT—Application July 19, 1957—Appeal from a decision of the Borough Superintendent, re Class 4 structure-commercial use.

PREMISES AFFECTED—155 Hopkinson Avenue, east side, 25 feet north of Hull Street and 101 Hull Street, north side, 70 feet east of Hopkinson Avenue, Block 1533, Lot 2, Borough of Brooklyn.

172-58-BZ

APPLICANT—Gabriel Nathan, for Arverne Associates, Inc., owner.

SUBJECT—Application March 31, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles to be used in conjunction with that part of the parking lot located in the business use district.

PREMISES AFFECTED—212-220 Beach 70th Street, east side, 100 feet north of Rockaway Beach Boulevard, Block 534, Lot 68, Arverne, Borough of Queens.

147-58-BZ

APPLICANT—Joshua Brown, for Staten Island Oil Co., Inc., owner.

SUBJECT—Application March 20, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, the reconstruction of a present gasoline station and to continue the present uses of offices, lubricatorium, storage and sale of auto accessories, car washing—non automatic, minor auto repairs with hand tools and the parking of more than five (5) motor vehicles awaiting service.

PREMISES AFFECTED—2211 Hylan Boulevard, northwest corner of Lincoln Avenue, Block 3591, Lot 1, Grant City, Borough of Richmond.

61-58-BZ

APPLICANT—Stanley J. Shaftel, for Sylvia Kaye, owner.

SUBJECT—Application February 19, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G area district, the erection of a one family dwelling that encroaches on the required setback in the front and side yards.

PREMISES AFFECTED—49-04 Hanford Street, west side, 365.83 feet north of 51st Avenue, Block 8167, Lot 92, Douglaston, Borough of Queens.

62-58-A

APPLICANT—Stanley J. Shaftel, for Sylvia Kaye, owner.

SUBJECT—Application February 19, 1958—filed pursuant to section 35, General City Law re proposed stairs and

CALENDAR

walks in bed of a mapped street and a decision of the Borough Superintendent re ceiling height and garage level.
PREMISES AFFECTED—49-04 Hanford Street, west side, 365.83 feet north of 51st Avenue, Block 8167, Lot 92, Douglaston, Borough of Queens.

63-58-BZ

APPLICANT—Stanley J. Shaftel, for Sylvia Kaye, owner.
SUBJECT—Application February 19, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G area district, the erection of a one family dwelling that encroaches on the required setback in the front and side yards.
PREMISES AFFECTED—48-18 Hanford Street, west side, 440.79 feet north of 51st Avenue, Block 8167, Lot 85, Douglaston, Borough of Queens.

64-58-A

APPLICANT—Stanley J. Shaftel, for Sylvia Kaye, owner.
SUBJECT—Application February 19, 1958—filed pursuant to section 35, General City Law re Stairs and Wolk in bed of mapped street and a decision of the Borough Superintendent re height of ceiling and garage level.
PREMISES AFFECTED—48-18 Hanford Street, west side, 440.79 feet north of 51st Avenue, Block 8167, Lot 85, Douglaston, Borough of Queens.

141-58-BZ

APPLICANT—Frederick A. Ketcher, for Arthur J. McConnell, owner; John J. Fox and Sons, lessee.
SUBJECT—Application March 19, 1958—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence use district, an extension to the existing legal funeral parlor and undertaking establishment with patron parking of more than five (5) cars.
PREMISES AFFECTED—201-203 East 201st Street and 3000-3008 Grand Concourse, northeast corner, Block 3307, Lots 67 and 68, Borough of The Bronx.

142-58-A

APPLICANT—Frederick A. Ketcher, for Arthur J. McConnell, owner; John J. Fox and Sons, lessees.
SUBJECT—Application March 19, 1958—Appeal from a decision of the Borough Superintendent, re commercial use in frame building.
PREMISES AFFECTED—201-203 East 201st Street and 3000-3008 Grand Concourse, northeast corner, Block 3307, Lots 67 and 68, Borough of The Bronx.

85-58-BZ

APPLICANT—Goldwater and Flynn, for Peerless Operating Corp., and 32 East 1st Street Realty Corp., owners.
SUBJECT—Application February 17, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, after demolition of the two existing buildings, the erection and maintenance of a gasoline service station, lubricatorium, car washing, office, storage and parking of more than five (5) motor vehicles and minor auto repairs.
PREMISES AFFECTED—20-24 2nd Avenue and 30-32 East 1st Street, northeast corner, Block 443, Lots 1 and 62, Borough of Manhattan.

260-58-BZ

APPLICANT—Michael L. Radoslovich, for Board of Education, Bureau of Design and Construction, City of New York, owner.
SUBJECT—Application April 24, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of a school occupying more than the permitted area.
PREMISES AFFECTED—85 Watkins Street, (75-99 official), 62-90 Glenmore Avenue, southeast corner of Glenmore Avenue, and 336-346 Stone Avenue, Block 3507, Lot 7, Borough of Brooklyn, P.S. 298.

52-58-BZ

APPLICANT—John F. Fitzsimons, for Adolf Hoffmann Iron Works, Inc., owner.
SUBJECT—Application February 11, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one-story extension to an existing iron and steel works shop, the proposed extension to occupy more than the permitted area coverage.
PREMISES AFFECTED—127-02 Farmers Boulevard, and 129-24 to 129-34 Sidway Place, southeast corner, Block 12494, Lot 54, Springfield Gardens, Borough of Queens.

992-57-BZ

APPLICANT—Victor G. Madonia, for Jacob Feldman, owner.
SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairing, office, sales, storage room and parking and storage of motor vehicles for a stated term of fifteen (15) years.
PREMISES AFFECTED—109-50 Merrick Boulevard, southwest corner of 109th Road, Block 10189, Lot 8, South Jamaica, Borough of Queens.

173-58-BZ

APPLICANT—Gabriel Nathan, for Helen Nemeth, owner.
SUBJECT—Application March 31, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of an open parking lot for the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—46-15 to 46-27 (46-21) Rockaway Beach Boulevard, and 202-216 Beach 47th Street, southeast corner, Block 328, Lots 39 and 139, Edgemere, Borough of Queens.

174-58-A

APPLICANT—Gabriel Nathan, for Helen Nemeth, owner.
SUBJECT—Application March 31, 1958—filed pursuant to section 35, General City Law re premises partly in bed of mapped street—proposed widening of Rockaway Beach Boulevard.
PREMISES AFFECTED—46-15 to 46-27 (46-21) Rockaway Beach Boulevard and 202-216 Beach 47th Street, southeast corner, Block 328, Lots 39 and 139, Edgemere, Borough of Queens.

66-58-BZ

APPLICANT—John J. Tricarico, for Empire Fuel Co., owner.
SUBJECT—Application February 7, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail use district, the change in use of an existing one-story building from office, garage for five (5) trucks and storage of riggers equipment to office and storage of fuel delivery trucks.
PREMISES AFFECTED—1638 8th Avenue, west side, 100 feet south of Windsor Place, Block 1112, Lot 52, Borough of Brooklyn.

803-57-BZ

APPLICANT—Hyman Muss, for Willets Point Taxpayers Inc., owner.
SUBJECT—Application November 7, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a two-story building to be occupied on the first floor with stores and a motion picture theatre and the use of the second floor for offices and projection room.
PREMISES AFFECTED—19-05 to 19-11 Francis Lewis Boulevard, southeast corner of 160th Street, Block 4758, Lot 145, Whitestone, Borough of Queens.

CALENDAR

3-58-BZ

APPLICANT—Joshua Brown, for Staten Island Oil Co., Inc., owner.

SUBJECT—Application March 20, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction of a present gasoline service station and continue the uses of office, storage and sale of auto accessories, car wash—non automatic, minor auto repairs with hand tools only, lubricatorium and the parking of more than five (5) motor vehicles awaiting to be serviced.

PREMISES AFFECTED—3310 Richmond Road, southwest corner of Combs (Hitchcock) Avenue, Block 4328, Lot 6, New Dorp, Borough of Richmond.

9-57-BZ

APPLICANT—Aaron Halpern, for Wiljay Contracting Co., Inc., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, a one-story extension to an existing non-storage, 4 car garage to be used for the storage of contracting equipment which is now legally stored in an open yard, the proposed extension to occupy more than the permitted area coverage.

PREMISES AFFECTED—152-15 14th Road, north side, 101.94 feet east of 152nd Street and 152-10 13th Avenue, Block 4541, Lot 22, Whitestone, Borough of Queens.

72-16-BZ—Vol. II

APPLICANT—Herman Kron, for Banner Oil Company, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—re (decision of the Borough Superintendent) under sections 7c and 7h of the zoning resolution to permit in a business and residence use district, the reconstruction of an existing gasoline service station, minor auto repairs with hand tools only, auto laundry, garage for more than five (5) cars and parking and storage of more than five (5) motor vehicles to be used in conjunction with the existing garage.

PREMISES AFFECTED—31-37 Church Avenue, north side, 100 feet east of Chester Avenue, Block 5313, Lots 34 and 38, Borough of Brooklyn.

8-58-BZ

APPLICANT—Patrick D. Concagh, for Marie A. Peduto, owner; International Mill Work Corp., lessee.

SUBJECT—Application January 17, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the change in use in the premises from factory to saw and planing mill.

PREMISES AFFECTED—3308 Edson Avenue, northeast corner of Givan Avenues, Block 4881, Lots 75 and 77, Borough of The Bronx.

9-58-BZ

APPLICANT—J. G. L. Molloy for 140 East 40 Corp., owner.

SUBJECT—Application February 18, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing twelve (12) story and penthouse building, from multiple dwelling to offices.

PREMISES AFFECTED—140 East 40th Street, south side, 124 feet east of Lexington Avenue, Block 895, Lot 66, Borough of Manhattan.

10-58-A

APPLICANT—J. G. L. Molloy, for 140 East 40 Corp., owner.

SUBJECT—Application February 18, 1958—Appeal from a decision of the Borough Superintendent, re live load.

PREMISES AFFECTED—140 East 40th Street, south side, 124 feet east of Lexington Avenue, Block 895, Lot 66, Borough of Manhattan.

298-57-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morris Cohen, owner.

SUBJECT—Application reopened May 6, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of the present building from furniture showroom to supermarket.

PREMISES AFFECTED—307-311 East 115th Street, north side, 100 feet east of 2nd Avenue, Block 1687, Lot 5, Borough of Manhattan.

299-58-A

APPLICANT—Lama, Proskauer and Prober, for Morris Cohen, owner.

SUBJECT—Application April 14, 1958—Appeal from a decision of the Borough Superintendent, re stairs, live load, etc.

PREMISES AFFECTED—307-211 East 115th Street, north side, 100 feet east of 2nd Avenue, Block 1687, Lot 5, Borough of Manhattan.

715-57-BZ

APPLICANT—Albert Melniker, for Harry and Edward Risch, owners.

SUBJECT—Application October 3, 1957—decision of the Borough Superintendent, under section 7A, 7c, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the rehabilitation of an existing gasoline service station and motor vehicle repair shop and the extension of the uses to include sale of accessories, office and parking and storage of more than five (5) motor vehicles to the adjacent lot with business entrances and exits within 75 feet of the residence use district.

PREMISES AFFECTED—4244-4248 Hylan Boulevard, 94-102 Groton Street, southeast corner and 93-101 Littlefield Avenue, Block 5317, Lot 5, Eltingville, Borough of Richmond.

Laid over from March 18, 1958, for inspection and decision; date to be set; hearing closed; now set for June 24, 1958.

190-58-A

APPLICANT—Albert Melniker, for Harry and Edward Risch, owners.

SUBJECT—Application March 24, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped street—Littlefield Avenue and Groton Street.

PREMISES AFFECTED—4244-4288 Hylan Boulevard, 94-102 Groton Street, southeast corner and 93-101 Littlefield Avenue, Block 5317, Lot 5, Eltingville, Borough of Richmond.

609-56-BZ

APPLICANT—Ingram S. Carner, for Charles Cintron, owner.

SUBJECT—Application reopened May 27, 1958 for consideration as to extension of time to complete, expired March 19, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a residence use district, the erection of a new service building and extending the present use of the gasoline service station, office, laundry and auto repairs, including car washing—non automatic, minor repairs with hand tools only, sales and storage of auto accessories and parts and parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—143-02 to 143-06 Springfield Boulevard and 186-16 to 186-24 143rd Avenue, southwest corner, Block 13082, Lot 26, Springfield, Borough of Queens.

CALENDAR

335-35-BZ—Vol. IV

APPLICANT—Burke, Green and Groh, for Anrob Realty Co., Inc., owner.

SUBJECT—Application reopened May 27, 1958 for consideration as to extension of time to complete, expired April 30, 1958—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a residence use district, the extension of the existing use of a storage warehouse (stores, plumbing fixtures, etc.), 5 car garage and loading platform.

PREMISES AFFECTED—167-01 to 167-11 108th Road, northeast corner of 167th Street, Block 10176, Lot 12, Jamaica, Borough of Queens.

348-56-BZ

APPLICANT—Burke, Green and Groh, for Mary Ryback, owner.

SUBJECT—Application reopened May 27, 1958 for consideration as to extension of time to complete (expired April 30, 1958)—decision of the Borough Superintendent previously granted on condition under section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, office, sales room, car wash—non automatic, minor repairs and parking for more than five (5) motor cars waiting for service.

PREMISES AFFECTED—175-15 Rockaway Boulevard, southeast corner of 149th Avenue, Block 13381, Lot 30, Springfield Gardens, Borough of Queens.

1115-40-BZ—Vol. I

APPLICANT—Jacob Lewis Gold, for Morris Hanan, Joseph Mayo, Joseph Barocas and Estate of Meyer Benjuya, owners.

SUBJECT—Application reopened June 3, 1958 for consideration as to extension of term of variance, expired January 31, 1958—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a business use district extending into the residence use district, for a term of years, the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—2101-2129 Surf Avenue, north west corner of West 21st Street, Block 7058, Lots 27-50 inclusive, Borough of Brooklyn.

264-56-BZ

APPLICANT—Henry Nordheim, for Joseph Torres, owner.

SUBJECT—Application reopened June 3, 1958 for consideration as to extension of time to complete, expired January 23, 1958—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of years.

PREMISES AFFECTED—1178 Pugsley Avenue and 2000 Gleason Avenue, southeast corner, Block 3802, Lots 6 and 9, Borough of The Bronx.

625-53-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Vellodrome Gas Station, Inc., owner.

SUBJECT—Application reopened January 29, 1957 as Vol. II—(decision of the Borough Superintendent) under Sections 7f, 7h and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairs, office, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1043-1059 McDonald Avenue and 101-111 Foster Avenue, northeast corner, Block 5426, Lots 1 and 5, Borough of Brooklyn.

Laid over from June 25, 1957, date to be determined; hearing closed; to await trial of two nearby applications subject to writs of certiorari; now set for June 24, 1958.

123-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Grenla Holding Corp., owner.

SUBJECT—Application February 14, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubricatorium, sales rooms, car wash, storage, minor auto repairs, parking and storage of motor vehicles for a state term of fifteen (15) years.

PREMISES AFFECTED—1101-1111 Grenada Place and 4126-4134 Laconia Avenue, northeast corner, Block 4927, Lot 2, Borough of The Bronx.

Laid over from October 22, 1957, to November 19, 1957 for inspection and decision; hearing closed; then to December 3, 1957, for further inspection and decision; then to December 10, 1957, for inspection and decision; applicant having been notified; then to December 17, 1957; then to January 7, 1958, for further inspection and decision; then laid over from January 7, 1958, for decision; date to be set then set for March 11, 1958; then laid over from March 11, 1958, to March 18, 1958, for full vote of the Board; then laid over from March 18, 1958, for the members of the Board to view the stores now under construction across the street from this site, and laid over for a continuation of the vote until such time as the stores on 231st Street are constructed; date for decision to be determined; now set for hearing June 24, 1958.

16-58-BZ

APPLICANT—Ervin Palmer, for Thomas J. McCahill, owner; National Parking System, Inc., lessee.

SUBJECT—Application January 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district the extension of the present parking lot from the retail portion into the residence portion of the plot.

PREMISES AFFECTED—443-447 3rd Avenue, east side, 19 feet, 9 inches south of East 31st Street and 206 East 31st Street, Block 911, Lot 64, Borough of Manhattan.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

766-57-BZ

APPLICANT—Leonard F. Rothkrug, for Harry Heiman, Inc., owner; Socony Mobil Oil Co., owner under contract.

SUBJECT—Application October 25, 1957—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop (hand tools only), lubricatorium, car washing (non-automatic), office and sales and parking of vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—715 Soundview Avenue, south west corner of St. Lawrence Avenue, Block 3596, Lot 35, Borough of The Bronx.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

629-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Anton Kladde, owner.

SUBJECT—Application August 23, 1957—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with the accessory uses of car wash, lubricatorium, sale of accessories, office, parking and storage of more than five motor vehicles and auto repairs with hand tools.

PREMISES AFFECTED—1805 Washington Avenue, southeast corner of East 175th Street, Block 2907, Lot 33, Borough of The Bronx.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

CALENDAR

797-57-BZ

APPLICANT—S. T. Kieley, for The New York and Harlem Railroad Co., owner; New York Central Railroad, lessee.

SUBJECT—Application October 28, 1957—decision of the Borough Superintendent, under sections 7g and 21 of the Zoning Resolution, to permit in a restricted retail use district, use of a portion of the premises for a parking space for more than five (5) motor vehicles.

PREMISES AFFECTED—70 East 45th Street, south side, 344 feet 4 inches east of Vanderbilt Avenue, Block 1280, Lot 1, Borough of Manhattan.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

923-57-BZ

APPLICANT—Goldwater and Flynn, for Westchester Square Associated, owner.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking for more than five motor vehicles, the use for such purpose to be restricted to doctors and attendants at the hospital and for visitors and patients of the hospital, the lot will be used solely as an appurtenance to the hospital which is across the street.

PREMISES AFFECTED—2449-2451 St. Raymond Avenue, 1601-1649 Seddon Street, northwest corner and 2446-2448 Dorsey Avenue, Block 3992, Lots 32, 37 and 40, Borough of The Bronx.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

879-57-BZ

APPLICANT—Ludwig P. Bono, for E. John Dolan, M.D., owner.

SUBJECT—Application December 9, 1957—decision of the Borough Superintendent, under section 7d and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a two story and cellar building to be used as medical offices for a group of doctors with parking of more than five (5) motor vehicles, for doctors, patients and visitors on the unbuilt upon portion of the site.

PREMISES AFFECTED—1625 St. Peters Avenue, west side, 105.53 feet south of Maclay Avenue, Block 3994, Lots 36 and 39, Borough of The Bronx.

Laid over from May 27, 1958, to June 24, 1958, for inspection and decision; hearing closed.

420-57-BZ

APPLICANT—Reginald S. Hardy, for The Trustees and Associates of The Brooklyn Benevolent Society, owner.

SUBJECT—Application June 4, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a retail food market and the use of the unbuilt upon portions for the parking of motor vehicles belonging to patrons, customers and employees of such market.

PREMISES AFFECTED—256-262 Clinton Street and 172-196 Congress Street, southwest corner, Block 301, Lots 61, 63, 66 and 71, Borough of Brooklyn.

Laid over from March 25, 1958 to April 22, 1958, at request of attorney for objectors, applicant concurring; then to May 27, 1958, for inspection and decision; hearing closed, then to June 24, 1958, at request of the applicant.

949-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Pelham Bridge Realities, Inc., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7f, 7e and 7A of the Zoning Resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, minor repairs with

hand tools only, office, sale of accessories with show windows and business entrances within 75 feet of the residence use district.

PREMISES AFFECTED—2100-2110 Williamsbridge Road and 1141-1151 Lydig Avenue, northeast corner, Block 4310, Lots 30 and 33, Borough of The Bronx.

Laid over from June 3, 1958, to June 24, 1958, for inspection and decision; hearing closed.

915-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Stanton Management Inc., owner.

SUBJECT—Application December 16, 1957—decision of the Borough Superintendent, under sections 7f, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, minor repairs, sale of auto accessories, auto laundry and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3625 Eastchester Road, 1495-1499 Oakley Avenue, northwest corner and 1144-1148 East 222nd Street, Block 4716, Lot 28, Borough of The Bronx.

Laid over from June 3, 1958, to June 24, 1958, for inspection and decision; hearing closed.

585-52-BZ—Vol. IV

APPLICANT—Robert J. Crinnion, for Eisner and Lubin, owners.

SUBJECT—Application reopened October 29, 1957 as Vol. IV—re decision of the Borough Superintendent under section 7h of the zoning resolution, to permit in a restricted retail use district, the maintenance of a public parking lot for the parking of more than five (5) motor vehicles for a stated term of five years.

PREMISES AFFECTED—809-817 1st Avenue, west side, 40.5 ft. north of East 45th Street and 339-341 East 45th Street, Block 1338, Lots 21, 25, 26, 27, 28 and 124, Borough of Manhattan.

Laid over from June 3, 1958, to June 24, 1958, for inspection and decision; hearing closed.

688-54-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application August 17, 1954—decision of the Borough Superintendent under sections 7c and 7i of the zoning resolution, to permit in a business use district, at an existing gasoline service station, the extension of the present use to include parking and storage for more than five (5) motor vehicles and auto repairs.

PREMISES AFFECTED—2203-2209 Amsterdam Avenue, southeast corner of West 170th Street, Block 2112, Lot 26, Borough of Manhattan.

Laid over from June 3, 1958, to June 24, 1958, for inspection and decision; applicant to file revised drawing showing entrances to High Bridge Park from Amsterdam Avenue and Edgecombe Avenue within vicinity of proposed gasoline station.

6-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for J. Starr Parking Service, owner.

SUBJECT—Application January 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five motor vehicles on a vacant parcel of land.

PREMISES AFFECTED—1039-1041 Boynton Avenue, west side, 300 feet south of Watson Avenue, Block 3714, Borough of The Bronx.

Laid over from June 3, 1958, to June 24, 1958, for inspection and decision; hearing closed and to await decision by Planning Commission as to application for parking use on lot in rear of Elder Avenue Block 3714 Lot 5; hearing on which was held June 4, 1958.

CALENDAR

993-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Pennsylvania Exchange Bank, owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales, storage room, lubritorium, auto wash, minor auto repairs and the parking and storage of more than five (5) motor vehicles with business entrances and show windows within 75 feet of the residence use district.

PREMISES AFFECTED—4728-4736 White Plains Road, and 701-707 St. Ouens Street, northeast corner, Block 5113, Lot 21, Borough of The Bronx.

Laid over from June 3, 1958, to June 24, 1958, for inspection and decision; hearing closed.

970-57-BZ

APPLICANT—Haus and Bresin, for David Berlin, owner.

SUBJECT—Application December 26, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, auto wash—non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and the parking and storage of motor vehicles awaiting service with a show window and business sign within 75 feet of the residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-12 to 195-20 Linden Boulevard and 117-02 to 117-10 196th Street, southwest corner, Block 12613, Lot 6, St. Albans, Borough of Queens.

Laid over from May 13, 1958 to June 3, 1958, for inspection and decision; hearing closed; then to June 24, 1958, at the request for applicant to file revised plans to meet the requirements of the proposed tenant for further consideration.

994-57-BZ

APPLICANT—Charles A. Buckley, Jr., for Frank Infuso and Henry Infuso, owners.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of the vacant lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1627-1631 Undercliff Avenue, west side, 349.8 feet south of West 176th Street, Block 2880, Lot 129, Borough of The Bronx.

Laid over from June 10, 1958, to June 24, 1958, for inspection and decision; hearing closed.

745-56-BZ

APPLICANT—Louis Santangelo, for Michael Bunda, owner.

SUBJECT—Application November 1, 1956—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the change in occupancy of the existing two-story and basement, two-family dwelling to a three family dwelling.

PREMISES AFFECTED—3210 Middletown Road, south side, 73.46 feet east of Dwight Place, Block 5411, Lot 327, Borough of The Bronx.

Laid over from June 10, 1958, to June 24, 1958 for inspection; applicant to submit revised plans to show building to be in conformity with the Multiple Dwelling Law.

71-58-BZ

APPLICANT—Charles M. Spindler, for Helena E. M. Arams, owner; Sun Oil Co., lessee.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station together with minor repairs with hand tools only,

safety inspection station and parking within the local retail use zone of cars awaiting service.

PREMISES AFFECTED—3770-3778 East Tremont Avenue and 2889-2897 Roosevelt Avenue, northeast corner, Block 5562, Lots 21, 25 and 28, Borough of The Bronx.

Laid over from June 10, 1958, to June 24, 1958 for inspection and decision; hearing closed.

41-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Antonio Caraccio and John Del Vecchio, owners.

SUBJECT—Application February 5, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles on land to be cleared.

PREMISES AFFECTED—1365 Nelson Avenue, west side, 40 feet north of West 170th Street, Block 2521, Lot 35, Borough of The Bronx.

Laid over from June 10, 1958, to June 24, 1958 for inspection and decision; hearing closed.

120-33-BZ—Vol. IV

APPLICANT—Irving H. Passel, for Robert A. Stella, owner; Pursuant under contract: Esso Standard Oil Co., lessee.

SUBJECT—Application reopened April 9, 1958 as Vol. IV decision of the Borough Superintendent, under sections 7f and 7h of the Zoning Resolution, to permit in a retail use district, the extension in area of an existing gasoline service station, motor vehicle repair shop for adjustments and garage for more than five (5) motor vehicles previously granted by the Board under Cal. No. 120-33-BZ Vols II and III and to include the additional uses of lubritorium, non-automatic auto laundry and parking of motor vehicles on the unbuilt portion of the plot, for a term of fifteen (15) years.

PREMISES AFFECTED—2100 Hylan Boulevard, southeast corner of Hamden Avenue, Block 3688, Lot 5, Grant City, Borough of Richmond.

Laid over from June 17, 1958, to June 24, 1958, for consideration and decision; hearing closed.

416-57-BZ

APPLICANT—Albert Melniker, for Jo Mar Di Realty Corp., owner.

SUBJECT—Application May 28, 1957—(decision of the Borough Superintendent) under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), minor auto repairs with hand tools, sale of accessories and parking for more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1581 Hylan Boulevard and 300 Atlantic Avenue, southwest corner, Block 3333, Lot 19, Dongan Hills, Borough of Richmond.

Laid over from November 19, 1957, date to be set; for inspection and decision; hearing closed; now set for June 17, 1958; then to June 24, 1958 at the request of the applicant to file new decision of the Borough Superintendent and revised plans.

847-57-BZ

APPLICANT—Charles M. Spindler, for Charles A. Kolligian, owner.

SUBJECT—Application November 21, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only with a show window and business sign within 75 feet of a residence use district for a temporary term of fifteen (15) years.

CALENDAR

PREMISES AFFECTED—1215-1225 Rogers Avenue and 2701-2709 Newkirk Avenue, northeast corner, Block 5214, lot 25, Borough of Brooklyn.

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed; then to June 24, 1958, at the request of the applicant to file revised plans and consents

939-57-BZ

APPLICANT—Harry A. Yarish, for Charles Krebs, owner; Solomon Schneider, lessee.

SUBJECT—Application December 19, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit an E-1 area district, the continuance of an existing one-story building for use as a diner, that encroaches on the required rear yard.

PREMISES AFFECTED—248-18 Sunrise Highway, south side, 89.22 feet and 111.57 feet east of Hook Creek Boulevard, Block 13623, Lot 19, Rosedale, Borough of Queens.

Laid over from April 29, 1958, to May 27, 1958, for inspection and decision; hearing closed; then to June 17, 1958, applicant to submit revised plans, as to walls and bumpers; then to June 24, 1958, for applicant to consult with owner as to meeting requirements the Board has suggested as against what applicant has proposed.

151-57-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Robert Pollen and Jerome Gerber, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of an automobile showroom and gasoline service station with accessory uses of auto washing (non-automatic), lubrication, office and sale of accessories, minor repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2914-2932 Nostrand Avenue, west side, 300 feet north of Avenue P, Block 7690, Lots 82, 86 and 88, Borough of Brooklyn.

Laid over from June 3, 1958, to June 17, 1958, for inspection and decision; hearing closed; then to June 24, 1958, at the request of the applicant.

38-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons, for Metropolitan Life Insurance Co., owner.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a 1¼ and 2 times height district, to maintain the present 23 story building with 14 story tower above, making a total of 37 story and penthouse building, used as an office building, separate and apart from the building on Block 1278, Lot 67, designated as 2-4 East 44th Street not in conformity with Board of Standards and Appeals resolution Cal. No. 741-27-BZ.

PREMISES AFFECTED—519-521 5th Avenue, northeast corner of East 43rd Street, Block 1278, Lot 1, Borough of Manhattan.

Laid over from May 27, 1958, for applicant to send out new notices by regular mail for hearing on June 3, 1958; then to June 10, 1958, for further consideration; then to June 17, 1958, because of the fact that the Corporation Council asked for time to render an opinion as to the adequacy of the agreement; then to June 24, 1958, pending receipt of report from the Corporation Counsel as to the agreement; hearing closed.

39-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons for Bankers Trust Co., and Metropolitan Life Insurance Co., owners.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under section 19A and 21 of the Zoning Resolution, to permit the separation of Lot 67 from the Certificate of Occupancy of Lot 1 and extend the 12 story building on Lot 69 to 19 stories and erect thereto a 19 story extension of Lot 67, eliminating the required loading and unloading berth.

PREMISES AFFECTED—2-4 East 44th Street and 523-529 5th Avenue, southeast corner, Block 1278, Lots 67 and 69, Borough of Manhattan.

Laid over from May 27, 1958, for applicant to send out new notices by regular mail for hearing on June 3, 1958; then to June 10, 1958 for further consideration; then to June 17, 1958, because of the fact that the Corporation Council asked for time to render an opinion as to the adequacy of the agreement; then to June 24, 1958, pending receipt of report from the Corporation Counsel as to the agreement; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

JUNE 24, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, June 24, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

704-55-SA

APPLICANT—Roper Hydraulics Inc., owner.

SUBJECT—Application August 9, 1955—Roper Rotary Pumps, Series 3600, Series K and Series F, approval of.

952-57-SA

APPLICANT—Fulton Boiler Works, Inc., owner.

SUBJECT—Application December 4, 1957—Fulton Combination Gas and Oil Fired Boiler Unit, approval of.

578-57-SM

APPLICANT—General Fireproof Door Corp., owner.

SUBJECT—Application July 12, 1957—General Hollow Metal Door, approval of.

995-57-SM

APPLICANT—Upco Company, owner.

SUBJECT—Application December 19, 1957—Tile Mate, self curing portland cement mortar for setting ceramic tile, approval of.

997-57-SM

APPLICANT—L & M Tile Products, owner.

SUBJECT—Application December 19, 1957—L and M Master Mix, self curing portland cement mortar for setting ceramic tile, approval of.

996-57-SM

APPLICANT—Borden Company, owner.

SUBJECT—Application December 19, 1957—Vitro-Bond, self curing portland cement mortar for setting ceramic tile, approval of.

745-57-SM

APPLICANT—Penn Crete Products Company, owner.

SUBJECT—Application October 8, 1957—Dura-Weld, approval of.

232-58-SM

APPLICANT—Buckeye Iron and Brass Works, owner.

SUBJECT—Application April 8, 1958—Buckeye Iron and Brass works, Safety Fill Nozzle for dispensing gasoline, Model 820UM, approval of.

261-54-SM

APPLICANT—Dur-O-Wall Products, Inc., owner.

SUBJECT—Application for consideration, amendment of resolution as to extension of use of the previously approved material.

CALENDAR

432-51-SM

APPLICANT—Ramset Fasteners Inc., owner.
SUBJECT—Application for consideration, amendment of resolution as to additional uses of Ramset Tru-Set Fasteners.

190-47-SM

APPLICANT—Fenestra, Inc., owner.
SUBJECT—Application for consideration, amendment of resolution as to additional section of roof deck.

315-55-SM

APPLICANT—Dragon Cement Co., Division of American-Marietta Co., owner.
SUBJECT—Application for consideration, amendment to resolution as to additional cement.

170-46-SM

APPLICANT—Lawrence Portland Cement Co., now known as Dragon Cement Co., Division of American Marietta Co., owner.
SUBJECT—Application February 26, 1946—Dragon Portland Cement Type II.

1016-39-SM—Vol. III

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application for consideration, reopening and amendment to resolution as to use of fiber board sheathing without let-in braces.

829-56-A

APPLICANT—Lama, Proskauer and Prober, for Jenny Lazzaro, owner.
SUBJECT—Application November 26, 1956—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—84 University Place, west side, 48 feet north of East 11th Street, Block 569, Lot 26, Borough of Manhattan.

349-57-A

APPLICANT—Herman Kron, for Wallace Furniture Corp., owner.
SUBJECT—Application April 22, 1957—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—507 East 80th Street, north side, 148 feet east of York Avenue, Block 1577, Lot 7, Borough of Manhattan.

322-40-S—Vol. II

APPLICANT—Arnold A. Arbeit, for 192 Associates, Inc., owner.
SUBJECT—Application reopened February 26, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—192 Broadway and 1-11 John Street, northeast corner, Block 79, Lot 15, Borough of Manhattan.

341-58-A

APPLICANT—Tobias Goldstone, for Young Israel of Flatbush, owner.
SUBJECT—Application May 28, 1958—Appeal from a decision of the Borough Superintendent, re Class III construction, public use, re stairs, etc.
PREMISES AFFECTED—1300-1308 Coney Island Avenue, west side, 320 feet north of Avenue J, Block 6523, Lot 85, Borough of Brooklyn.

72-58-A

APPLICANT—Leonard F. Rothkrug, Samuel Gardstein and Son, for Irving and Alexander Lifton, doing business as L.B. Electric Supply Co., owners.
SUBJECT—Application February 21, 1958—Appeal from a decision of the Borough Superintendent, re width of stairs and doors, thickness of walls, etc.

PREMISES AFFECTED—5202-5208 New Utrecht Avenue, southwest corner of 52nd Street, Block 5662, Lots 17, 20, 21 and 22, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

JUNE 27, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning*, June 27, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

188-58-BZ

APPLICANT—Leonard F. Rothkrug, for Riverdale Realty Co., Inc., owner.
SUBJECT—Application March 26, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an "F-1" area district, the erection of one sixteen (16) story apartment house occupying a greater floor area than permitted.

PREMISES AFFECTED—4901 Henry Hudson Parkway West, southwest corner of West 249th Street, Block 3419, Lot 91, Borough of The Bronx.

189-58-BZ

APPLICANT—Leonard F. Rothkrug, for Riverdale Realty Co., Inc., owner.
SUBJECT—Application March 26, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an "F-1" district, the erection of two twelve-story apartment houses occupying a greater floor area than permitted.

PREMISES AFFECTED—4675-4705 Henry Hudson Parkway, northwest corner of West 247th Street, Block 3419, Lot 1, Borough of the Bronx.

385-58-SR

Proposed Rule for the Interpretation of Section 19-A of the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman*.

JULY 1, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, July 1, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

247-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for David and Theodore Ain, Susie and Mario Marani and Theodore Kent Ain, owners.

SUBJECT—Application reopened March 4, 1958. As Vol. II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the extension of the use of the existing gasoline service station located on the local retail portion of the premises by using the vacant portion in the residence use district for the parking and storage of more than five (5) motor vehicles for a term of years to coincide with the term of the variance granting the gasoline service station.

PREMISES AFFECTED—75-01 to 75-09 (75-05 official Parsons Boulevard, and 158-02 to 158-20 75th Avenue, southeast corner, Block 6823, Lot 1, Flushing, Borough of Queens.

10-58-BZ

APPLICANT—J. Berman, for John Zengel, owner; Rego Forest, lessee.

SUBJECT—Application January 15, 1958—decision of the Borough Superintendent, under section 7e of the Zoning

CALENDAR

Resolution, to permit in a business and residence use district, the erection of a one story masonry addition and extend the use of the gasoline service station to include an automatic auto laundry.

REMISES AFFECTED—69-01 Woodhaven Boulevard, northeast corner of Yellowstone Boulevard, Block 3178, Lot 67, Rego Park, Borough of Queens.

3-57-BZ

APPLICANT—Bernard Segal for E. A. Stern, et al., Executors under will of Esther A. Hurwitz, deceased.

SUBJECT—Application December 2, 1957—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs of minor adjustment with hand tools only, automatic auto laundry, simonizing room and parking of vehicles awaiting service.

REMISES AFFECTED—60-04 Metropolitan Avenue and 62-30 to 62-40 60th Street, southwest corner, Block 3492, Lots 45, 46 and 47, Maspeth, Borough of Queens.

50-55-A—Vol. II

APPLICANT—Bernard Segal for E. A. Stern, et al., Executors under will of Esther A. Hurwitz, deceased, owner.

SUBJECT—Application reopened January 14, 1958 as Vol. II—filed pursuant to Section 35, of the General City Law re premises in bed of mapped street—proposed widening of Metropolitan Avenue and in the bed of Greene Avenue as proposed.

REMISES AFFECTED—60-04 Metropolitan Avenue and 62-30 to 62-40 60th Street, southwest corner, Block 3492, Lots 45, 46 and 47, Maspeth, Borough of Queens.

8-55-BZ—Vol. 11

APPLICANT—Paul Friedman, for Stellar Fuel Sales Corp., owner; Bertell's Service, Inc., owner.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, 7h & 7i of the Zoning Resolution, to permit for a term of years expiring July 12, 1970, the erection wholly within the business use district portion of the plot, which is partly in a business use district and partly in a residence use district, a proposed extension to an existing accessory building to be used for storage of automobile accessories and supplies, in connection with the existing gasoline service station, lubritorium, non automatic auto laundry, motor vehicle testing, light repairs with hand tools within the building, and parking and storage of more than (5) motor vehicles granted by the Board under Calendar No. 38-55-BZ.

REMISES AFFECTED—534-544 Coney Island Avenue, southwest corner of Hinckley Place, Block 5343, Lot 13, Borough of Brooklyn.

1007-57-BZ

APPLICANT—Leonard F. Rothkrug, S. Gardstein and Son, for Jenro Realty Corp., doing business as Rothstein Department Store, owner.

SUBJECT—Application December 19, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a "C" area district, the one-story extension of a retail department store occupying more than the permitted area coverage.

REMISES AFFECTED—4013-4015 13th Avenue, east side, 60 feet, 2½ inches north of 41st Street, 1313 41st Street and 1306-1308 40th Street, Block 5297, Lot 4, Borough of Brooklyn.

1008-57-A

APPLICANT—Leonard F. Rothkrug, S. Gardstein and Son, for Jenro Realty Corp., doing business as Rothstein's Department Store, owner.

SUBJECT—Application December 19, 1957—Appeal from a decision of the Borough Superintendent, re stairs to be enclosed, continuous and lead from street to roof, etc.

PREMISES AFFECTED—4013-4015 13th Avenue, east side, 60 feet, 2½ inches north of 41st Street, 1313 41st Street and 1306-1308 40th Street, Block 5297, Lot 4, Borough of Brooklyn.

94-58-BZ

APPLICANT—James E. Vassalotti, for Sheljay Construction Corp., owners.

SUBJECT—Application March 4, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with the accessory uses of lubritorium, minor auto repairs, car washing, storage room, office and sales and the parking and storage of motor vehicles in the open area for a temporary period of fifteen (15) years.

PREMISES AFFECTED—25-55 to 25-75 (25-65 official) Brooklyn-Queens Expressway, 69-01 to 69-09 30th Avenue, northeast corner and 2544-2562 70th Street, Block 1046, Lot 1 Jackson Heights, Borough of Queens.

718-49-BZ—Vol. IV

APPLICANT—Dominick Schirripa, for Bernard I. Taub and Vincent Mastroiani, owners. 86th Street Car Wash, Inc., lessee.

SUBJECT—Application reopened October 23, 1956 as Vol. IV—decision of the Borough Superintendent, under section 7e of the Zoning resolution, to permit in a business use district, the erection and maintenance of an auto laundry, office, boiler room and also simonizing.

PREMISES AFFECTED—2002-2014 Stillwell Avenue, southwest corner of 85th Street, Block 6860, Lot 21 and part of Lot 32, Borough of Brooklyn.

5-58-BZ

APPLICANT—Patrick D. Concagh, for Saverio S. Piscane, owner.

SUBJECT—Application January 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) cars on a vacant plot of land.

PREMISES AFFECTED—717-719 East 217th Street, north side, 130.35 feet east of White Plains Road, Block 4665, Lots 40 and 43, Borough of The Bronx.

931-57-BZ

APPLICANT—Albert Melniker, for The California Oil Co., owner; Isle Fuel Oil Service Co., lessee.

SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools only, sale of accessories and parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—535 Vanderbilt Avenue and 1047 Van Duzer Street, northeast corner, Block 650, Lot 28, Concord, Borough of Richmond.

410-47-BZ—Vol. II

APPLICANT—Tobias Goldstone, for Nicoletta Daechille, owner.

SUBJECT—Application reopened October 8, 1957 as Vol. II—re (decision of the Borough Superintendent) under section 7e of the Zoning Resolution, to permit in a business and residence use district, at an existing motor vehicle repair shop (wheel alignment and body and fender repairs), auto laundry and open lubrication, the installation of four gasoline tanks, and four gasoline pumps on the ad-

CALENDAR

joining portion acquired in 1948 and presently used for the parking of motor vehicles.

PREMISES AFFECTED—2908-2910 Nostrand Avenue, west side, 460 ft. north of Avenue P, Block 7690, Lots 79 and 80, Borough of Brooklyn.

126-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Celia Katz, owner.

SUBJECT—Application March 13, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, in a four story building with basement and cellar, the change in use of the basement from doctor's office and apartment to dressmaking and sales and the change in use of the first floor from two apartments to Photo Studio and Beauty Salon and the upper floors to retain their use as apartments.

PREMISES AFFECTED—38 East 63rd Street, south side, 182 feet east of Madison Avenue, Block 1377, Lot 45, Borough of Manhattan.

105-58-BZ

APPLICANT—Louis Lieberman, for Bernard Isacowitz, owner.

SUBJECT—Application February 27, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a "G" area district, the continuance of an existing accessory garage, on a lot with a two-story dwelling, that encroaches on the required five (5) foot setback from the lot line.

PREMISES AFFECTED—138 Beach 149th Street, east side, 596 feet south of Rockaway Beach Boulevard, Block 788, Lot 43, Neponsit, Borough of Queens.

854-56-BZ

APPLICANT—Nathaniel C. Saxe, for Demitrios Dorizas, owner.

SUBJECT—Application December 11, 1956—(decision of the borough superintendent) under Section 7e of the Zoning Resolution, to permit in a residence use district, the conversion of the present living room to a beauty parlor in the existing three (3) story and basement frame structure.

PREMISES AFFECTED—427 Beach 20th Street, west side, 126 feet south of Brookhaven Avenue, Block 249, Lot 57, Far Rockaway, Borough of Queens.

855-56-A

APPLICANT—Nathaniel C. Saxe, for Demetrios Dorizas, owner.

SUBJECT—Application December 11, 1956—Appeal from a decision of the Borough Superintendent, re frame building, business use.

PREMISES AFFECTED—427 Beach 20th Street, west side, 126 feet south of Brookhaven Avenue, Block 249, Lot 57, Far Rockaway, Borough of Queens.

999-57-BZ

APPLICANT—Elias K. Herzog, for William W. Brill, et al., owners. Muriel S. Kessler and Rose H. Yarmark, partners.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of the premises, after demolition of the existing tenement building, for the parking and storage of more than five (5) motor vehicles for a stated term of ten (10) years.)

PREMISES AFFECTED—136 Sullivan Street, north side, 75 feet west of Prince Street and 197 Prince Street, west side, 100 feet north of Sullivan Street, Block 518, Lots 41 and 46, Borough of Manhattan.

32-58-BZ

APPLICANT—Patrick D. Concagh, for Michelena De Tore, owner.

SUBJECT—Application January 31, 1958—decision of the

Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a one-story structure for use as an automatic car wash on a vacant plot of land.

PREMISES AFFECTED—2564-2568 Boston Road, south side, 126.31 feet west of Matthews Avenue and 2551-2559 Matthews Avenue, Block 4440, Lot 27, Borough of The Bronx.

648-20-BZ—Vol. II

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Company, lessee.

SUBJECT—Application reopened September 24, 1957, as Vol. II—re decision of the Borough Superintendent, under sections 7a, 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, an extension of the present uses of a gasoline service station to include a one-bay lubritorium, accessory parking in the retail district and the installation of the necessary curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—3940-3952 Amboy Road and 2-20 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

Laid over from April 15, 1958, to June 3, 1958, for inspection, revised plans and decision; hearing closed; then to July 1, 1958, for continuation of hearing and decision; application to file revised plans.

1017-57-A

APPLICANT—Albert Melniker, for Samuel Jaeger, owner; Staten Island Oil Co., lessee.

SUBJECT—Application December 27, 1957—filed pursuant to section 35, General City Law re building partially in bed of a mapped street—proposed widening of Amboy Road.

PREMISES AFFECTED—3952 Amboy Road and 2 Hillside Terrace, southwest corner, Block 5142, Lot 22, Great Kills, Borough of Richmond.

273-39-BZ—Vol. II

APPLICANT—James E. Vassalotti, for Emma Ekholm and Charles Kotan, owners.

SUBJECT—Application reopened March 25, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, minor auto repairs, car washing, storage, office and sales and parking of cars waiting to be serviced with curb cuts and ground sign within 75 feet of a residence use district for temporary term of fifteen (15) years.

PREMISES AFFECTED—196-45 to 196-49 (196-47 official) Northern Boulevard and 42-50 to 42-72 Francis Lewis Boulevard, northwest corner, Block 5373, Lots 18 and 22, Bayside, Borough of Queens.

Laid over from June 10, 1958, to July 1, 1958, for inspection and decision; hearing closed.

108-58-BZ

APPLICANT—Samuel Rosenblum, for Yadbob Realty Corp., owner; Samoroff Building Inc., lessee.

SUBJECT—Application March 7, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, in an existing three-story building, the change in use of the first floor from non-storage garage for five (5) cars to garage, photographic studio and darkroom and to continue the use of the second and third floors as dwellings.

PREMISES AFFECTED—172 East 73rd Street, south side, 175 feet west of 3rd Avenue, Block 1407, Lot 44, Borough of Manhattan.

Laid over from June 10, 1958, to July 1, 1958, for inspection and decision; hearing closed.

CALENDAR

16-56-BZ—Vol. II

APPLICANT—Larry Meltzer, for Jewish Center of New Hyde Park, Inc., owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of an extension to a present synagogue and occupying more than the permitted area.

PREMISES AFFECTED—771-779 East 49th Street, east side, 100 feet north of Avenue D, Block 4770, Lots 50, 52 and 53, Borough of Brooklyn.

Laid over from June 10, 1958, to July 1, 1958, for inspection and decision; hearing closed.

158-23-BZ—Vol. II

APPLICANT—Philip Freshman, for Empire State Warehouse Corp., owner.

SUBJECT—Application reopened March 4, 1958 Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of an existing (9) nine-story building together with the adjoining eight (8) story and penthouse building and one-story garage from warehouse and garage to warehouse in the basement and first floor with accessory garage and the use of the upper floors for light manufacturing.

PREMISES AFFECTED—372-390 Gates Avenue and 390 Nostrand Avenue, southwest corner, Block 1812, Lot 42, Borough of Brooklyn.

Laid over from June 10, 1958 to July 1, 1958, for inspection and decision; hearing closed.

107-58-BZ

APPLICANT—Frederick A. Ketcher, for Rayco Corporation, owner; Flatbush Rayco Inc., lessee.

SUBJECT—Application March 6, 1958—decision of the Borough Superintendent, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a business and residence use district, a permanent variation to permit the installation of auto seat covers and minor motor vehicle repairs with hand tools, limited to muffler and tailpipe installation and service and a temporary variation to permit the parking of more than five (5) motor vehicles for patrons.

PREMISES AFFECTED—2385 Flatbush Avenue and 1953-1961 East 51st Street, southeast corner, Block 8529, Lot 7, Borough of Brooklyn.

Laid over from June 10, 1958, to July 1, 1958, for inspection and decision; hearing closed.

881-57-BZ

APPLICANT—Max Horn, for Peter P. Bendzlowicz, owner.

SUBJECT—Application December 10, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail use district, the relocation, into a recently consolidated lot, and the reconstruction of a gasoline service station, lubricatorium, office, sale of auto parts, minor auto repairs and the parking of cars awaiting service, this change is required due to the proposed widening of the two streets on which the building has frontage.

PREMISES AFFECTED—259-59 Francis Lewis Boulevard and 147-60 Hook Creek Boulevard, northeast corner, Block 13686, Lot 5, Rosedale, Borough of Queens.

Laid over from June 10, 1958, to July 1, 1958, for inspection and decision; hearing closed.

544-26-BZ—Vol. III

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the construction of a fifth floor and bulkhead to an existing four story and

cellar building used as a telephone exchange, the proposed extension to exceed the permitted height.

PREMISES AFFECTED—676-680 (680 Official) Fairview Avenue and 1928-1944 Gates Avenue, southeast corner, Block 3478, Lot 31, Ridgewood, Borough of Queens.

Laid over from June 10, 1958, to July 1, 1958, for inspection and decision; hearing closed.

27-58-BZ

APPLICANT—John F. Fitzsimons, for Esther Lynch, owner.

SUBJECT—Application January 28, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a building to be used as a plumber shop, office, store, cellar and one car garage.

PREMISES AFFECTED—45-25 47th Street, east side, 117.12 feet south of Greenpoint Avenue, Block 151, Lot 23, Woodside, Borough of Queens.

Laid over from June 10, 1958, to July 1, 1958, for inspection and decision; hearing closed.

259-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Sherwood Management Corp., owner; Lamar Paint Products Co., lessee.

SUBJECT—Application April 23, 1958—decision of the Borough Superintendent, under sections 7e and 7A of the Zoning Resolution, to permit in a local retail use district for a temporary period of ten (10) years, the use of the present building for wholesale and retail sales and storage of paints, painters supplies and varnish in sealed containers.

PREMISES AFFECTED—83-45 Dongan Avenue, north side, 40 feet west of Broadway, Block 1544, Lot 39, Elmhurst, Borough of Queens.

Laid over from June 10, 1958, to July 1, 1958, for decision; hearing closed.

312-57-BZ

APPLICANT—Louis Lieberman, for F. and R. Realty Corp., owner.

SUBJECT—Application April 17, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the continuance of an existing illuminating business sign, two (2) feet high and forty (40) feet wide on the existing two-story structure.

PREMISES AFFECTED—94-00 Ditmars Boulevard, 22-01 to 22-73 94th Street, southeast corner, 22-02 to 22-50 and 22-62 to 22-70 95th Street and 94-01 to 94-21 23rd Avenue, Block 1071, Lots 1, 25, 27, 29, 31 and 37, Jackson Heights, Borough of Queens.

Laid over from June 10, 1958, to July 1, 1958 for inspection and decision, hearing closed.

1106-48-BZ—Vol. II

APPLICANT—Michael Levine, for Lucky Star Realty Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, "E-1" area district, the erection of a one story and basement building to be used for factory purposes, the proposed building encroaches on the required side yard and setbacks and to occupy more than the permitted area coverage.

PREMISES AFFECTED—149-06 to 149-16 (149-10 official) New York Boulevard and 177-22 to 177-30 149th Avenue, southwest corner, Block 13383, Lots 63, 66 and 69, South Ozone Park, Borough of Queens.

Laid over from June 3, 1958 to June 10, 1958 at the request of the applicant; then to June 17, 1958, at request of an objector; then to July 1, 1958, for inspection and decision; hearing closed.

CALENDAR

140-58-BZ

APPLICANT—Haus and Bresin, for The Cord Meyer Co., owner.

SUBJECT—Application February 20, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory uses of auto washing—non automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five (5) motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—93-24 Roosevelt Avenue and 40-02 to 40-10 94th Street, southwest corner, Block 1562, Lot 25, Elmhurst, Borough of Queens.

Laid over from June 17, 1958, to July 1, 1958, for inspection and decision; hearing closed.

622-57-BZ

APPLICANT—Sidney H. Kitzler, for Beth Shalom of Kings Bay, owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the enlargement of the first floor and the erection of a second floor to an existing one-story synagogue that will occupy more than the permitted area coverage.

PREMISES AFFECTED—2702-2710 Avenue X and 2401-2411 East 27th Street, southeast corner, Block 7422, Lot 801, Borough of Brooklyn.

Laid over from June 17, 1958, to July 1, 1958, for inspection and decision; hearing closed.

116-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Leo Levy, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry—non automatic, motor vehicle repairs with hand tools only, office, sales and parking of cars awaiting service, all for a term of fifteen (15) years.

PREMISES AFFECTED—162-25 Union Turnpike, northwest corner of 164th Street, Block 6852, Lot 17, Flushing, Borough of Queens.

Laid over from June 17, 1958, to July 1, 1958, for inspection and decision; hearing closed; applicant to amend plans to show Veterans' Memorial Park and statement to include proposed tenant's or purchaser's name.

128-58-BZ

APPLICANT—Charles M. Spindler, for Robert Miller, owner; Esso Standard Oil Co., lessee.

SUBJECT—Application March 13, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry—non automatic, office, sale of accessories, minor repairs for adjustments with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—285-303 Oakland Street, west side, from India Street to Java Street, Block 2541, Lot 30, Borough of Brooklyn.

Laid over from June 17, 1958 to July 1, 1958, for inspection and decision; hearing closed.

729-52-BZ—Vol. II

APPLICANT—Haus and Bresin, for Allerton Three, owner.

SUBJECT—Application reopened June 11, 1957 as Vol. II—re decision of the Borough Superintendent under sec-

tions 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—25-15 Francis Lewis Boulevard east side, 36.21 ft. south of 25th Avenue, Block 5769, Lot 18, Flushing, Borough of Queens.

Laid over from June 3, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to furnish additional photograph 4 prints as requested by Board; then to July 1, 1958, for further inspection and decision; and at the request of the applicant to permit negotiation with affected property owners and filing of revised plans.

HARRIS H. MURDOCK, *Chairman.*

JULY 1, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 1, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

281-58-A

APPLICANT—Burke, Green and Groh, for Sidney W. Saks, owner.

SUBJECT—Application May 5, 1958—Appeal from a decision of the Borough Superintendent, re conversion of frame building to school, re stairways, etc.

PREMISES AFFECTED—84-01 Midland Parkway, east side, 257.07 feet north of Henley Road, Block 9948, Lot 14, Jamaica Estates, Borough of Queens.

761-57-A

APPLICANT—Sidney Daub, for Broadway Pastry Shop, Inc., owner.

SUBJECT—Application October 24, 1957—Appeal from a decision of the Borough Superintendent, re egress, factory building.

PREMISES AFFECTED—252-254 West 28th Street, south side, 155 feet, 6 inches east of 8th Avenue, 2nd floor; Block 777, Lot 72, Borough of Manhattan.

304-58-A

APPLICANT—Paul Trapani, for Florence Trapani, owner.

SUBJECT—Application May 16, 1958—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Sections 171(1) and 172(2) and Section 172(3), re Bulk and volume, yard area, etc.

PREMISES AFFECTED—636-644 Burke Avenue, southwest corner of Barker Avenue, 1st floor, Block 4543, Lot 26, Borough of The Bronx.

274-58-A

APPLICANT—Ross and Atkin, for Bruges Realty Corp., owner; Park Terrace Caterers, lessee.

SUBJECT—Application April 28, 1958—Appeal from a decision of the Borough Superintendent, Class 3 construction, Dance Hall use on 2nd floor.

PREMISES AFFECTED—880 River Avenue, east side, 100 feet north of East 161st Street, 2nd floor; Block 2484, Lot 9, Borough of The Bronx.

361-22-A—Vol. II

APPLICANT—Brooklyn Borough Gas Company, owner.

SUBJECT—Application reopened May 20, 1958 as Vol. II—Appeal from orders and a decision of the Fire Commissioner, re foam extinguishing system.

PREMISES AFFECTED—873 Neptune Avenue, north side, 146.90 feet east of West 12th Street, Block 7247, Lots 22, 100, 106, 114, 122, 265 and 320, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JULY 8, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 8, 1958, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

870-57-BZ

APPLICANT—Jerome W. Perlstein, for Jack Perlow, owner.

SUBJECT—Application November 21, 1957—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a "G-1" area district, the erection of a one-story extension to an existing two-story, one family dwelling to be used in conjunction with the dental office on the first floor, the proposed extension to encroach on the required rear yard.

PREMISES AFFECTED—75-85 182nd Street and 182-01 Union Turnpike, northeast corner, Block 7199, Lot 48, Flushing, Borough of Queens.

196-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Orzo, owner.

SUBJECT—Application April 7, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, carwashing, office and sales room, minor auto repairs and parking of more than five cars.

PREMISES AFFECTED—2590-2604 Bailey Avenue and 2587-2601 Heath Avenue, northeast corner, Block 3239, Lot 1, Borough of The Bronx.

674-49-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Saverio and Peter Boffoli, owners.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a one-story structure for use as stores, storage of beer and soda, loading and unloading with patron parking and curb cuts for commercial use for a stated term of fifteen (15) years.

PREMISES AFFECTED—4391-4399 Baychester Avenue and 1960-1968 Nereid Avenue, southwest corner, Block 5056, Lot 38, Borough of The Bronx.

940-57-BZ

APPLICANT—Leonard F. Rothkrug and Herbst and Rusciano, for Frank Letizia, doing business as Rainbow Beverage Co., owner.

SUBJECT—Application December 19, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a soda bottling factory for a term of twenty (20) years.

PREMISES AFFECTED—2254 Light Street and 3787 Merrit Avenue, southwest corner, Block 4951, Lot 47, Borough of The Bronx.

623-49-BZ—Vol. II

APPLICANT—Theron R. Galloway, for Consolidated Edison Company of New York, Inc., owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a one and one-half height district, the erection of two additional generating units with twin stacks and transmission towers having a height in excess of that permitted within two (2) miles of a designated air port.

PREMISES AFFECTED—East River, 800 feet north of 20th Avenue; 19-39 20th Avenue, Block 850, Lots 1 and 2, Astoria, Borough of Queens.

942-57-BZ

APPLICANT—Albert Melniker, for Isle Fuel Oil Service Co., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and parking for more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—3881 Richmond Avenue and 4515 Amboy Road, northeast corner, Block 5497, Lot 135, Eltingville, Borough of Richmond.

204-58-A

APPLICANT—Albert Melniker, for Isle Fuel Oil Service Co., owner.

SUBJECT—Application April 7, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped street—proposed widening of Richmond Avenue.

PREMISES AFFECTED—3881 Richmond Avenue 4515 Amboy Road, northeast corner, Block 5497, Lot 135, Eltingville, Borough of Richmond.

339-32-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 3515 Fort Hamilton Parkway Realty Inc., owner.

SUBJECT—Application reopened March 25, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence, business and manufacturing use district, on a plot developed with two (2) buildings, the change in use of one building from storage and seasoning of pickles and tomatoes to the manufacture of incombustibles and the change in use of the second building from furniture storage and warehouse to auto glass shop, mixing of lubricating oils, and knitting and spinning with a one-family apartment, and to have accessory loading and unloading with parking on the unbuilt upon portion of more than five (5) cars.

PREMISES AFFECTED—3509-3517 Fort Hamilton Parkway (3511-3513 displayed), south side, 179 feet, 5 inches east of 36th Street and 200-208 Minna Street, Block 5302, Lots 17 and 18, Borough of Brooklyn.

278-58-A

APPLICANT—Lama, Proskauer and Prober, for 3515 Fort Hamilton Parkway Realty, Inc., owner.

SUBJECT—Application February 26, 1958—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—3509-3517 Fort Hamilton Parkway (3511-3513 displayed), south side, 179 feet, 5 inches east of 36th Street, Block 5302, Lots 17 and 18, Borough of Brooklyn.

1004-57-BZ

APPLICANT—Henry J. Nurick, for Mrs. Palma Campbell, owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use of an existing one-story building from cooperage and barrel factory to a motor vehicle repair shop for body and fender repairs.

PREMISES AFFECTED—434-440 Manhattan Avenue, southeast corner of Bayard Street, Block 2724, Lot 7, Borough of Brooklyn.

971-41-BZ—Vol. III

APPLICANT—Herman Kron, for Charlotte K. Mark, owner, Brooklyn Parking Corp., lessee.

SUBJECT—Application reopened July 23, 1957 as Vol. III—re (decision of the Borough Superintendent) under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the extension of the existing

CALENDAR

parking lot for the parking and storage of more than five (5) motor vehicles by the addition thereto of the adjoining lot.

PREMISES AFFECTED—32-44 Clinton Street, west side, 105 ft. north of Pierrepont Street, Block 238, Lots 65 and 70, Borough of Brooklyn.

118-58-BZ

APPLICANT—James E. Vassalotti, for 992 Gates Realty Corp., owner.

SUBJECT—Application February 25, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and local retail use district, the change in use of an existing two and three story building, which were formerly two buildings and legally connected, from garage for more than five (5) cars and commercial garage to manufacturing of plastic toys and novelties, storage and assembly and shipping of lacquer coating, the proposed floor space used is in excess of the lot.

PREMISES AFFECTED—37-53 Ralph Avenue, 992-1002 Gates Avenue, southeast corner and 825-827 Monroe Street Block 1480, Lot 2, Borough of Brooklyn.

119-58-A

APPLICANT—James E. Vassalotti, for 992 Gates Realty Corp., owner.

SUBJECT—Application February 25, 1958—Appeal from a decision of the Borough Superintendent, re provide additional stair.

PREMISES AFFECTED—37-53 Ralph Avenue, 992-1002 Gates Avenue, southeast corner and 825-827 Monroe Street, Block 1480, Lot 2, Borough of Brooklyn.

756-57-BZ

APPLICANT—Paul Friedman, for Mary Falco, owner.

SUBJECT—Application October 23, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit for a term of (15) fifteen years in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, sale and storage of auto accessories.

PREMISES AFFECTED—132-140 East 107th Street and 1710-1712 Lexington Avenue, southwest corner, Block 1634, Lot 158, Borough of Manhattan.

88-58-BZ

APPLICANT—Leonard F. Rothkrug, for Stanjack Holding Corp., owner.

SUBJECT—Application February 28, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the change in use within the existing building from theatre to bowling alley.

PREMISES AFFECTED—199-03 32nd Avenue, north side, 20 feet east of Jordan Avenue, Block 6022, Lot 22, Bayside, Borough of Queens.

89-58-A

APPLICANT—Leonard F. Rothkrug, for Stanjack Holding Corp., owner.

SUBJECT—Application February 28, 1958—Appeal from a decision of the Borough Superintendent; re stairways, exit, marquee, etc.

PREMISES AFFECTED—199-03 32nd Avenue, north side 20 feet east of Jordan Street, Block 6022, Lot 22, Bayside, Borough of Queens.

426-57-BZ

APPLICANT—Patrick D. Concagh, for Moschella Homes, Inc., owner.

SUBJECT—Application June 6, 1957—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning resolution, to permit in a residence use, "D-1" area district, the erection of a one story class 3 building to be

used for eight (8) retail stores and occupying more than the permitted area.

PREMISES AFFECTED—2509-2519 Eastchester Road, west side, 100 ft. north of Mace Avenue, Block 4480, Lot 78, Borough of the Bronx.

990-57-BZ

APPLICANT—Albert Melniker, for Richmond Motor Fuels Inc. owner

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7c, 7e, and 7f of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools only, sale of accessories and the parking and storage of more than five (5) motor vehicles to be used in conjunction with the existing motor vehicle repair shop, located in the residence portion of the plot for a stated term of fifteen (15) years.

PREMISES AFFECTED—170-186 Gordon Street and 250-258 Broad Street, southwest corner, Block 563, Lot 72, Stapleton, Borough of Richmond.

355-56-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, Herbst and Ruschiano, for Ernest R. La Porte, Patrick Mattia and Anthony Poverno, owners. Lessee; Cities Service Oil Corp.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f, 7h and 7i of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy from parking lot with used car sales, previously granted by the Board for the erection and maintenance of a gasoline service station, lubritorium, minor repairs, car washing (non-automatic) and parking, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—984-998 East 180th Street and 2081-2099 Bryant Avenue, southwest corner, Block 3132, Lot 35, Borough of The Bronx.

850-56-BZ

APPLICANT—Maurice G. Usan, for Jewish Community Center, owner.

SUBJECT—Application December 7, 1956—decision of the Borough Superintendent under sections 7a and 21 of the Zoning Resolution, to permit in an E area district, the construction of a two story and part three story addition to an existing community center occupying more than the permitted area having less than the required setback, side yard and rear yard.

PREMISES AFFECTED—475 Victory Boulevard, west side, 220 feet south of Woodstock Avenue, Block 120, Lots 109 and 112, Silver Lake, Borough of Richmond.

314-58-A

APPLICANT—Maurice G. Usan, for Jewish Community Center, owner.

SUBJECT—Application May 12, 1958—filed pursuant to section 35, (3), General City Law—re alteration of existing building partially in bed of a mapped street—proposed widening of Victory Boulevard.

PREMISES AFFECTED—475 Victory Boulevard, west side, 220 feet south of Woodstock Avenue, Block 120, Lots 109 and 112, Silver Lake, Borough of Queens.

811-51-BZ—Vol. II

APPLICANT—Nathaniel C. Saxe, for Wides Motor Sales Corp., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—re decision of the Borough Superintendent, under section 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a one-story building for use as a motor vehicle repair shop (hand tools only) to be used in conjunction with the existing automobile showroom with parking and storage of

CALENDAR

more than five (5) motor vehicles on the unbuilt upon portion of the premises.

PREMISES AFFECTED—14-06 to 14-16 Beach Channel Drive and 21-32 to 21-42 Nameoke Avenue, northeast corner, Block 8, Lot 1, Far Rockaway, Borough of Queens.

350-57-BZ—Vol. II

APPLICANT—Burke, Green and Groh for Joseph B. Weynert.

SUBJECT—Application reopened June 10, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D-1 area district, the erection of a two-story building for use as doctor's office on the first floor and two efficiency apartments on the second floor having less than the required setback of 10 feet from a mapped street and without the required five (5) foot side yard.

PREMISES AFFECTED—58-44 Main Street, west side of, 20.74 feet north of 59th Avenue. Block 6378, Lot 40. Flushing, Borough of Queens.

1178-40-BZ—Vol. II

APPLICANT—Michaels and Michaels and Wigdor, for Trustees of Columbia University, owner; Jacob Goldstein, lessee.

SUBJECT—Application reopened June 17, 1958 for consideration of extension of term of variance, expired April 14, 1958—decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a residence and business use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—309 East 34th Street, north side, 100 feet east of 2nd Avenue, 300-304 East 35th Street and 634-640 2nd Avenue, southeast corner, Block 940, Lots 8, 58, 59, 60 and 61, Borough of Manhattan.

224-57-BZ

APPLICANT—Haus and Bresin, for Adele Wilson and Elsie Katz, owners.

SUBJECT—Application March 26, 1957—(decision of the borough superintendent) under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, offices, sale of auto accessories and minor repairs with hand tools only for the stated term of fifteen (15) years.

PREMISES AFFECTED—72-01 to 72-11 (72-05 official) Northern Boulevard, and 32-59 to 32-69 72nd Street, northeast corner, Block 1168, Lots 42 and 46 (42-new), Jackson Heights, Borough of Queens.

Laid over from October 1, 1957, to October 8, 1957, at the request of an objector; then to November 19, 1957, for inspection and decision; hearing closed; then to December 10, 1957, for further inspection and decision; then to January 7, 1958, for further consideration and decision; then laid over from January 7, 1958, for decision; date to be set; then set for May 6, 1958; then

Laid over; date to be set after applicant has filed administrative appeal; then set for July 8, 1958.

322-58-A

APPLICANT—Haus and Bresin, for Adele Wilson and Elsie Katz, owners.

SUBJECT—Application May 16, 1958—filed pursuant to Section 35, General City Law re building in bed of mapped Street—72nd Street.

PREMISES AFFECTED—72-01 to 72-11 (72-05 official) Northern Boulevard, and 32-59 to 32-69 72nd Street, northeast corner, Block 1168, Lots 42 and 46 (42 new), Jackson Heights, Borough of Queens.

209-58-BZ

APPLICANT—Lama, Proskauer and Prober, for David and Joseph Goldstein, and Nathan Machimson, owners.

SUBJECT—Application April 8, 1958—decision of the Borough Superintendent, under section 7c and 21 of the Zoning Resolution, to permit on a plot partly in a C area and partly in an E-1 area district, the erection of a six-story multiple dwelling extending into the E-1 area district, the portion in the E-1 area district occupies more than the permitted area, eliminates the required setback and side yard and having less than the required outer court.

PREMISES AFFECTED—1140-1146 Pelham Parkway South and 2140-2150 Williamsbridge Road, southeast corner, Block 4310, Lots 1 and 53, Borough of the Bronx. Laid over from June 17, 1958 to July 8, 1958 for inspection and decision; hearing closed.

783-55-BZ

APPLICANT—Hurley and Hughes, for Managements Audits, Inc., owners.

SUBJECT—Application September 30, 1955—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change of use of the present four story, one family residence, to offices in the basement, first and second floors and the third and fourth floors as a duplex apartment.

PREMISES AFFECTED—125 East 38th Street and 314 Lexington Avenue, northwest corner, Block 894, Lot 17, Borough of Manhattan.

Laid over from June 17, 1958, to July 8, 1958, for applicant to correct papers and for inspection and decision; hearing closed.

645-57-A

APPLICANT—Hurley and Hughes, for Management Audits, Inc., owner.

SUBJECT—Application August 18, 1957—Appeal from a decision of the Borough Superintendent, re stair enclosures, Class 3 construction—use of 4th floor to remain vacant, etc.

PREMISES AFFECTED—125 East 38th Street and 314 Lexington Avenue, northwest corner, Block 894, Lot 17, Borough of Manhattan.

14-58-BZ

APPLICANT—Frederick A. Ketcher, for Benjamin Kurtin and Louis Fayne, Partners.

SUBJECT—Application January 17, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1268 Shakespeare Avenue, east side, 100.3 feet, south of West 169th Street, Block 2506, Lot 85, Borough of The Bronx.

Laid over from June 17, 1958, to July 8, 1958, for inspection and decision; hearing closed.

81-58-BZ

APPLICANT—James E. Vassalotti, for Thomas A. Can- gem, owner.

SUBJECT—Application February 25, 1958—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the change in use of two adjoining one-story buildings from processing and fabricating of gold for jewelry manufacturing and storage of five (5) motor vehicles to a garage for the parking and storage of more than five (5) motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—267-269 Elizabeth Street, west side, 83 feet, 5¾ inches south of East Houston Street, Block 508, Lot 28, Borough of Manhattan.

Laid over from June 17, 1958, to July 8, 1958, for inspection and decision; hearing closed.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the

CALENDAR

Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of a residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant to advise the Board the status of the construction of proposed Community House; then to July 8, 1958, at request of the applicant to permit him to examine plans filed for the nearby Community House and to report to the Board what such plans call for and the status of proposed structure.

HARRIS H. MURDOCK, *Chairman.*

JULY 8, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, July 8, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

349-55-SM

APPLICANT—Air-Maze Corporation, owner. John B. Hewett Co., Inc., Agent.
SUBJECT—Application May 2, 1955—Air-Maze Corporation Greastop Filter (kitchen range grease filter), approval of.

350-55-SM

APPLICANT—Continental Air Filter Company, owner.
SUBJECT—Application May 2, 1955—Continental E-Z Wash Grease Filter, Type GW, approval of.

352-55-SM

APPLICANT—Air Devices Inc., owner.
SUBJECT—Application May 2, 1955—Agitair Grease Filters, approval of.

354-55-SM

APPLICANT—Dollinger Corporation, owner.
SUBJECT—Application May 2, 1955—Dollinger Corporation, Grease Filter, Model PVR, approval of.

154-56-SA

APPLICANT—Pennsylvania Furnace & Iron Co., owner; Fullerton Equipment Corp., agent.
SUBJECT—Application February 16, 1956—Pennsylvania Sheet Steel Gas-Fired Furnaces, Models 55, 10A and Industrial Type, approval of.

646-56-SA

APPLICANT—Weil-McLain Company, owner. J.L. Plbg. & Htg. Supply Corp., Agent.
SUBJECT—Application September 10, 1956—Weil-McLain Gas Boiler Type J, Sizes J-6 through J-41, approval of.

694-56-SA

APPLICANT—Chas. M. Shapiro, for Manhattan Blower Corporation, owner.
SUBJECT—Application September 19, 1956—Manhattan Gas Fired Industrial paint drying oven, approval of.

699-56-SA

APPLICANT—Deerfield Machine Works, owner.
SUBJECT—Application September 25, 1956—Deerfield Horizontal Rotary Oil Burner, Models DD Sizes F, G and H Model BD sizes D, E, F, G, H, J and K, approval of.

245-57-SA

APPLICANT—General Electric Company, Air Conditioning Division, owner.
SUBJECT—Application March 12, 1957—General Electric Gas-fired Warm Air Furnace, Models 21LG10K, 21LG15K, 21LG20K, 21LG25K, 21LG30K, 21LG40K, 21LG10KS, 21LG15KS and 21LG20KS, approval of.

660-57-SA

APPLICANT—John Wood Company, owner. R. E. McIntyre, Agent.
SUBJECT—Application August 15, 1957—John Wood Fluid Heat Gas Fired Furnaces, approval of.

855-57-SM

APPLICANT—Kuhns Brothers Company, owner.
SUBJECT—Application November 12, 1957—"K" Pipe Lock Coupling, Model 400D, approval of.

856-57-SM

APPLICANT—Kuhns Brothers Company owner.
SUBJECT—Application November 12, 1957—"K" Pipe Lock Coupling, Model 800-D, approval of.

21-58-SA

APPLICANT—Samuel Carr, for Mercury Molding Machinery, Inc., owner.
SUBJECT—Application January 6, 1958—Mercury Roto-Molder Models SD2, SD3, and SD4, approval of.

266-34-SA

APPLICANT—Iron Fireman Manufacturing Company, new owner.
SUBJECT—Application for consideration for reopening and amendment of resolution as to change of ownership from Scaife Company to Iron Fireman Manufacturing Company—Timken Silent Automatic Oil Burner, Model G and OCO-21 previously approved.

967-47-SM

APPLICANT—United States Plywood Corporation, owner.
SUBJECT—Application reopened January 7, 1958 as to amendment of resolution as to glue—Douglas Fir Plyscord (plywood sheathing); previously approved.

577-49-SM—Vol. II

APPLICANT—Armstrong Cork Company, Inc., owner.
SUBJECT—Application for consideration for reopening and amendment of resolution as to marketing under additional trade name, National Gypsum Co.—"Acoustifer"—Armstrong's Cushiontone with factory application of Armstrong's Fire Resistant Paint; previously approved.

689-49-SM

APPLICANT—Insulrock Company, Division of The Flintkote Company, owner.
SUBJECT—Application reopening February 18, 1958 for amendment of resolution as to additional thickness of insulrock—re SK Insulrock Insulating Roof Deck; previously approved.

360-50-SA

APPLICANT—Automatic Burner Corporation, owner.
SUBJECT—Application for consideration, reopening and amendment of resolution as to additional trade name, A. O. Smith Corp., Permaglas, Model 55JZ—re ABC Oil Burner, Model 55J; previously approved and marketed under various trade names.

CALENDAR

552-50-SA—Vol. III

APPLICANT—H. K. Woodward, for Bowser Inc., owner.
SUBJECT—Application reopened February 11, 1958 for amendment of resolution as to additional models of gasoline dispensing pumps, 1500 Series—re Bowser Self-Contained Gasoline Pumps, Models, 520-A, 521, 525, 530, 575-A, 585, 595, 596 with or without suffix K, KR and R, Models 1100, 110R, 1101R, 1102; previously approved.

81-53-SM

APPLICANT—F. E. Schundler & Company, Inc., owner.
SUBJECT—Application for consideration, reopening and amendment of resolution as to additional use of Coralux—re Coralux Floor and Ceiling Construction (gypsum plaster); previously approved.

681-53-SA

APPLICANT—Speed Queen Corporation, owner.
SUBJECT—Application for consideration, reopening and amendment of resolution as to additional models of gas-fired clothes dryers, Models 130, 131, 132 and 133—re Speed Queens Clothes Dryer (gas-fired) Models DG11 and DG12; previously approved.

489-54-SA

APPLICANT—Delco Appliance Division of General Motors Corp., owner.
SUBJECT—Application reopened November 13, 1957 for amendment of resolution as to additional models of oil burners, Models ROH-200, ROH-300 and Petroleum Heat & Power Co., Inc. under Petroleum, Heat & Power Co., Models D-2 and D-3—Delco Pressure Atomizing Oil Burner; previously approved and marketed under various trade names.

495-57-A

APPLICANT—V. Della Penna for Alvin Brand, owner.
SUBJECT—Application July 1, 1957—Appeal from a decision of the Borough Superintendent, re extension of outer wall, etc.
PREMISES AFFECTED—388 East 156th Street, south side, 50 feet west of Melrose Avenue, Block 2402, Lot 20, Borough of The Bronx.

746-57-A

APPLICANT—Samuel Rosenblum, for Alma G. Roos, owner.
SUBJECT—Application October 10, 1957—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—147-149 West 22nd Street, north side, 249 feet, 6 inches east of 7th Avenue, Block 798, Lot 17, Borough of Manhattan.

496-57-A

APPLICANT—Harry Hurwit, for Joseph and Fannie Goldman, owners.
SUBJECT—Appeal filed June 20, 1957 from a decision of the Borough Superintendent relating to egress.
PREMISES AFFECTED—156 West 29th Street, south side, 149 feet 6 inches east of 7th Avenue, Block 804, Lot 69, Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 15, 1958, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, July 15, 1958 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

749-57-BZ

APPLICANT—Frederick A. Ketcher, for Louis Calder Foundation, owner (Kesbec, Inc., Lessee).
SUBJECT—Application October 21, 1957—(decision of the borough superintendent) under sections 7c, 7h, and

7i of the zoning resolution, to permit in a retail and residence use district, the permanent extension of the existing legal gasoline service station, and to permit the reconstruction and maintenance of the accessory building with the additional uses of lubrication, storage, car wash, office and sales and sale of used cars, minor motor vehicle repairs, and a temporary variance to permit the parking of more than five motor vehicles.

PREMISES AFFECTED—688 Gunhill Road, south side of 1365-1375 White Plains Avenue. Block bounded by Gunhill Road, White Plains Avenue, and Olinville Avenues, Block 4628, Lot 35 Borough of The Bronx.

152-57-BZ

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.
SUBJECT—Application February 8, 1957—(decision of the borough superintendent) under section 7h of the zoning resolution to permit in a residence use district, the maintenance of a parking lot.

PREMISES AFFECTED—214 Beach 59th Street, east side, 48.96 feet south of Arverne Boulevard, Block 380, Lot 40, Rockaway Beach, Borough of Queens.

153-57-A

APPLICANT—Philip Freshman, for Lillian Klemas and Sadie V. Brennan, owners.
SUBJECT—Application February 8, 1957—filed pursuant to section 35, General City Law re premises located in bed of mapped street—Beach 59th Street.
PREMISES AFFECTED—214 Beach 59th Street, east side, 48.96 ft. south of Arverne Boulevard, Block 380, Lot 40, Rockaway Beach, Borough of Queens.

894-56-BZ

APPLICANT—Charles L. Koester, for Mary Yarocki, owner.
SUBJECT—Application December 31, 1956—(decision of the Borough Superintendent) under section 7e of the zoning resolution, to permit in a residence use district, a hair-dressing establishment in the basement of a 1½ story, one-family dwelling.
PREMISES AFFECTED—239-02 Hillside Avenue, southeast corner of 239th Street, Block 7958, Lot 28, Bellerose, Borough of Queens.

132-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Ken-Isle Inc., owner.
SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales and the parking and storage of motor vehicles for a stated term of fifteen (15) years.
PREMISES AFFECTED—17-39 to 17-61 (17-55 official) Francis Lewis Boulevard, 157-63 to 157-71 18th Avenue, northeast corner, 157-52 to 157-64 17th Road and 17-38 to 17-48 160th Street, Block 4747, Lot 31, Whitestone, Borough of Queens.

930-57-BZ

APPLICANT—Albert Melniker, for Frank De Stasio, owner; Salvatore DiLorenzo, purchaser under Contract.
SUBJECT—Application December 18, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, sales room and office motor vehicle repairs with hand tools only, parking of more than five motor vehicles and sale of cars for a stated term of fifteen (15) years.
PREMISES AFFECTED—2819 Hylan Boulevard and 535 Tysens Lane, northwest corner, Block 4256, Lot 34, New Dorp, Borough of Richmond.

CALENDAR

212-58-A

APPLICANT—Albert Melniker, for Frank Di Stasio, owner; Salvatore Di Lorenzo, owner under contract.

SUBJECT—Application April 9, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped Street—proposed widening of Tysens Lane.

PREMISES AFFECTED—2819 Hylan Boulevard and 535 Tysens Lane, northwest corner, Block 4256, Lot 34, New Dorp, Borough of Richmond.

986-57-BZ

APPLICANT—Leonard F. Rothkrug, for Lester Realty Corp., owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a business use district, in an open yard presently used for the storage of new and used steel pipe and plumbing, the addition of accessory storage and baling of scrap metal junk for a term of five (5) years.

PREMISES AFFECTED—195-199 Allen Street, west side, 175 feet north of Stanton Street, Block 417, Lot 22, Borough of Manhattan.

780-49-BZ—Vol. II

APPLICANT—Herman Kron, for Onofrio, Domenic and Michael Civitano, owners.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district, at an existing gasoline service station, the additional use of parking, and storage of more than five (5) motor vehicles on a recently acquired lot adjoining the premises.

PREMISES AFFECTED—1896 Bruckner boulevard, southwest corner of White Plains road, Block 3671, Lots 50 and 60, Borough of The Bronx.

794-52-BZ—Vol. III

APPLICANT—Goldwater and Flynn, for Bay Buick, Inc., owner.

SUBJECT—Application reopened January 14, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, parking and storage of motor vehicles and an auto safety inspection station.

PREMISES AFFECTED—215-35 Northern Boulevard, north side, from 215th Place to 216th Street, Block 6309, Lot 23, Bayside, Borough of Queens.

168-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Esther Equities, Inc., owner.

SUBJECT—Application March 27, 1958—decision of the Borough Superintendent, under sections 7c, 21, and 7A of the Zoning Resolution, to permit in a business and residence use, "D" area district, the erection of a two-story building of class one construction to be occupied as a department store and covering more than the permitted area with signs, show windows and business entrance exceeding three feet six inches in width within 75 feet of a residence use district.

PREMISES AFFECTED—2227-2249 Linden Boulevard and 731-767 and 781 Ashford Street, northeast corner; 828-850 Hegeman Avenue; 842-874 Cleveland Street and 820-826 Cleveland Street, Block 4335, Lots 1, 6, 16, 18, 19, 21, 24, 25, 27, 42, 49, 53 and 56, Borough of Brooklyn.

169-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Esther Equities, Inc., owner.

SUBJECT—Application March 27, 1958—decision of the

Borough Superintendent, under section 7c of the Zoning Resolution, to permit on a plot partly in a business use, and partly in a residence use district, the parking of more than five motor for patrons cars in conjunction with a proposed department store. Ashford Street, in block 4335. PREMISES AFFECTED—732-764 Ashford Street and 820-826 Hegeman Avenue, southwest corner, Block 4334, Lots 7, 9, 11, 16, 18 and 20, Borough of Brooklyn.

400-57-BZ

APPLICANT—Leonard Feldman, for Allan Shedlin, owner.

SUBJECT—Application May 13, 1957—(decision of the Borough Superintendent) under section 21 of the Zoning Resolution, to permit in a "G" area district, the continuance of the existing swimming pool, cabana (bath house) and lavatory erected within ten (10) feet of the rear and side yard lines.

PREMISES AFFECTED—4530 Fieldstone Road, east side, 85.18 feet north of West 245th Street, Block 3415, Lot 207, Borough of The Bronx.

824-27-BZ—Vol. II

APPLICANT—Herbst and Rusciano, for Nationwide Investors, Inc., owner.

SUBJECT—Application reopened January 28, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a lot partly in a business and partly in a residence use district, the change in use of an existing public garage for the storage of more than five (5) motor vehicles, previously granted by the Board to factory for the manufacture of metal products on the second floor, and bowling alleys on the first floor.

PREMISES AFFECTED—2846 Webster Avenue, east side 299.75 feet south of Bedford Park Avenue, Block 3273, Lot 114, Borough of The Bronx.

211-58-BZ

APPLICANT—Frederick A. Ketcher, for Louis Fayne, owner.

SUBJECT—Application April 9, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five (5) motor vehicles.

PREMISES AFFECTED—726-730 West 187th Street, south side, 100 feet west of Bennett Avenue, Block 2180, Lot 190, Borough of Manhattan.

218-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Morton Pickman and Jeanette G. Willis, owners.

SUBJECT—Application April 10, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit on a plot partly in a local retail use and partly in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, storage, office and sales, minor auto repairs, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—77-36 to 77-48 (77-40 official) Hewlett Street, west side, 80.02 feet south of 77th Road, Block 8555, Lots 60 and 61, Floral Park, Borough of Queens.

49-58-BZ

APPLICANT—Patrick D. Concagh, for Sal A. Malfa and Louis R. Peruso, owners.

SUBJECT—Application February 7, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a local retail use "C" area district, the erection of an extension to an existing one-story structure, now occupied by two retail stores, it is proposed

CALENDAR

to occupy said extension by an additional retail store, occupying more than the permissible area.
PREMISES AFFECTED—3960-3962 Bronxwood Avenue, east side, 44.5 feet south of East 225th Street, Block 4860, Lot 51, Borough of The Bronx.

1005-57-BZ

APPLICANT—Samuel Carr, for Nathaniel Ratner, owner.
SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story building for use as a factory, warehouse and office, the proposed structure to occupy more than the permitted area coverage.

PREMISES AFFECTED—41-09 56th Street, east side, 63.76 feet south of Roosevelt Avenue, Block 1327, Lot 29, Woodside, Borough of Queens.

151-58-BZ

APPLICANT—Ervin Palmer, for Herald Contracting Co., owner.

SUBJECT—Application March 21, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing building from power house to warehouse, storage and contractor's office.

PREMISES AFFECTED—33 Attorney Street, west side, 125 feet north of Grand Street, Block 346, Lot 58, Borough of Manhattan.

JULY 15, 1958, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 15, 1958, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

261-58-A

APPLICANT—Sol Oberwager, for I.B.M. World Trade Corp., owner.

SUBJECT—Application April 25, 1958—Appeal from a decision of the Borough Superintendent, re signs, in vicinity of United Nations Headquarters.

PREMISES AFFECTED—821 UN Plaza, and 350 East 46th Street, southwest corner, Block 1338, Lot 30, Borough of Manhattan.

296-57-A

APPLICANT—George J. Steigerwald, owner.

SUBJECT—Application April 15, 1957—Appeal from an order of the fire commissioner, re use of premises as storage garage.

PREMISES AFFECTED—21-23 Coenties Slip, west side, 30 ft. south of Front Street, Block 5, Lot 17 (formerly 17 and 18), Borough of Manhattan.

914-52-A—Vol. II

APPLICANT—Hurley and Hughes, for Arbon Realty Corp. and West 38th Street Corp., owners.

SUBJECT—Application reopened December 3, 1957 as Vol. II—Appeal from a decision of the Borough Superintendent—re enclosed stairways.

PREMISES AFFECTED—60-64 West 38th Street, south side, 141 feet, 8 inches east of Avenue of The Americas, Block 839, Lots 79 and 80, 5th and 6th floors, Borough of Manhattan.

283-58-A

APPLICANT—Abraham Grossman, for Grenalt Co., Inc., owner.

SUBJECT—Application May 5, 1958—Appeal from a decision of the Borough Superintendent, re legal hood and chimney on range required.

PREMISES AFFECTED—79-83 Pine Street, south side, from Water to Pearl Streets, 128-132 Water Street and 164-168 Pearl Street, 1st floor, Block 39, Lots 8, 9, 10 and 36, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

MINUTES

REGULAR MEETING

TUESDAY MORNING, JUNE 17, 1958, 10 A.M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 3, 1958, were approved as printed in the Bulletin of June 10, 1958, Vol. 43, No. 23.

120-33-BZ—Vol. IV

APPLICANT—Irving H. Passel, for Robert A. Stella, owner; Purchaser under contract: Esso Standard Oil Co.

SUBJECT—Application reopened April 29, 1958 as Vol. IV decision of the Borough Superintendent, under sections 7f and 7h of the Zoning Resolution, to permit in a retail use district, the extension in area of an existing gasoline service station, motor vehicle repair shop for adjustments and garage for more than five (5) motor vehicles previously granted by the Board under Cal. No. 120-33-BZ Vols. II and III and to include the additional uses of lubricatorium, non-automatic auto laundry and parking of motor vehicles on the unbuilt portion of the plot, for a term of fifteen (15) years.

PREMISES AFFECTED—2100 Hylan Boulevard, southeast corner of Hamden Avenue, Block 3688, Lot 5, Grant City, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch, Helene Stella and Robert A. Stella.

For Opposition: Edmond F. Supple and Mrs. F. McKeon.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A.M. for consideration and decision; hearing closed.

1106-48-BZ—Vol. II

APPLICANT—Michael Levine, for Lucky Star Realty Corp., owner.

SUBJECT—Application reopened September 24, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, "E-1" area district, the erection of a one story and basement building to be used for factory purposes, the proposed building encroaches on the required side yard and setbacks and to occupy more than the permitted area coverage.

PREMISES AFFECTED—149-06 to 149-16 (149-10 official) New York Boulevard and 177-22 to 177-30 149th Avenue, southwest corner, Block 13383, Lots 63, 66 and 69, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Michael Levine, I. Louis Winokur and M. E. Ungarleider.

For Opposition: Max Lome, James P. Crowley, Ralph W. Wilbux, Rose Calvagno, Rose Evans, Mrs. Tesoriero and J. B. Sullivan.

ACTION OF BOARD—Laid over to July 1, 1958, at 10 A.M. for inspection and decision; hearing closed.

729-52-BZ—Vol. II

APPLICANT—Haus and Bresin, for Allerton Three, owner.

MINUTES

SUBJECT—Application reopened June 11, 1957 as Vol. II—re decision of the Borough Superintendent under sections 7e and 7h of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—25-15 Francis Lewis Boulevard, east side, 36.21 ft. south of 25th Avenue, Block 5769, Lot 18, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Joseph Dunn.

ACTION OF BOARD—Laid over to July 1, 1958, at 10 A.M. for further inspection and decision; and at the request of the applicant to permit negotiation with affected property owners and filing of revised plans; hearing previously closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to September 17, 1958, at 10 A.M. at the request of the applicant.

116-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Leo Levy, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry—non automatic, motor vehicle repairs with hand tools only, office, sales and parking of cars awaiting service, all for a term of fifteen (15) years.

PREMISES AFFECTED—162-25 Union Turnpike, northwest corner of 164th Street, Block 6852, Lot 17, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Leo Levy.

For Opposition: Leonard L. Finz, May Gryzlo, Helen Regular, Tom Nielsen and Charles Wallach.

ACTION OF BOARD—Laid over to July 1, 1958, at 10 A.M. for inspection and decision; hearing closed; applicant to amend plans to show Veterans' Memorial Park and statement to include proposed tenant's or purchaser's name.

783-55-BZ

APPLICANT—Hurley and Hughes, for Managements Audits, Inc., owner.

SUBJECT—Application September 30, 1955—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change of use of the present four story, one family residence, to offices in the basement, first and second floors and the third and fourth floors as a duplex apartment.

PREMISES AFFECTED—125 East 38th Street and 314 Lexington Avenue, northwest corner, Block 894, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Edward J. Hurley, Edward L. Dabson and Joseph V. Marino.

For Opposition: A. D. Rubin.

ACTION OF BOARD—Laid over to July 8, 1958, at 10 A.M. for applicant to correct papers and for inspection and decision; hearing closed.

645-57-A

APPLICANT—Hurley and Hughes, for Management Audits, Inc., owner.

SUBJECT—Application August 18, 1957—Appeal from a decision of the Borough Superintendent, re stair enclosures, Class 3 construction—use of 4th floor to remain vacant, etc.

PREMISES AFFECTED—125 East 38th Street and 314 Lexington Avenue, northwest corner, Block 894, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Edward J. Hurley.

ACTION OF BOARD—Laid over to July 8, 1958, at 10 A.M. for inspection and decision; hearing closed.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of a residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to July 8, 1958, at 10 A.M. at request of the applicant to permit him to examine plans filed for the nearby Community House and to report to the Board what such plans call for and the status of proposed structure.

151-57-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Robert Pollen and Jerome Gerber, owners.

SUBJECT—Application reopened February 4, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of an automobile showroom and gasoline service station with accessory uses of auto washing (non-automatic), lubrication, office and sales of accessories, minor repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2914-2932 Nostrand Avenue, West side, 300 feet north of Avenue P, Block 7690, Lots 82, 86 and 88, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A.M. at the request of the applicant; hearing previously closed.

416-57-BZ

APPLICANT—Albert Melniker, for Jo Mar Di Realty Corp., owner.

SUBJECT—Application May 28, 1957—(decision of the Borough Superintendent) under Sections 7f and 7i of the

MINUTES

Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), minor auto repairs with hand tools, sale of accessories and parking for more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1581 Hylan Boulevard and 300 Atlantic Avenue, southwest corner, Block 3333, Lot 19, Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A.M. at the request of the applicant to file new decision of the Borough Superintendent and revised plans; hearing previously closed.

622-57-BZ

APPLICANT—Sidney H. Kitzler and Morris Hannes, for Beth Shalom of Kings Bay, owner.

SUBJECT—Application September 11, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the enlargement of the first floor and the erection of a second floor to an existing one-story synagogue that will occupy more than the permitted area coverage.

PREMISES AFFECTED—2702-2710 Avenue X and 2401-2411 East 27th Street, southeast corner, Block 7422, Lot 801, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney Kitzler, Morris Hannes and Alfred Newman.

For Opposition: Maxwell Cohen, Sylvia Mariamoff, Tillie Edelman, Clara Berkowitz, Lillie Silverman and Seymour Bier.

ACTION OF BOARD—Laid over to July 1, 1958, at 10 A.M. for inspection and decision; hearing closed.

800-57-BZ

APPLICANT—Leonard F. Rothkrug, for Mildred Cohen, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application November 6, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory auto laundry—non automatic, auto repair shop with hand tools only, lubritorium, office and sales, all for a term of fifteen (15) years.

PREMISES AFFECTED—1290-1304 Remsen Avenue, southwest corner of Avenue J, Block 8040, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Helen Maas and Charles Maas.

ACTION OF BOARD—Laid over to October 7, 1958, at 10 A.M. at the request of the applicant to consider withdrawal; hearing previously closed.

847-57-BZ

APPLICANT—Charles M. Spindler, for Charles A. Kolli-gian, owner.

SUBJECT—Application November 21, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, with a show window and business sign within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1215-1225 Rogers Avenue and 2701-2709 Newkirk Avenue, northeast corner, Block 5214, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A. M. at the request of the applicant to file revised plans and consents; hearing previously closed.

939-57-BZ

APPLICANT—Harry A. Yarish, for Charles Krebs, owner; Solomon Schneider, lessee.

SUBJECT—Application December 19, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit an E-1 area district, the continuance of an existing one-story building for use as a diner, that encroaches on the required rear yard.

PREMISES AFFECTED—248-18 Sunrise Highway, south side, 89.22 feet and 111.57 feet east of Hook Creek Boulevard, Block 13623, Lot 19, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Opposition: None.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A. M. for applicant to consult with owner as to meeting requirements the board has suggested as against what applicant has proposed; hearing previously closed.

14-58-BZ

APPLICANT—Frederick A. Ketcher, for Benjamin Kurtin and Louis Fayne, Partners.

SUBJECT—Application January 17, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1268 Shakespeare Avenue, east side, 100.3 feet, south of West 169th Street, Block 2506, Lot 85, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Laid over to July 8, 1958, at 10 A.M. for inspection and decision; hearing closed.

38-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons, for Metropolitan Life Insurance Co., owner.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a 1¼ and 2 times height district, to maintain the present 23 story building with 14 story tower above, making a total of 37 story and penthouse building, used as an office building, separate and apart from the building on Block 1278, Lot 67, designated as 2-4 East 44th Street not in conformity with Board of Standards and Appeals resolution Cal. No. 741-27-BZ.

PREMISES AFFECTED—519-521 5th Avenue, northeast corner of East 43rd Street, Block 1278, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A. M. pending receipt of report from the Corporation Counsel as to the agreement; hearing closed.

39-58-BZ

APPLICANT—Julian Roth of Emory Roth and Sons for Bankers Trust Co., and Metropolitan Life Insurance Co., owners.

SUBJECT—Application January 14, 1958—decision of the Borough Superintendent, under sections 19A and 21 of the Zoning Resolution, to permit the separation of Lot 67 from the Certificate of Occupancy of Lot 1 and extend the 12 story building on Lot 69 to 19 stories and erect thereto

MINUTES

a 19 story extension of Lot 67, eliminating the required loading and unloading berth.

PREMISES AFFECTED—2-4 East 44th Street and 523-529 5th Avenue, southeast corner, Block 1278, Lots 67 and 69, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to June 24, 1958, at 10 A. M. pending receipt of report from the Corporation Counsel as to the agreement; hearing closed.

81-58-BZ

APPLICANT—James E. Vassalotti, for Thomas A. Cangem, owner.

SUBJECT—Application February 25, 1958—decision of the Borough Superintendent under section 7f of the Zoning Resolution, to permit in a business use district, the change in use of two adjoining one-story buildings from processing and fabricating of gold for jewelry manufacturing and storage of five (5) motor vehicles to a garage for the parking and storage of more than five (5) motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—267-269 Elizabeth Street, west side, 83 feet, 5¾ inches south of East Houston Street, Block 508, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Frances Pillitteri, Rosaria Nuccio, Carmela Marchello and Antonio Pillitteri.

ACTION OF BOARD—Laid over to July 8, 1958, at 10 A. M. for inspection and decision; hearing closed.

128-58-BZ

APPLICANT—Charles M. Spindler, for Robert Miller, owner; Esso Standard Oil Co., Lessee.

SUBJECT—Application March 13, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry—non automatic, office, sale of accessories, minor repairs for adjustments with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—285-303 Oakland Street, west side, from India Street to Java Street, Block 2541, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to July 1, 1958, at 10 A. M. for inspection and decision; hearing closed.

140-58-BZ

APPLICANT—Haus and Bresin, for The Cord Meyer Co., owner.

SUBJECT—Application February 20, 1958—decision of the Borough Superintendent under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory uses of auto washing—non automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five (5) motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—93-24 Roosevelt Avenue and 40-02 to 40-10 94th Street, southwest corner, Block 1562, Lot 25, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Haus.

For Opposition: Michael Gallo, Anthony M. Ohnikian, Jack Azzaretto, Jose Santis and Salvatore Cannistraci.

ACTION OF BOARD—Laid over to July 1, 1958, at 10 A. M. for inspection and decision; hearing closed.

209-58-BZ

APPLICANT—Lama, Proskauer and Prober, for David and Joseph Goldstein and Nathan Machimson, owners.

SUBJECT—Application April 8, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit on a plot partly in a C area and partly in an E-1 area district, the erection of a six-story multiple dwelling extending into the E-1 area district, the portion in the E-1 area district occupies more than the permitted area, eliminates the required setback and sideyard and having less than the required outer court.

PREMISES AFFECTED—1140-1146 Pelham Parkway South and 2140-2150 Williamsbridge Road, southeast corner, Block 4310, Lots 1 and 53, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama, David Goldstein, H. Herbert Lilien, Nathan Nachimson and Joseph Goldstein.

For Opposition: Martin D. Eile, Rose Lockser, Bertha Meltzer, Rose Teich, Josephine M. Lustig, Adela Sapofsky, Olga Biller, Mrs. S. Iacobacci, Abe Marchasin, Hyman Waldman and Josephine Marziano.

ACTION OF BOARD—Laid over to July 8, 1958, at 10 A. M. for inspection and decision; hearing closed.

251-35-BZ—Vol. IV

APPLICANT—Richard Shutkind, for Nordlaw Realities Inc. and State Engineering Corp., owners (Jaynat Realty Corp., Lessee).

SUBJECT—Application reopened September 24, 1957 as Vol. IV—re decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2119 Caton Avenue, north side, 91 feet 5/8 inches west of Flatbush Avenue, Block 5063, Lot 69, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD: Dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

70-37-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Felix De Vito, owner.

SUBJECT—Application reopened January 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the alteration of an existing garage and warehouse, for use as a garage service station, auto-wash (non-automatic), lubrication, parking of automobiles, office, sale of auto accessories, minor repairs with hand tools only and safety inspection station for a stated term of fifteen years.

PREMISES AFFECTED—70-07 to 70-21 (70-15 Official) Astoria Boulevard and 22-16 to 22-24 71st Street, northwest corner, Block 1002, Lot 13, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

MINUTES

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 7, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 27, 1958 after due notice by publication in the Bulletin; laid over to June 3, 1958, at request of objector, applicant concurring; then to June 17, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Astoria Boulevard North are in a retail use, D area, class 1 height district; 70th Street and 71st Street are in retail and residence use, D and E area, class 1 height districts; Ditmas Boulevard is in a residence use, E area, class 1 height district; that as of July 25, 1916 the portion of the property within 100 feet of Astoria Avenue, as then mapped, was zoned as a business district and the remainder was zoned as a residence district; that on December 14, 1934 the portion of the property within 100 feet of Astoria Boulevard was zoned as a business district and the remainder as a residence district; that the present retail designation for the property became effective on November 29, 1956; that as of July 25, 1916 the property was zoned as a C area district and the present D area designation became effective on December 14, 1934; that the height designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated October 22, 1957 acting on Alt. Applic. No. 1986-57, reads:

"1. Proposed change of occupancy from warehouse & garage for five (5) motor trucks to gasoline service station, auto washing (non-automatic) lubrication, parking of automobiles, office & sale of auto accessories, minor repairs with hand tools only & auto safety inspection station located in a retail use district is contrary to Art. II Sec. 4A of the Zoning Resolution.

2. Proposed ground sign in a retail use district is contrary to Art. II Sec. 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 155.66 feet frontage by 97 feet 7 inches in depth, irregular; that it is proposed to alter the garage building and use same as a service station building, with minor repairs with hand tools only and an auto safety inspection station; that it is also proposed to erect a modern gasoline service station; that the gasoline pumps will be set back a minimum of 15 feet from the building lines and there will be installed eleven 550 gallon gasoline tanks, which will be in addition to the existing 550 gallon gasoline tanks presently on the premises; that the existing gasoline pumps on the premises, which was used for the servicing of motor trucks, will be removed; that it is also proposed to erect a woven wire fence on a concrete base to a total height of 5 feet 6 inches along the 71st Street building line; that it is proposed to shrub this area and return the shubbery along the present dwelling, protected by a 6 inch by 8 inch concrete curb; that the proposed curb cut on 71st Street will comply with Section 7-A; and

WHEREAS, the applicant states that the owner is a heating and oil burner installer and also is in the fuel oil business; that he resides in the dwelling and uses the garage for the storage of his oil trucks and also for warehousing some of his supplies; that he has recently erected a new garage and office on the corner of Astoria Boulevard and 70th Street in Block 1002, Lot 26, an adjoining lot, for the conduct of his business; and

WHEREAS, the applicant states that the present owner has held title to the property since May 8, 1953; that the assessed valuation of land is \$4,400 and of the building \$14,400 making a total of \$18,800; that the building was erected in 1936; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate

case in which to exercise discretion to grant under Section 7, Subdivisions e, f and i of the Zoning Resolution.

Resolved, that the Board of Standard and Appeals does hereby make a variation in the application of the use district regulation of the zoning resolution and that the application be and it hereby is granted under Section 7f, for a term of fifteen years, to permit the alteration of the existing garage and warehouse as a gasoline service station with lawful accessory uses, as proposed and shown on plans filed with this application, marked "Received November 15, 1957", 4 sheets, "April 11, 1958", 1 sheet, and amended plan marked "Received June 6, 1958", 1 sheet, on condition that all buildings and uses not proposed to be retained shall be removed and the premises constructed and arranged as indicated on such plans particularly the plan showing proposed conditions and elevations; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line; that the number of gasoline storage tanks shall not exceed a total of twelve 550 gallon approved tanks; that any existing tanks shall be tested by the Fire Commissioner for structural condition; that the accessory building shall be altered as shown on such plan and be without cellar; that on the lot line to the north, the adjoining building, under the same ownership on lot 26, shall have the wall facing Astoria Boulevard North faced with face brick agreeing with that of the accessory building; that along the lot lines to the north and east on 71st Street there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet, 6 inches, with suitable terminating post at the building line of Astoria Boulevard North; that in front of such fence, where shown, and against the existing residence building, there shall be maintained an area planted with suitable plant material, properly protected with a masonry curbing not less than 8 inches in height and 8 inches in width; that the balance of the premises where not occupied by accessory building, planting and pumps shall be paved with concrete or asphalt; that the number of curb cuts shall not exceed three to Astoria Boulevard, each 30 feet in width and one to 71st Street within the first 25 feet from the intersection, where shown; that there shall be erected at the intersection a block of concrete not less than 12 inches in height, extending for 5 feet along each building line from the intersection; that the sidewalks and curbing abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be obtained as the Fire Commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the accessory building, and to the illuminated globes of the pumps, excluding all roof signs and temporary signs and advertising devices, but permitting the erection within the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 feet; that the present sign of the Astoria Federal Savings Bank with the clock now shown overlooking the premises to Astoria Boulevard shall be removed; and that under section 7i, there may be repairing with hand tools only, for adjustments, maintained solely within the accessory building; and that under section 7e for a similar term there may be parking of motor vehicles on spaces unbuilt upon, where such parking shall not interfere with the servicing of the station; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

93-38-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Coastal Sales Corp., owner.

SUBJECT—Application reopened December 3, 1957, as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story building

MINUTES

for use as a motor vehicle repair shop for front wheel alignment and brake adjustments, this work will require the use of portable electric machines in addition to hand tools.

PREMISES AFFECTED—27-11 30th Avenue, north side, 50.39 feet west of 29th Street, Block 575, Lot 23, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Warren A. Sambach.

For Opposition: Mary Richluck.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on December 3, 1957, subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 20, 1958 after due notice by publication in the Bulletin; laid over to June 17, 1958, for inspection and decision; hearing closed; applicant to file corrected plans showing proposed treatment of pit to permit car crossing; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 27th Street and 29th Street are in business and residence use, B area, class 1¼ height districts; Newtown Avenue and 30th Avenue are in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 8, 1957, acting on N.B. Applic. No. 2089-57, reads:

"1. The proposed car repair shop (front end, tires)—parking of more than 5 cars—storage in a business use district is contrary to Art. II Sec. 4a-15 & 29 of the Zoning Resolution, and Art. II Sec. 3 of the Zone Law."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 104-42 feet in depth, mainly in a business use district extending into a residence use district; that it is proposed to erect a class three building, one story, with masonry walls, wood roof beams supported on structural steel and masonry walls, poured concrete floor, that the building will be built to the rear of the business zone, not into or on the residence zone portion of the property; that this residential portion of property behind the building is to be used for storage of tires before removal from the premises; and

WHEREAS, the applicant further states that the building will be used for changing of tires indoors during inclement weather, checking of front wheel alignment and brakes on a scientific automatic machine installed in the floor of the building where the pit is provided for on the plans; that repairs to the front wheel alignment and brakes are to be accomplished by the use of hand tools and portable electric machines such as electric driven socket wrenches, screwdrivers, etc.; that the owner has been operating in the adjoining building to the east since 1946 in Block 575, Lot 22, selling car accessories, appliances, batteries, tubes, tires, toys, etc., as a Firestone Company distributor, and since that time their business has expanded in the tire division in that they are specializing in all types of tires for the automotive industry; and

WHEREAS, the applicant contends that in 1955 the owner bought the now in question vacant land property to be used as a parking lot for customers and employees, with no fee charge; that there has been such a demand for front wheel alignment when new tires are bought that the owner had to refer customers to other places to have the work accomplished, and they feel that they have been losing a certain amount of tire business, and they therefore now wish to install their own machine in their own building; that although the use of the proposed building is contrary to the business district, the presence of this type of building among

the numerous business uses on this street cannot be considered detrimental to the interests or character of such adjacent properties; that off street parking will be provided for waiting cars and a waiting room for customers has also been provided for in the proposed new building; and

WHEREAS, the applicant states that the present owner has held title to the property since May, 1955, and that the assessed valuation of land is \$8,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years to permit the construction of the building and use of the premises substantially as proposed and as indicated on plans filed with this appeal marked "Received November 22, 1957," 6 sheets, and "April 3, 1958," one sheet, as amended by revised plans marked "Received June 11, 1958," 3 sheets, as a one-story building for wheel alignment and brake adjustments and garage and the balance of the premises to be occupied for parking provided the construction of the building shall comply with the requirements of the Building Code; that the portion to be used for parking shall be leveled substantially to the grade of 30th Avenue and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that the exits from such lot may be by means of entrance at 30th Avenue where shown, 20 feet in width, fitted with gates, with curb cut opposite not exceeding 14 feet in width; that along the lot lines there shall be constructed a woven wire fence of the chain link type on a masonry base to a total height of not less than five feet six inches and including the portion of the premises within the residential district, as shown, and across the easterly lot line of Lot 21 adjoining owned by others; that the sidewalk and curbing in front of the premises shall be reconstructed or restored to the satisfaction of the Borough President; that under Section 7e there may be motor vehicle repairing including front wheel alignment and brake adjustment requiring the use of hand tools and portable electric machines; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the parking herein permitted shall be solely used by the Firestone Tire Company, occupant of the adjoining one-story brick building on Lot 22, and for its customers and employees; that the gates in the fence to 30th Avenue shall be normally closed when the lot is not in use; that nearby streets shall not be used for testing brakes; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

721-39-BZ—Vol. III

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened March 25, 1958 as Vol.

III—decision of the Borough Superintendent, under sections 7d, 9A and 21 of the Zoning Resolution, to permit in a residence use, "E-1" area and class ½ height district, the extension of the existing telephone exchange building by erecting a third floor to the existing two-story and cellar building, the proposed third story encroaches on the required setbacks, exceeds the permitted area coverage, exceeds the permitted height and is located within two (2) miles of an airport.

PREMISES AFFECTED—182-08 to 182-26 140th Avenue, south side, from 182nd to 183rd Streets; 140-01 to 140-09 182nd Street and 140-02 to 140-10 183rd Street, Block 13040, Lot 1, Springfield Gardens, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Marion E. Horsburgh and Joseph B. Klein.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Sleeper 3

Negative: 0

Absent: Vice Chairman Keating and Commissioner
Foley 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on March 25, 1958 after due notice by publication in the Bulletin; laid over to June 17, 1958, for inspection and decision; hearing closed; and

WHEREAS, a public hearing was held on this application on May 27, 1958 after due notice by publication in the Bulletin; laid over to June 17, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 140th Avenue, 182nd Street, 183rd Street and 141st Avenue are in a residence use, E-1 area class ½ height district; that as of July 25, 1916 the property was zoned as an undetermined use district, class 1 height and D area district; that effective June 3, 1927 the property was rezoned from undetermined use to residence use district; that effective June 30, 1952 it was rezoned from class 1 to class ½ height district and from D to E-1 area district; that there is no petition pending before the City Planning Commission for any change in these designations; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1958 acting on Alt. Applic. No. 301-58, reads:

"1. The proposed extension of a commercial bldg. on a lot in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R.

2. Provide the req'd setback in an E-1 district as per Sec. 15A(c) of the Z.R.

3. The proposed extension exceeds the permitted coverage in an E-1 district and is contrary to 15-A(d) of the Z.R.

4. The height of the proposed extension is contrary to Art. 3, Sec. 8(b) of the Z.R.

5. The existing building is within 2 miles of the New York International Airport and the proposed extension is contrary to Sec. 9-A of the Z.R.

6. The total floor area now exceeds 2.5 and 1.9 of the area of the lot and the additional area due to the extension is contrary to Sec. 15-A(e) of the Z.R.

The premises have been the subject of a variance by the Board under Cal. #721-39-BZ. Secure approval from the Board for the proposed changes."

and

WHEREAS, the applicant states that the premises consist of a plot, 119.5 feet frontage by 200 feet in depth; that it is proposed to erect a third story upon the existing building, which would increase its height to 59 feet 1¼ inches; that the building is of fire resistive construction with steel framework and reinforced concrete floors and roof; that the exterior masonry walls are faced with red brick and ornamented with limestone trim; that the proposed addition will be architecturally and structurally in keeping with the existing building; and

WHEREAS, the applicant states that the owner purchased these premises in two separate parcels; that in July, 1926 the Company acquired title to the major portion of the premises with frontage of 200 feet on 140th Avenue and 100 feet on 182nd Street and 183rd Street; that in December 1946 the remaining portion which abutted the south side of the original parcel and extended 200 feet through the block between 182nd and 183rd Streets, with frontages of 19.5 feet on each street, was purchased; that the original portion of the existing building was a two story and base-

ment structure which the Company erected in January 1928 on the parcel acquired by it in 1926; that it was L shaped, extending 95 feet and 103 feet 3 inches along 183rd Street and 140th Avenue, respectively; that in order to meet the increased demands for telephone service in the area served by this Exchange, the Company constructed in June, 1940 a two story and basement lateral extension 60 feet by 54 feet at the rear of the original building, making it almost square in shape, and in 1948 the Company erected a two story and partial basement lateral extension at the rear of the then existing building, on the parcel acquired by it in 1946, which extended the building to 182nd Street; that the 1940 and 1948 extensions were made pursuant to variations granted under Cal. No. 721-39-BZ; and

WHEREAS, the applicant states that due to the rapidly expanding New York International Airport, which is served by the Laurelton Exchange Building, and the very extensive building development taking place in the remainder of the area served by this Exchange, there is now a greatly accelerated increase in the demand for telephone service, and as a result, this Exchange has almost reached its capacity; that at present it houses 38/10 crossbar dial units; that equipment additions scheduled for completion this year will enlarge the capacity to four full size units which will exhaust all available space in the building; that on the basis of current estimates, this additional equipment will be adequate to care for the telephone demands in the Laurelton Exchange area until the middle of 1959, which is prior to the time that the proposed addition can be completed; that present schedules contemplate the completion of the proposed addition by February 1959 and installation of the new central office equipment by August 1959, provided that the Company is permitted to proceed with the proposed addition at the earliest possible date; that the original Exchange Building was erected in 1928 on property purchased in 1926 as the most suitable site for a central telephone exchange building to serve this area and it was not until 20 years later that the New York International Airport was erected at Idlewild; that the subject property is located about one mile from the boundaries of this airport; that under the provisions of Section 9A, the height exception based on setbacks, are inapplicable to property located within two miles of such boundaries except pursuant to a variance granted by the Board; that as stated above, effective June 30, 1952 the property was rezoned from class 1 to class ½ height district; that strict compliance with Section 9A presents practical difficulties and unnecessary hardships in that at this time there is a compelling necessity for enlargement of the building, which would be frustrated by the application of the provisions of Section 9A; and

WHEREAS, the applicant contends that in view of the fact that this Exchange Building was established 20 years before the Airport, a grant of the requested height variance would be in harmony with the general intent of the Zoning Resolution; and

WHEREAS, the applicant further contends that Objections 1, 2 and 3 issued by the Borough Superintendent are largely technical in nature for the reason that the portion of the residence use district involved is already occupied for telephone exchange purposes, and plans provide for no construction at ground level but merely the addition of a third story to an existing building; that the height of the existing building, although conforming to the regulations in effect at the time of construction, is in excess of that now permitted; that a further variation is requested so that the outside walls of the proposed addition may be aligned with the outside walls of the existing building; that strict compliance with the setback provisions of Section 8b presents practical difficulties and unnecessary hardships in that a building conforming therewith would not permit proper arrangement of, or sufficient space for the required central office equipment; that in order to provide the required wall setback on the 140th Avenue side of the building, it would be necessary to reinforce the steel frame of the present roof—future third floor; that this would introduce unusual construction difficulties and constitute a potential hazard to

MINUTES

the existing telephone equipment on the second floor during the construction period; that a further factor which makes strict compliance with this Section difficult is that the required setback on the third floor along the 140th Avenue side of the building would force abandonment of the existing wall cable ducts which will be necessary to carry cable between the basement cable vault and a main distributing frame which is planned to be located on the third floor along the 140th Avenue side of the building, in keeping with sound engineering practice; that with respect to objection No. 6, the property was zoned since 1916 as a Class D area until 1952 when it was rezoned as Class E-1 area district; that at that time the floor area provisions of Section 15e of the Resolution became applicable to the existing building; that under the circumstances present here, strict enforcement of these provisions would impose not only great practical difficulties but unnecessary hardships; and

WHEREAS, the applicant states that the present owner has held title to the property since July 1926 and December 1946; that the assessed valuation of land is \$15,600 and of the building \$3,733,200 making a total of \$3,748,800; that the building was erected in 1928, 1940 and 1948; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application should be granted in the public interest; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions d and 9A of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7d, 9A and 21, to permit the extension in area and height of the building, as proposed and indicated on plans filed with this application, marked "Received March 4, 1958", 22 sheets, and "April 25, 1958", 1 sheet, *on condition* that the building shall not be further increased in height or area than as now proposed, and that in all other respects shall comply with all laws, rules and regulations applicable thereto; that the building may be continued to be occupied by the New York Telephone Company or its successors; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

370-42-BZ—Vol. III

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application reopened January 28, 1958, as Vol. III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs and storage and parking of more than five (5) motor vehicles on the unbuilt upon portion of the site.

PREMISES AFFECTED—9243-9251 4th Avenue, east side, 129 feet 11 $\frac{3}{8}$ inches north of 94th Street and 9240-9248 5th Avenue, Block 6108, Lots 7, 9 and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew DiCamillo.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on January 28, 1958, subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 13, 1958, after due notice by publication in the Bulletin; laid over to May 20, 1958, at the request of the objector; then to June 17, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 4th Avenue, 92nd Street, 94th Street and 5th Avenue are in a retail use, C area, class 1 $\frac{1}{4}$ height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 18, 1957, acting on N.B. Applic. 2225-57, reads:

"1. Proposed building and premises, on a plot in a retail district, to be used for gasoline service station, auto repairs and lubritorium and storage of motor vehicles on the open space is contrary to Art. II, PP. 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 103 feet 11 $\frac{1}{2}$ inches frontage by 102 feet 8 inches and 74 feet 2 $\frac{1}{2}$ inches in depth; that lots 7 and 9, with a frontage of 83 feet 11 $\frac{1}{2}$ inches on 4th Avenue and the full depth of the plot through to 5th Avenue is presently occupied for used car sales, parking and storage of more than five motor vehicles and for which Certificate of Occupancy No. 133063 has been issued; that lot 11, with a frontage of 20 feet 9 $\frac{1}{2}$ inches on 4th Avenue and a depth of 102 feet 8 inches is now vacant, with the exception of a small vacant office; that it is proposed to construct a one story brick and concrete block building 30 feet by 60 feet and 14 feet in height, to be used for auto repairs, lubritorium, auto laundry and office; that it is proposed to use the open area as a gasoline service station and parking of motor vehicles, and a variance is requested for this occupancy; and

WHEREAS, the applicant states that the proposed improvements will enhance the character and appearance of the property over that which now legally exists; that the premises will be improved with a modern building and the area fully paved; that the premises will be architecturally treated with some landscaping and brick walls, separating subject premises with adjoining properties; that the premises will have a feeling of openness, rather than a lot crowded with cars, as at present; and

WHEREAS, the applicant contends that there is at this time a non-conforming use on the adjoining plot—Block 6108, Lot 12, namely an automobile laundry; that Fourth Avenue is a heavily trafficked avenue and a gas station at this point would not be hazardous for the neighborhood; that the immediate neighborhood is well developed, not only with small dwellings, but apartment houses as well and therefore there will be considerable local as well as transient support for said occupancy; that there is no gas station in the area of notification; that this plot does not economically lend itself to any other improvement than that requested; that the owner will scrupulously adhere to all rules and regulations for safeguards as may be set by the Board, and a variance is requested for a term of fifteen years; and

WHEREAS, the applicant states that the present owner has held title to the property since October 30, 1951; that the assessed valuation of land is \$25,100 and of the building \$500 making a total of \$25,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term

MINUTES

of fifteen years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received December 20, 1957," 5 sheets, "March 6, 1958," 2 sheets, "April 2, 1958," one sheet, *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be arranged, constructed and designed and landscaped as indicated on plans above cited; that the accessory building shall be of the location where shown, without cellar and shall comply with the requirements of the Building Code; that on lot lines where walls of adjoining buildings do not occur there shall be erected a masonry wall not less than five feet six inches in height; that where walls of buildings occur on the lot lines the walls shall be faced with brick with the consent of the adjoining owner; that curb cuts shall be restricted to two curb cuts to Fifth Avenue each 30 feet in width and the existing curb cuts to Fourth Avenue may be continued where shown provided the curb cuts do not exceed 30 feet in width each and the curbing is restored for the balance of the frontage; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved storage tanks; that the premises shall be paved with asphalt or concrete where not occupied by accessory building and pumps; that sidewalks and curbing abutting the premises on Fifth Avenue and Fourth Avenue shall be constructed or reconstructed and restored to the satisfaction of the Borough President; that under Section 7i there may be motor vehicle repairing with hand tools only for adjustments with hand tools maintained solely within the accessory building; that under Section 7e for a similar term there may be parking of motor vehicles of the pleasure car type only on such portions of the site as will not interfere with the servicing of the station; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs and advertising devices but permitting the erection within the building line of Fifth Avenue and also on Fourth Avenue, where shown, post standards each for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of not more than four feet; that such portable fire-fighting appliances shall be maintained as the Fire Commisisoner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

569-46-BZ—Vol. III

APPLICANT—Abraham N. Horwitz, for Harry and Harriet Weiner, owners.

SUBJECT—Application reopened March 4, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a residence use district the maintenance of an office and warehouse for the distribution of books, magazines, periodicals and newspapers and the installation of a gasoline tank and pump.

PREMISES AFFECTED—49-10 47th Avenue, south side, 30 feet east of 49th Street, Block 2287, Lot 28, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Abraham N. Horwitz.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on March 4, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on June 3, 1958 after due notice by publication in the Bulletin;

laid over to June 17, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 47th Avenue, 49th Street and 48th Avenue are in a residence use, C area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated February 13, 1958 acting on Alt. Applic. No. 2213-57, reads:

"1. Proposed change in occupancy from office & warehouse to office & warehouse (distribution of books, magazines, newspapers & periodicals), storage of motor vehicles & installation of gasoline tank & pump is contrary to Art. II Sec. 3 of the Zoning Resolution & not in accord with the Resolution by the B.S.&A. under Cal. #569-46-BZ, Vol. 31, Bull. 39."

and

WHEREAS, the applicant states that the premises consist of a plot, 99.53 feet frontage by 115.05 feet in depth, irregular; that it is proposed to permit the maintenance of an office and warehouse for the distribution of books, magazines, periodicals and newspapers and the installation of a gasoline tank and pump; and

WHEREAS, the applicant states that the premises under appeal has been the subject of prior variations by the Board; that the variance heretofore granted permitted the change in occupancy from a public garage to storage warehouse and office; that pursuant to said variance as amended, the premises were leased for use as a paper storage warehouse and offices to a jobber of paper and twine; that the said tenant has removed from the premises, which remained vacant for some time; and

WHEREAS, the applicant further states that the owner has secured a new tenant engaged in the business of distributing books, magazines, periodicals and newspapers; that in addition, the tenant desires to store its small delivery trucks and install and maintain one 550 gallon gasoline tank for use in connection with the operation of said distributing business; that the gasoline is not to be sold to the public and is to be used solely by the tenant in the operation of its business; and

WHEREAS, the applicant contends that the substitution of the present occupant in place of the paper and twine tenant under such safeguards and requirements of the Board would be in harmony with the general purpose and intent of the Building Zone Resolution; and

WHEREAS, the applicant states that the present owners have held title to the property since May 25, 1929; that the assessed valuation of land is \$28,000 and of the building \$33,000 making a total of \$61,000; that the building was erected in 1924; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee recommended that the application should be granted.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board under Vol. II on September 17, 1946, as thereafter amended by resolutions adopted through October 29, 1954, to permit the change of use as now proposed and indicated on plans filed with this application, marked "Received February 18, 1958", 4 sheets, *on condition* that such change of use may be for a term of five years; that the existing tank and pump near the entrance may be maintained; and that in all other respects the requirements of the above cited resolutions shall be complied with; that all permits shall be obtained and all work completed within six months from the adoption of this resolution.

171-53-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Pacwest Realty Corp., owner.

SUBJECT—Application reopened January 21, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, facilities for gasoline service or oil selling for

MINUTES

occupants only in connection with the garage, presently approved, located in the sub-cellar, cellar, first floor and mezzanine of a 22 story building now under construction.
PREMISES AFFECTED—660-666 Madison Avenue, 8-28 East 61st Street, southwest corner and 13-19 East 60th Street, Block 1375, Lot 56, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating,

Commissioner Kleinert and Commissioner Sleeper.... 4

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 21, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 27, 1958 after due notice by publication in the Bulletin; laid over to June 3, 1958, for further consideration; hearing closed; then to June 17, 1958, for revised plans as to proposed gasoline tank storage installation; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 60th Street and Madison Avenue are in a restricted retail use, B area, class 1½ and class 2 height district; East 61st Street and Fifth Avenue are in restricted retail and residence use, B area, class 1½ and class 2 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated December 10, 1957 acting on amendment to N.B. Applic. No. 16-1953, reads:

"4. Gasoline service or oil selling station is not permitted in a restricted retail use district. Bldg. located in a restricted retail and residence use district."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 feet, 100 feet and 127 feet 5 inches frontage by 200 feet 10 inches in depth; that it is proposed to install in the sub-cellar four gasoline tanks of 550 gallon capacity each, properly encased in 12 inch concrete and installed in complete conformance with the regulations of the Fire Department and Building Department; that pumps for the filling of cars will be at the first floor level; that the use of these facilities are for tenants or their employees, customers or patrons of the building; that it is not intended to supply the general public or outsiders and no exterior advertising signs are to be installed; that the proposed office building is now under construction as per plans previously approved and in accordance with the variations heretofore granted by the Board under calendar number 171-53-BZ; and

WHEREAS, the application has been considered by the Board not only on the basis of what the Administrative Code provides but as to a revised plan with tanks enclosed so inspection could be made, in view of the proposed gasoline equipment being in the sub-basement and the pumps on the street floor; and the Board also considered that this would be an undesirable precedent for gasoline storage installations in buildings having garages below grade in connection with office structures; and the Committee found that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on amendment to N.B. App. 16/53, Objection No. 4 be and it hereby is affirmed and the application be and it hereby is denied.

939-53-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Iandor Realty Corp., owner; Roadside Tavern, Inc., lessee.

SUBJECT—Application reopened February 4, 1958, as Vol. III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a

residence and business use D1 area district, the erection of a two story extension and second floor addition to an existing one and two story building for use as waiters' dressing room and storage on the first floor, and storage, kitchen, dressing and reception, office and banquet room on the second floor, the proposed extension to encroach on the required setbacks and provide a 60 foot extension to the existing parking lot.

PREMISES AFFECTED—2544 Flatbush Avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson Street, Block 8559, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Abraham Waldman, Sara Quade, Lucille Sacona, Friede Demott and E. Fernandez.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on February 4, 1958, subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 20, 1958, after due notice by publication in the Bulletin; laid over to June 17, 1958, for inspection and decision; hearing closed; applicant to report to Board as to opening on Hendrickson Street, not previously permitted by the Board, and also as to proposal for grading the property; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Avenue V are in residence and business use, D and D-1 area, class ½ height districts; Flatbush Avenue is in a business use, D area, class ½ height district; Avenue U is in business and retail use, D area, class ½ height districts; Hendrickson Street is in residence and retail use, D and D-1 area, class ½ height districts; that as of July 25, 1916, the entire premises were in an unrestricted use district, class one height district and a class D area district; that the present use designations became effective July 29, 1940, and the present height designation became effective August 25, 1955; that the present area designation for that part of the site within 100 feet of Hendrickson Street became effective July 25, 1955; and

WHEREAS, the decision of the Borough Superintendent, dated January 9, 1958, acting on Alt. Applic. No. 3634-57, reads:

"1. The proposed extension abutting Hendrickson Street which is located in a residence use district, D-1 area district, is contrary to Art. II Sec. 3 and Art. IV Sec. 14A, subdiv. (d) of the Zoning Resolution.

"2. The proposed increase in height of portions of the existing building located partly in a residence use district and partly in a business use district, is contrary to Art. II Section 3 of the Zoning Resolution and to terms of a conditional variance granted by the Board of Standards and Appeals under Cal. No. 939-53-BZ.

"3. The proposed increase in size of the existing parking lot partly in a residence use district and partly in a business use district is contrary to Art. II Section 3 of the Zoning Resolution and to the conditional variance granted by the Board of Standards and Appeals under Cal. No. 939-53-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 400 feet frontage by 200 feet in depth, presently developed with a one and two story building of class 1 and class 3 construction, having a frontage of 140 feet and a depth of 180 feet and now occupied as follows; cellar—boiler room, storage and dressing rooms; first floor—restaurant, dancing, dining, cabaret, catering; mezzanine—dining and dancing; second floor—office; that the open area is being used for parking of patrons' cars—fee charged; that it is proposed to erect a two story extension of class 1 construc-

MINUTES

tion 19 feet 5 inches by 71 feet 4 inches facing Hendrickson Street, extend the second floor by erecting two new extensions of class 1 construction, 39 feet by 85 feet and 42 feet by 55 feet; that it is further proposed to maintain the present legal uses as mentioned above; that it is proposed to add new uses on the first floor of waiters' dressing room and storage, and to add the new use on the second floor of storage, kitchen, dressing and reception rooms, offices and banquet room; that it is also proposed to maintain in the open area the parking of patrons' cars—fee charged; and

WHEREAS, the applicant states that Department of Buildings records show that under Alt. Applic. No. 1919-1952 and under Cal. No. 939-53-BZ and Cal. No. 940-53-A, permission was granted to use the building as follows: cellar—boiler room, storage and dressing rooms; first floor—cabaret and catering, restaurant, dancing, dining; mezzanine—dining and dancing; second floor—room for caretaker; open area—parking of patrons' cars; and

WHEREAS, the applicant contends that the omission of the required setback on Hendrickson Street cannot possibly have an adverse effect upon adjoining properties that start at least 300 feet to the north of the proposed extension; that the increase in height of the building is permitted for that portion of the building in the business use district, and inasmuch as the extension is upward, it cannot possibly affect any of the adjoining properties to the north of the site; that the increase in the parking area is permitted in the business portion of the plot; that the increased size of the parking area helps to make the operation of this restaurant a self-contained unit; and

WHEREAS, the applicant states that the present owner has held title to the property since March 31, 1955 and October 25, 1956; that the assessed valuation of land is \$70,700 and of the building \$285,200 making a total of \$355,900; that the building was erected in 1937; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board and the committee recommends that the application for extension of the building and the parking area should be granted under certain conditions designed to protect adjoining owners including no entrance or exit at any point to Hendrickson Street.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 22, 1954, under Vol. II, by adding thereto:

that in the event the owner desires to extend the building as indicated on plans filed with this application marked "Received January 16, 1958," 6 sheets, "January 13, 1958," one sheet, "April 4, 1958," one sheet and "April 16, 1958" two sheets, such extension to the building may be permitted as indicated on such plans consisting of proposed addition to the kitchen and pantry, and an artist's reception room and dressing room, and to permit under Section 7e additional parking area to the north *on condition* that such area shall be paved similar to the adjoining parking area; that along the lot lines adjoining Lots 27 and 54 there shall be erected a woven wire fence of the chain link type not less than five feet six inches in height on a masonry base to which shall be attached on the adjoining owner's side split saplings of similar height with the finished side of the saplings toward the adjoining owner; that there shall be no openings of any kind for motor vehicles to enter Hendrickson Street; that the requirement of the previous resolution that there shall be no such entrance shall be adhered to, and the entrance thereto shall be removed and closed with the required fencing; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution.

940-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Iandor Realty Corp., owner; Roadside Tavern, Inc., lessee.

SUBJECT—Appeal filed from a decision of the Borough

Superintendent reopened February 4, 1958, to consider an extension in area.

PREMISES AFFECTED—2544 Flatbush Avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson Street, Block 8559, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the decision of Borough Superintendent dated January 9, 1958, on Alteration Application 3634/57 reads:

"1. Area of Class III building with proposed extension will exceed the permissible area under Section 4.2.1 of the Administrative Code."

and

WHEREAS, the applicant states that the building is two stories, 26 feet in height, 200 feet front by 140 feet in depth, of Class 1 and Class 3 construction, erected in 1937, located on a lot 400 feet front by 200 feet in depth and in a business and residence use D and D-1 area, Class ½ height district and used and occupied since 1937 as follows: cellar—boiler room, storage and dressing room, 15 persons; first floor—restaurant, dancing, dining, cabaret and catering, 1550 persons; mezzanine—dining and dancing, 275 persons; second floor—offices, 2 persons; and

WHEREAS, Certificate of Occupancy No. 150561 issued September 20, 1956 against Alteration Application 1919/52, permits the following use and occupancy: cellar—boiler room, storage and dressing room, number of persons not stated; first floor—restaurant, dancing, dining, cabaret and catering, 1550 persons; mezzanine—dining and dancing, 275 persons; second floor—room for caretaker, and permits the use of the open area of the lot for the parking of patron's cars or in accordance with resolutions adopted by the Board under Cal. No. 939-53-BZ and 940-53-A; and

WHEREAS, the applicant states that the existing building is 1 and 2 stories, Class 1 and Class 3 construction, having a frontage of 140 feet and a depth of 180 feet; that it is proposed to erect two, 2 story extensions of Class 1 construction, 19 feet 5 inches by 71 feet 4 inches in area facing Hendrickson Street, and extend the second floor by erecting two new extensions of Class 1 construction, 39 feet by 85 feet and 42 feet by 55 feet in area; and to maintain the present legal uses; and to add on the first floor the additional use of waiter's dressing room and storage and on the second floor the additional use of storage, kitchen, dressing and reception room, offices and banquet room; and

WHEREAS, the applicant contended in that the entire building as extended will have an area of 25,570 square feet; that the allowable area for Class 3 construction fronting on three streets is 17,500 square feet so that the proposal exceeds the allowable area by 8,070 square feet; that inasmuch as at least 75% of the building is of Class 1 construction and the new extensions will be of Class 1 construction and as the building faces on three streets and is more than 250 feet from the northerly lot line it is requested that this application be granted on condition that such portable fire extinguishing apparatus be installed as may be directed by the Fire Commissioner; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal should be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated January 9, 1958, acting on Alt. App. 3634-57, Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution as adopted this day under Cal. No. 939-53-BZ, Vol. III are complied with; and that the building shall not be further extended in area or height.

MINUTES

787-55-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for B. Kerner & Son, Inc., owner.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the increase in the area of the gasoline service station by the addition of the adjoining lot 49 in block 345.

PREMISES AFFECTED—160-168 Ridge Street and 339 East Houston Street, southeast corner, Block 345, Lots 44, 48 and 49, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy and Irving Kerner.

For Opposition: Hiram Kleinstein, David Schwartz, Lewis Glusman and Sophie Glusman.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 29, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on June 17, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East Houston Street, Stanton Street, Ridge Street and Pitt Street are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated March 18, 1958 acting on amendment to N.B. Applic. No. 132-55, reads:

"1. The proposed increase in area of site for a gasoline service station, lubritorium, minor car repairs with hand tools only, car washing, office, sales area, utility room and parking and storage for more than 5 motor vehicles, in process of being erected under B.S. & A. Cal. #787-55-BZ, located in a Business Use District, is contrary to Art. II, PP. 4 (15) (29) (46) & (52) Zoning Resolution and must therefore be referred back to the Board of Standards & Appeals to include same."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 feet frontage by 100 feet in depth, occupied as a gasoline service station; and

WHEREAS, the applicant states that on February 5, 1957, the Board granted, for a term of fifteen years, permission to occupy the subject premises as a gas station and accessory uses on certain conditions, and thereafter the owner proceeded in accordance with the resolution and the new structures are now under construction; that however, since the adoption of the resolution and commencement of construction, the owner purchased lot No. 49 in block 345, which lot adjoins the subject premises to the east; that the owner thereupon filed a new plan for the layout of the premises, with lot 49 included, and received an objection from the Building Department dated February 4, 1958; that submitted with this application is a copy of plan showing change in the layout as proposed; that the pumps are shown 18 feet from the street building line, and the two curb cuts on Ridge Street are shown as 30 feet each, as previously granted by the Board; that the curb cut on East Houston Street is shown as 30 feet since the increase in area increases the frontage on East Houston Street from 25 feet to 50 feet for the full depth of the entire plot; and

WHEREAS, the applicant contends that the increase in area will enable the owner to have a substantially better and much more efficient gas station and will be a decided improvement for the neighborhood; that the inclusion of the additional area does not affect any additional owners other than those affected on the previous application, all of whom had of course notice of the previous application; that this

is so because the extension of the 400 foot distance east along East Houston Street another 25 feet does not bring in any new owners in the affected area; and

WHEREAS, the applicant states that the present owner has held title to lots 44 and 48 since March 1949 and to lot 49 since December 16, 1957; that the assessed valuation of land is \$34,500 and of the building \$22,500 making a total of \$57,000; that the building is now under construction; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 5, 1957 by adding thereto:

"To permit the extension of area by inclusion of Lot 49 as now proposed and indicated on plans filed with this request for amendment filed under Volume 2 and marked, "Received April 2, 1958", 1 sheet, and "May 14, 1958", 3 sheets, on condition that the brick walls of the adjoining building on Lot 50 shall be faced with brick or stucco with the consent of the owner; that from such building to that rear lot line there shall be erected a woven wire fence of the chain link type not less than 5 feet 6 inches in height; that in view of the removal of buildings on lots at the rear facing on Pitt Street similar fences shall be erected along the side lot lines and rear line to provide a complete enclosure of the gasoline station's area as previously permitted and as herein amended; that in all respects the requirements of the resolution as adopted on February 5, 1957, shall be complied with where not inconsistent with the terms of this resolution; and that all permits shall be obtained and work completed within six months from the date of this amendment."

127-57-BZ

APPLICANT—Friedland and Masone, for Cecelia Tarulli, owner; Safeway Sheet Metal and Roofing Co., lessee.

SUBJECT—Application February 19, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the change of occupancy of the present one story building from garage for two cars to tinsmith shop, office and storage of roofing and tinsmith supplies.

PREMISES AFFECTED—51-31 to 51-33 69th Street, east side, 195.33 feet south of Calamus Avenue, Block 2456, Lot 15, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper ... 4

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 20, 1958 after due notice by publication in the Bulletin; laid over to June 17, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 69th Street are in a residence use, D area, class 1 height district; Calamus Avenue is in a residence use, C area, class 1½ height district; 52nd Avenue and 69th Place are in a residence use, D area, class 1 height district; that as of July 25, 1916 the property was zoned as a business district and the present residential zoning became effective on March 25, 1954; that the height and area designations have not been changed since July 25, 1916 and no zoning amendments are pending at the present time; and

WHEREAS, the decision of the Borough Superintendent

MINUTES

dated February 7, 1957 acting on Alt. Applic. No. 2577-55, reads:

"1. Proposed use of premises located in a residence use district as an office and tinsmith shop is contrary to Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 feet frontage by 100 feet in depth; that the building in question is 35 feet by 24 feet, one story, of concrete block construction, with a brick facade and without cellar; that it is situated to the rear of a 75 foot by 100 foot plot—Block 2456, Lot 15—and was constructed and used as a two truck garage since its construction in 1941 under N.B. Applic. No. 6397-41; that it is situated to the rear of the said tax plot and in the center thereof with approximately 25 feet from east side lot line; that there is a two family frame residence fronting the street on the same plot, which building will not be affected and no variance is sought as to the residence; and

WHEREAS, the applicant further states that the lessee has been storing its material in said building since it rented the same and has installed toilet facilities and sink and maintained an office in said garages without filing plans; that they received a violation and paid a ten dollar fine; and

WHEREAS, the applicant contends that the only machines maintained on the premises are a manual type to crimp sheet metal into forms for gutters and like products; that there is only one man left on the premises who answers the phone, crimps the metal, etc.; that the primary use of said building, outside of this one machine, is for storage of the sheet metal materials; that the lessee has been in possession of said premises since 1954 and, as can be seen from the large number of consents filed with this case, has not in any manner or means disturbed his neighbors; that he now desires to legalize the use of said building by obtaining a variance from the Board to permit the use of said premises as per plans filed with this case; and

WHEREAS, the applicant states that the present owner has held title to the property since October 28, 1954; that the assessed valuation of land is \$4,500 and of the building \$6,500 making a total of \$11,000; that the building was erected in 1941; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2577/55, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

388-57-BZ

APPLICANT—Morris Hannes, for Elizabeth Russo, owner; Michael Ezzo, lessee.

SUBJECT—Application May 14, 1957—decision of the Borough Superintendent under sections 7e, 7g and 7h of the Zoning Resolution, to permit in a residence use district, a garage for more than five (5) motor vehicles, motor vehicle repairs with hand tools only and the parking and storage of more than five (5) cars on the unbuilt upon portion of the lot.

PREMISES AFFECTED—2822 West 22nd Street, west side, 155 feet south of Neptune Avenue, Block 7016, Lot 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 20, 1958 after due notice by publication in the Bulletin; and

Laid over from May 20, 1958, to June 17, 1958, for inspection and decision; hearing closed. Applicant to amend his application to omit parking in rear portion of plot and file revised plans.

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, C area, class 1 height district; West 22nd Street and West 23rd Street are in business, local retail and residence use, C area, class 1 height districts; Neptune Avenue is in a business use, C area, class 1 height district; Mermaid Avenue is in a local retail use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated May 3, 1957 acting on Alt. Applic. No. 2719-56, reads:

"5. Proposed change of occupancy to Garage for more than 5 motor vehicles and motor vehicle repairs with hand tools only and parking and storage of more than 5 motor vehicles on the unbuilt portion of the lot in a Residence Zone is contrary to Art. II, PP. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 feet frontage by 118 feet 9¾ inches in depth, on which is located a building erected in 1920 as a garage for two motor vehicles and storage, and occupied by a builder and contractor for his trucks and storage of building materials; that he did minor repairs to his own motor vehicles used in his business; that at the time of erection the building, which is 20 feet by 68 feet in area, was located in a business use district; that it is proposed to use this one story building for storage for a maximum of six cars, which is the maximum that the building can accommodate, with the privilege of providing facilities for minor repairs with hand tools only in the building, and the parking of motor vehicles in the yard; and

WHEREAS, the applicant contends that at the time of erection of the building, it was legal to use this building for the storage of five motor vehicles in the then business use district in 1920; that this building for two car garage and storage became a non-conforming use when the Zone was changed to residence on September 25, 1921; and

WHEREAS, the applicant further contends that there will be no signs erected indicating minor repairs as this will be confined to regular customers of the lessee; that the only signs will be that required by the License Department and the space for parking will be assigned to certain persons living in the neighborhood, and not to transients; that the use of six cars in the building is only one more than was legal to use at the time of erection in 1920, and the minor repairs to the cars is a continuance of the minor repairs to the motor vehicles owned by the contractor who stored them on the premises; and

WHEREAS, the applicant states that the present owner has held title to the property since August 1948; that the assessed valuation of land is \$2,000 and of the building \$1,200 making a total of \$3,200; that the building was erected in 1920; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e and 7i for a term of five years to permit the existing garage building to be occupied for motor vehicle repairs with hand tools only and for storage of more than five motor vehicles within the building and the rear yard as proposed, provided

MINUTES

the rear yard is paved with asphalt and fences of the woven wire chain link type are erected on the lot lines to the east, west and south; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

519-57-BZ

APPLICANT—Albert Melniker, for Jo Mar Di Realty Corp., owner.

SUBJECT—Application July 9, 1957—decision of the Borough Superintendent under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, sale of accessories, minor motor vehicle repairs with hand tools, parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2071 Victory Boulevard and 8 Bradley Avenue, northwest corner, Block 462, Lot 35, Fairview Heights, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker and Peter Cirillo.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1958 after due notice by publication in the Bulletin; laid over to March 25, 1958, for further consideration after applicant has filed an administrative appeal under Section 35 of the General City Law; then laid over, date to be set, for inspection and decision; hearing closed; now set for June 17, 1958; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Victory Boulevard, Bradley Avenue, Mann Avenue and Marble Street are in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated July 5, 1957 acting on N.B. Applic. No. 73-57, reads:

1. Proposed gasoline service station, lubritorium, sale of accessories, minor motor vehicle repairs with hand tools, parking for more than 5 motor vehicles and sale of motor vehicles located in a Retail Use District is contrary to Art. II Sect. 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.26 feet frontage by 162.10 feet in depth; that it is proposed to construct a one story, three bay masonry service station of an attractive design; that it will be well set back from the streets in order that there will be no interference with the clear and unobstructed view of intersecting traffic; that architecturally, the building will enhance and improve the general appearance of the area inasmuch as this will represent the latest in modern service design; and

WHEREAS, the applicant states that the site in question will be paved to provide a complete finish over the entire property; that the present site is heavily wooded and creates a barrier to visibility at this corner; that in addition, the site now has a stream traversing from south to north, which stream will be piped in and covered to meet the street grade elevations; that the adjacent property, namely the northeast corner of Mann Avenue and Victory Boulevard, is surrounded by a high hedge forming a physical barrier between the property in question and the adjoining property; that in addition to this, both Mann Avenue and Byrne Avenue are dead end streets and are not physically open

to Marble Street; that the arrangement of the proposed building and the pump island for ingress and egress have been designed to conform with the traffic pattern and for easy circulation and for lack of congestion with the traffic on Victory Boulevard and Bradley Avenue; that this property has the advantage of having a 100 foot frontage on Victory Boulevard and a 155 foot depth on Bradley Avenue, making it easily accessible to motorists approaching the proposed station from all sides; that the property in question is in a retail use district, with a depth of retail from Victory Boulevard to Watchogue Road and Marble Street, making this entire block in a retail zone; that the retail zone extends 150 feet north of Watchogue Road, with no residential areas abutting the property in question; and

WHEREAS, the applicant contends that the traffic situation, as it relates to this site, involves the feeding of automobiles and trucks into Victory Boulevard from the east and west directions, together with the feeding of vehicles into Victory Boulevard from Bradley Avenue, thus providing a concentration in the immediate area; that Victory Boulevard is designated as State Highway Route No. 439-A; that it is a connecting artery between the New York and Brooklyn ferries and Richmond Avenue, which is the connection to the Bayonne Bridge, Goethals Bridge and Outerbridge Crossing; that Victory Boulevard will also be the connection to the proposed system of Staten Island Parkways, namely, the West Shore, the Willowbrook Parkway and the Richmond Parkway; that the above parkways are scheduled for construction; and

WHEREAS, the applicant further contends that this station will be owned by the present owners and will be operated by a major oil company; that inasmuch as the proposed financing will require an amortization period of not less than fifteen years, request is made that if granted, the term be for fifteen years; that the premises at the present time are vacant and unimproved; that the proposed service station will be an improvement to the general appearance and character of this neighborhood and will render a much needed service to both the business and residential community as well as to transient traffic; and

WHEREAS, the applicant states that the present owner has held title to the property since May 10, 1957 and that the assessed valuation of land is \$7,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f, for a term of fifteen years to permit the premises to be occupied as a gasoline service station and lawful uses accessory thereto substantially as proposed and as indicated on plans filed with this application marked "Received July 9, 1957", two sheets, "February 18, 1958", one sheet, "March 5, 1958", two sheets, *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be leveled substantially to the grade of Victory Boulevard and shall be constructed and arranged and designed as indicated on plans above cited; that the accessory building shall have no cellar and shall be in compliance with the Building Code and shall be faced on all sides with face brick; that the requirements of resolution adopted this day under Calendar Number 102-58-A shall be complied with; that on all interior and rear lot lines there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of not less than five feet six inches; that on Bradley Avenue and Victory Boulevard there may be curb cuts as shown, namely two to Bradley Avenue each 30 feet in width and two to Victory Boulevard of similar width; that the space mapped for

MINUTES

street widening along Victory Boulevard may be occupied for entrance and exit from the station but not for any building construction or equipment; that pumps shall be of a low approved type erected not nearer than fifteen feet to the street building line; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i, for a similar term, there may be minor repairs with hand tools only for adjustments maintained solely within the accessory building; that under Section 7e, for a similar term, there may be parking of more than five motor vehicles so parked on spaces unbuilt upon so as not to interfere with the servicing of the station; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs and advertising devices but permitting the erection within the present building line of one post standard which may carry a sign advertising only the brand of gasoline on sale and permitting such sign to extend over the building line for a distance of not more than four feet and permitting illumination of the sign; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

102-58-A

APPLICANT—Albert Melniker, for Jo Mar Di Realty Corp., owner.

SUBJECT—Application March 5, 1958—filed pursuant to section 35, General City Law re Curb cuts in bed of a mapped Street—proposed widening of Victory Boulevard.

PREMISES AFFECTED—2071 Victory Boulevard, and 8 Bradley Avenue, northwest corner, Block 462, Lot 34, Fairview Heights, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker and Peter Cirillo.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 3, 1958 on N.B. Applic. 23/57 reads:

"1. Proposed curb cuts located in bed of a mapped street is contrary to General City Law, Art. 3 and variance must be obtained from Board S & A."

and

WHEREAS, the applicant states that the premises consists of a lot 100.26 feet on Victory Boulevard with a depth of 162.10 feet, located in a retail use D area, class 1 height district, upon which it is proposed to erect a 1 story, 12 foot high, class 3 constructed building, 62 feet front by 30 feet in depth for use as a gasoline service station, lubritorium, sales of auto accessories, minor motor vehicle repairs with hand tools, parking of more than 5 motor vehicles and sale of motor vehicles; that it is more fully described under application of a zoning variance under Calendar Number 519-57-BZ; and

WHEREAS, the applicant states that the final maps of the Department Engineers of the Borough of Richmond, indicate an adopted widening of 20 feet plus or minus; that the proposed station would require 2 curb cuts on Victory Boulevard, which curb cuts would fall in the bed of the mapped street widening; that a request is therefore made for permission to install the curb cuts, sidewalks and paving of the portion of the property in question; and

WHEREAS, the Board has been advised by the President of the Borough of Richmond, under date of March 12, 1958, that Victory Boulevard within the described limits was adopted as a 100 foot street by the Board of Estimate, February 23, 1950; that since there are no proceedings pending

or proposed at the present time to establish and improve this street to its full adopted width; that it is not considered objectionable for granting permission to locate curb cuts on the existing curb line of this street; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 23/57, Objection No. One, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the curb cuts and the space proposed to be acquired by the City for street widening of Victory Boulevard may be located and used as permitted in the resolution adopted this day under Cal. No. 519-57-BZ; that when acquired by the city for street widening as mapped, the post standard ground sign and curb cuts, curbing and sidewalks shall be reinstated at similar locations in relation to the new street line and compensation for the mapped area shall be as determined by the Court.

607-57-BZ

APPLICANT—John F. Fitzsimons, for Santa and Dominick LoPrete, owners.

SUBJECT—Application September 3, 1957—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F area district, or an irregular plot presently occupied by a one family dwelling, the construction of a two-car garage as accessory to the additional use of premises for the sale of nursery stock including flowers, shrubs, trees, etc. and without the required 15 foot setback from the street line.

PREMISES AFFECTED—242-08 Hillside Avenue, south side, 9.91 feet west of 84th Road, Block 7961, Lot 43, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE—

Affirmative: 0
Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper... 4
Absent: Commissioner Foley..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 20, 1958 after due notice by publication in the Bulletin; laid over to June 17, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Cross Island Parkway are in a residence use, F area, class ½ height district; Hillside Avenue and 85th Avenue are in residence and local retail use, D and F area, class ½ height districts; 241st Street is in a local retail use, D area, class ½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated August 19, 1957 acting on N.B. Applic. No. 2416-57, reads:

"1. The sale of nursery stock, etc. in a residential use district is contrary to Art. 2 Sec. 3 of Zone Regulations.

"2. The front wall offset of the garage is contrary to Art. 4 Sec. 16(a) of Zone Regulations."

and

WHEREAS, the applicant states that the premises consist of a plot 143.38 feet frontage by 85.82 feet in depth, irregular; that it is proposed to construct the two car garage one foot from the store buildings and one foot from the rear lot line, the front setback ranging from one foot at the westerly side wall of the garage to approximately 12 feet at the easterly side wall; that the portion of the property between the existing dwelling and the proposed garage would be devoted to the display of nursery stock; that a permit for a nine foot curb cut, as indicated on plans, was issued in connection with the construction of the existing dwelling; and

MINUTES

WHEREAS, the applicant contends that diagonally across the street at the northwest corner of Hillside Avenue and 242nd Street there is a gas station; that the premises is back to back with lots fronting on 85th Avenue, along the rear line of which lots, there are garages accessory to the dwellings erected thereon; that the proposed garage will be back to back with one of those accessory garages; that the proposed additional uses and the accessory garage will not detrimentally affect the character of the neighborhood; that the depth of the lot at its westerly side precludes the possibility of constructing a garage at that location in conformity with the requirements of the F area district regulations regarding setbacks; and

WHEREAS, the applicant states that the present owners have held title to the property since July 24, 1956; that the assessed valuation of land is \$2,800 and of the building \$8,300 making a total of \$11,100; that the building was erected in 1955; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on NB App 2416-57, Objections No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

677-57-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for A. J. Fritschy Corp., owner.

SUBJECT—Application September 20, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a "C" area district, the erection of a two-story building to be used in conjunction with the existing structural steel and ornamental iron fabrication shop, the proposed addition will occupy more than the permitted area coverage.

PREMISES AFFECTED—220 Dupont Street, 121-135 Provost Street, southwest corner and 237-251 Eagle Street, Block 2497, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry B. Lindberg.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 3, 1958 after due notice by publication in the Bulletin; laid over to June 17, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Provost Street, Dupont Street, Eagle Street and Oakland Street are in an unrestricted use, C area, class 2 height district; and

WHEREAS, the decision of the Borough Superintendent, dated May 21, 1958 acting on Alt. Applic. No. 2417-57, reads:

"1. The structure as proposed exceeds the area permitted in a "C" area district by the Zoning Res., Art. IV, Sec. 13."

and

WHEREAS, the applicant states that the premises consist of a plot, 175 feet frontage by 200 feet in depth; that it

is proposed to construct a new two story addition 50 feet by 200 feet, of class one construction, for manufacturing use as an extension to the existing plant; that the yard area will be closed off at both streets with roll up steel shutters, and loading activities will be confined within the property lines; and

WHEREAS, the applicant states that the present structure and adjoining yard is used for the fabrication of ornamental iron and structural steel; that it is a modern brick and steel structure built in 1949 and now occupies 55% of the entire lot; that present zoning restrictions in a C district, even though the use is unrestricted, would limit area coverage to an additional 8346 square feet of new construction; that because of the bulky nature of the materials used in the manufactured product, usually in forty foot lengths, requiring the use of traveling overhead cranes, a minimum coverage of 10,000 square feet is very desirable; that the requested coverage would increase the permissible percentage of ground coverage from 77.8% to 82.6%, an excess of 4.8%; and

WHEREAS, the applicant contends that when present plant facilities were erected in 1949 they were adequate for the needs and means of it's owners; that today they are faced with the necessity of expansion and they are limited, of necessity, by the area of the present lot; that the neighborhood is mostly industrial in character and the trend seems to be towards industrial uses of a substantial kind; that the proposed addition to the plant will be in keeping with this trend; that it would be a hardship for the owners to be denied this needed improvement to it's facilities; and

WHEREAS, the applicant states that the present owner has held title to the property since February, 1946; that the assessed valuation of land is \$25,500 and of the building \$87,500, making a total of \$113,000; that the building was erected in 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit the extension in area of the building, as proposed and as indicated on plans filed with this appeal, marked "Received September 20, 1957", 3 sheets, "April 25, 1958", 1 sheet, "May 22, 1958", 4 sheets, *on condition* that the building shall not be increased in height or area and in all other respects as to building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

834-57-BZ

APPLICANT—Sidney H. Kitzler, for Lucy Formica and August Gassillo, owners; S and R Auto Service, lessee.

SUBJECT—Application November 14, 1957—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the extension of the existing gasoline service station building and the extension of the uses to include motor vehicle repairs and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—6401-6405 New Utrecht Avenue and 1458-1468 64th Street, southeast corner, Block 5748, Lot 53, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 17, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, New Utrecht Avenue, 64th Street, 65th Street and 15th Avenue are in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 18, 1957, acting on Alt. Applic. 2038-57, reads:

"1. Proposed extensions to building and change of occupancy of existing gasoline station, auto laundry and accessory store to Gasoline station, lubritorium, auto washing, motor vehicle repair shop, office and accessories and parking and storage for more than 5 motor vehicles, in a Business Zone, is contrary to Art. II, P. 4a subsection 29 and 46 of the Zoning Resolution and Art. II P. 6 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 66 feet 9 inches frontage, by 98 feet 3 inches in depth; that it is proposed to build a roof and enclose the existing lubritorium, enlarge the auto laundry and repair shop, and legalize the use of the open rear portion for the parking and storage for more than 5 motor vehicles; and

WHEREAS, the applicant contends that the plot is now improved with a gasoline station established in 1922 as indicated by the Fire Department certification dated August 13, 1957, filed herewith, a one story auto laundry erected under N.B. Permit 6236-27 and for which Certificate of Occupancy 45974 is now in force and a one story office and accessory store erected under N.B. Permit 5641-22 and for which Certificate of Occupancy 16966-22 is now in force; that there is an open lubritorium on the northerly side of the plot and vacant space at the rear, used for parking and storage for more than 5 motor vehicles, for which use there is no Certificate of Occupancy; that a two car garage was built under N.B. Permit 5636-22 for which Certificate of Occupancy 13758-22 was issued, which garage has been removed; that another garage was built under N.B. Permit 5794-20 for which Certificate of Occupancy 34898-25 was issued, which has also been removed; that motor vehicles repairing has been in existence on this plot since the erection of the first garage in 1920; that the parking and storage of more than 5 motor vehicles was likewise in existence since that time; that the lubricating of motor vehicles has also been in existence since that time and is currently operating by virtue of Fire Department Permit E557000 which permits the storage of 100 gallons of lubricating oil and an air compressor for air pressure and greasing; that the business conducted on this site consists mainly in the servicing of trucks owned and operated by local firms; that the entire place closes up at 9:00 P.M. every weekday evening and at 3:00 P.M. on Sunday; that one block to the south there are gasoline stations on the northeast and southeast corners of New Utrecht Avenue and 65th Street; that adjoining the southeast corner gasoline station there is a motor vehicle repair shop and auto laundry; that adjoining the northeast corner gasoline station, there is a motor vehicle repair shop; that this appeal is based on Sections 7c and 7i of Article II of the Zoning Resolution since the character of the neighborhood will in no way be harmed because the present conditions have been in existence for about 37 years, and no radical change is being sought; that New Utrecht Avenue has an overhead elevated subway line which produces a great deal of noise 24 hours a day; that motor vehicle repairing on this site stops completely at 9:00 P.M. every weekday night; that no repairing is done and the station closes up at 3:00 P.M. on Sunday; that at the time the first garage was erected

in 1920, motor vehicle repairing was a legal permitted use in same and said use has been continued uninterruptedly ever since; that it is respectfully requested that the Board consider favorably my appeal for permission to make the improvements described and to legalize the uses required to continue the conduct of the business, which has been in existence for so many years; and

WHEREAS, the applicant states that the present owner has held title to the property since June 17, 1956; that the assessed valuation is \$12,000 and of the building \$6,000, making a total of \$18,000; and that the building was erected in 1920; and

WHEREAS, the surrounding area was previously inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c to permit the extension of use of the existing gasoline service station as originally erected in 1927, substantially as proposed and as indicated on plans filed with this application marked, "Received November 14, 1957", 5 sheets, and under Section 7i to permit the motor vehicle repairing for minor adjustments and the extension as proposed to house the greasing arrangements as indicated on plans above cited; that the rear portion of the premises may also be used for parking and storage as indicated, provided that on the lot lines there shall be erected a woven wire fence of the chain line type on a masonry base to a total height of not less than 5 feet 6 inches; that the parking area shall be paved with clean gravel or steam cinders, treated with a binder and properly rolled; that the entrance to such parking lot may be from 64th Street with a curb cut not to exceed 20 feet in width; that the existing continuous curb cut on 64th Street shall be restored and in addition to the curb cut hereinbefore permitted there may be two additional curb cuts each not over 20 feet in width with no curb cut nearer than 5 feet to a side lot line as prolonged; that the building, as shown on plans shall comply in all respects with the Building Code including signs but requiring that any roof signs or structures for a roof sign shall be removed and that all permits shall be obtained and work completed within the requirements of 22A of the Zoning Resolution.

848-57-BZ

APPLICANT—Guerino Salerni, for U-Park-It System, Inc., owner.

SUBJECT—Application November 25, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the use of vacant land for parking motor vehicles.

PREMISES AFFECTED—32-78 and 32-80 34th Street, west side, 100 feet north of 34th Avenue, Block 621, Lots 68 and 69, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Guerino Salerni.

For Opposition: Otto A. Weiss and Vincent Zanat.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper.. 4

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 20, 1958 after due notice by publication in the Bulletin; laid over to June 17, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1½ height district; 33rd Street and 34th Street are in residence and local retail use, B area, class 1½ height dis-

MINUTES

tricts: 34th Avenue is in a local retail use, B area, class 1½ height district; Broadway is in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 30, 1957 acting on Alt. Applic. No. 2060-57, reads:

"1. The parking of more than five motor vehicles in a residence use district is contrary to the Zoning Resolution, Article II Section 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 feet frontage by 97.48 feet in depth; that it is proposed to use the vacant land in the residence use district for the parking of motor vehicles; and

WHEREAS, the applicant contends that the property is located in a densely populated area where parking space is very difficult to obtain; that the plot is on level ground, has an old curb cut and has been used for parking motor vehicles for several years; that permission for this use has not been obtained and violations of building laws have not been issued against the premises; that the owner at this time would like to obtain a Certificate of Occupancy for a parking lot for motor vehicles; that the property has a high assessed valuation, is located at the edge of an industrial area and is not suitable for residential development at this time; that by granting this appeal, the Board will not only help the owner to use the land for gainful purposes but will also provide a much needed useful public service; and

WHEREAS, the applicant states that the present owner has held title to the property since November 26, 1955 and that the assessed valuation of land is \$5,750; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. #2060-57, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

902-57-BZ

APPLICANT—Julius S. Rapson, for The Queens National Bank of New York, owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, a parking lot for the Bank's customers on a plot partly in a retail district and extending into the residential use district.

PREMISES AFFECTED—134-15 Springfield Boulevard, east side, 109.14 feet south of Merrick Boulevard, Block 13010, Lot 49, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 17, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 217th Street and 134th Road are in retail and residence use, D and E-1 area, class ½ height districts; Merrick Boulevard and Springfield Boulevard are in a retail use, D area, class ½ height district; that this property was zoned residence D in 1916, changed to business D and residence on July 1, 1924, and to retail D and residence June 3, 1947 and has not been changed since; and

WHEREAS, the decision of the Borough Superintendent, dated December 5, 1957 acting on Alt. Applic. No. 1214-57, reads:

"1. Proposed Bank's customers parking of motor vehicles on a plot partly in a retail district and extending into a residence use district is contrary to the Zoning Resolution—Article II, Section 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 74.35 feet frontage by 190.09 feet in depth; and

WHEREAS, the applicant states that this plot has been used as a parking field for the Bank for over 20 years, on a lease basis; that the property was purchased by the Queens National Bank on January 15, 1957 and it is their wish to legalize this parking field; and

WHEREAS, the applicant contends that Wells Avenue, while in use, is not a legal street on the City Maps; that the parking lot is graded and drained and the bank is requesting the approval of a parkway type wooden fence and bumper to enhance the appearance of the bank and parking field; that this plot has been used as a parking field for the bank's customers for many years and no charge has ever been made; and

WHEREAS, the applicant states that the present owner has held title to the property since January 15, 1957 and that the assessed valuation of land is \$10,900; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the plot to be occupied for parking of motor vehicles as proposed and indicated on plans filed marked, "Received December 12, 1957", 2 sheets, and "May 7, 1958", 1 sheet, *on condition* that any uses now on the premises shall be removed and the premises shall be leveled substantially to the grade of the abutting streets and shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all sides a woven wire fence of the chain link type on a masonry base to a total of not less than 5 feet 6 inches in height, with two openings therein to Wells Avenue, where shown, which shall be fitted with gates and with curb cuts opposite each such opening not over twelve feet in width; that the gates shall normally be closed when the parking lot is not in operation; that there may also be an opening to 217th Street of similar width, as shown, fitted with gates; that suitable bumpers shall be maintained against the fences at all points for the protection thereof; that the uses of this parking lot shall not be for general use but for the convenience of the customers and employees of the bank and no fee shall be charged; that there shall be no signs erected except a sign attached to the fence at the entrances stating the limitation of parking use and such other information as may be required by the Commissioner of Licenses; that such signs shall not exceed five square feet each, shall not be illuminated and shall not extend beyond the building line; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that in lieu of the woven wire fence hereinbefore required there may be maintained a post and rail type of wooden fence, stated as a parkway type, and maintained with gates on all four sides, of a design agreeing with the style and design of such fence; that the requirements of resolution adopted this day under Calendar Number 903-57-A shall be complied with; that all permits shall be obtained and all work completed within six months.

903-57-A

APPLICANT—Julius S. Rapson, for The Queens National Bank of New York, owner.

SUBJECT—Application December 12, 1957—filed pursuant to section 35, General City Law re premises partly in bed of mapped street—217th Street.

MINUTES

PREMISES AFFECTED—134-15 Springfield Boulevard, south side, 109.14 feet south of Merrick Boulevard, Block 13010, Lot 49, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 6, 1957, on Alteration Application 1214/57 reads:

"1. Secure approval of Board of Standards and Appeals as per article #3, section 35 of General City Law, as part of premises is located within bed of mapped street."

and

WHEREAS, the applicant states that premises consist of a lot 7435 feet front by 190.09 feet in depth, located in a retail and a residence use D area, Class ½ height district and used and occupied since 1936 without a certificate of occupancy as a parking field for more than five motor vehicles (customer parking); no change in use or occupancy is now proposed; and

WHEREAS, the applicant states that the premises have been used as a parking field for over 20 years on a lease basis and was purchased by the owner in January 15, 1957, and now that the bank is the owner of the property, it is desirous of legalizing the parking field; and it is therefore requested that this application be granted.

WHEREAS, the Board has been advised by the President of the Borough of Queen, that 217th Street as indicated at a width of 50 feet on the Final Map of the Borough of Queens, adopted by the Board of Estimate and Apportionment on April 12, 1935; that there is an indicated widening of irregular width about 10 to 15 feet on the easterly and westerly side of 217th Street; that there are no proceedings now pending to acquire title to the proposed widening.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Appl. 1214/57, Objection No. 1 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the occupancy of the property including the portion of the plot as mapped for street widening, as proposed in resolution adopted this day under Calendar No. 903-57-BZ on condition that the requirements of such resolution adopted thereunder shall be complied with; in the event the street is widened, payment for such land as may be required by the city for such widening shall be in the amount as determined by the Court.

904-57-BZ

APPLICANT—Julius S. Rapson, for Dreyer Homes and Building Co., Inc., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E area district, the continuance of a one-family dwelling that encroaches on the required setback due to a proposed street widening as shown on the City Map.

PREMISES AFFECTED—150-18 116th Avenue, south side, 138.24 feet east of Sutphin Boulevard, Block 12201, Lot 14, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Dreyer William.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Kleinert 3

Negative: 0

Absent: Commissioner Foley and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 17, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 155th Street is in a residence use, E area, class 1 height district, 116th Avenue and 116th Road are in a retail and residence use, D and E area and class 1 height district and Sutphin Boulevard is in a retail use, D area and class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 5, 1957 acting on N.B. Applic. 2460-56, reads:

"1. The erection of a building in a Res. E district less than 10 feet from a mapped street line is contrary to Sec. 15d of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 feet frontage, by 100 feet in depth, on which was erected a one family two story frame dwelling; and

WHEREAS, the applicant contends that the builder and the foundation contractor both missed the proposed 15 foot widening line shown on both the survey and approved plot plan, and lined the building up with the existing buildings; that the building actually is set back a few inches from the existing buildings on the block; that as this building was completed and the discrepancy was not discovered until the final survey was submitted for a certificate of occupancy, it would be a terrific hardship both financially and physically to move the building and create a front yard, and since the building is in line with all other buildings on this street, it is respectfully requested that the Board grant this application; that this building be permitted to remain without the legal front yard as required for a E district; and

WHEREAS, the applicant states that the present owner has held title to the property since July 1, 1956; that the assessed valuation of the land is \$1,200 and of the building \$7,800, making a total of \$9,000; and that the building was erected in 1956; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit the erection of the residential building as proposed and indicated on plans filed with this application, marked "Received December 12, 1957," 4 sheets, and "May 7, 1958," 1 sheet, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, except that the stoop of the building may be maintained within the portion of the street proposed for widening; that the requirements of resolution adopted this day under Calendar Number 905-57-A shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

905-57-A

APPLICANT—Julius S. Rapson, for Dreyer Homes and Building Co., Inc., owner.

SUBJECT—Application December 12, 1957—filed pursuant to section 35, General City Law re premises in bed of mapped Street—proposed widening of 116th Avenue.

PREMISES AFFECTED—150-18 116th Avenue, south side, 138.24 feet east of Sutphin Boulevard, Block 12201, Lot 14, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Dreyer Williams.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating and Commissioner Kleinert 3
Negative: 0
Absent: Commissioner Foley and Commissioner Sleeper 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated December 5, 1957, on new building application 2460/56 reads:

"2. Secure approval of Board of Standards and Appeals for erection of that portion of building located within bed of a mapped street as per article 3, section 35 of General City Law."

and

WHEREAS, the applicant states that the building is 2 stories 29 feet in height, 18 feet by 35 feet in area of Class 4 construction erected May 19, 1957, located on a lot 40 feet front by 100 feet in depth, in a residence use, E area, Class 1 height district, and used and occupied since May 19, 1957 without certificate of occupancy as follows: cellar—boiler room and storage; first and second floors combined dwelling—1 family; and the balance of the plot used for the parking of 1 motor vehicle; no change in use or occupancy is now proposed; and

WHEREAS, the applicant states that the building was erected under new building application 2460/56, without the contractor realizing that there was a proposed widening involved; and

WHEREAS, the applicant contends that as the building was completed before the error was discovered, the board is requested to accept the front stoop within the proposed widening until such time as the widening actually takes place; and

WHEREAS, the Board has been advised by the President of the Borough of Queens, that 116th Avenue is indicated at a width of 80 feet on the Final Map adopted by the Board of Estimate and Apportionment November 16, 1917; that there is an indicated widening of about 15 feet on the northerly and southerly side of 116th Avenue; that there is no proceedings now pending to acquire title to the proposed widening.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 2460/56, Objection No. 2, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, on condition that the requirements of the resolution adopted this day under Cal. No. 904-57-BZ shall be complied with and that in the event of the taking by the City of the land mapped for street widening, recompense therefor, shall be as determined by the Court.

906-57-BZ

APPLICANT—Julius S. Rapson, for Sol Solomon, owner.
SUBJECT—Application December 12, 1957—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles for use by the tenants renting the nearby bungalows.

PREMISES AFFECTED—75 Beach 36th Street, west side, 158.66 feet south of Spray View Avenue, Block 308, Lot 18, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Sol Solomon.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 17, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Spray View Avenue, Beach 36th Street, Beach 37th Street and the Boardwalk are in a residence use, D area, class 1 height district; that this property has been zoned residential D from 1916 to date with no change; and

WHEREAS, the decision of the Borough Superintendent, dated December 6, 1957 acting on Alt. Applic. No. 2380-57, reads:

"1. A parking lot for more than five cars, for tenants use, in a residence use district is contrary to the Zoning Resolution Article II, Section 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 40.09 feet frontage by 122.33 feet in depth, irregular; that the proposed parking field will be for the use of the summer tenants of bungalows located at 83, 87, 89 and 91 Beach 36th Street and 104 and 106 Beach 37th Street; also 184, 186 and 188 Beach 36th Street; and

WHEREAS, the applicant contends that this plot will comply with regulations governing parking fields; that as the parking in this area is so critical during the summer months, it is very difficult to rent the bungalows unless a regular parking area is assigned to them; that there will be no charge to the tenants for this service; and

WHEREAS, the applicant states that the present owner has held title to the property since March 1937 and that the assessed valuation of land is \$4,500; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises known as Lot 18, to be occupied for the parking and storage of motor vehicles of the pleasure car type only as indicated on plans filed with this application marked, "Received December 12, 1957," 2 sheets and "May 7, 1958," 1 sheet on condition that the premises shall be leveled substantially to the grade of Beach 36th Street and shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that on all lot lines there shall be erected a woven wire fence of the chain link type not less than 5 feet 6 inches in height; that entrance shall be as shown to Beach 36th Street not over 10 feet in width with curb cut opposite not over 12 feet in width; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that signs shall be restricted to one sign attached to the entrance stating that the parking lot is for tenants of the adjoining bungalows only and not for public use and no fee shall be charged; that the requirements of the resolution of the Board as adopted by the Board under Calendar Number 765-48-BZ as to a miniature golf course on March 8, 1949 and extended by resolution adopted to March 5, 1957, affecting Lot 18, shall be complied with; that the resolution adopted this day under Calendar Number 907-57-A shall be complied with; and that all permits shall be obtained and work completed within six months of the date of this resolution.

907-57-A

APPLICANT—Julius S. Rapson, for Sol Solomon, owner.
SUBJECT—Application December 12, 1957—filed pursuant to section 35, General City Law re premises in bed of mapped Street—Spray View Avenue.

PREMISES AFFECTED—75 Beach 36th Street, west side, 158.66 feet south of Spray View Avenue, Block 308, Lot 18, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Sol Solomon.
ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated December 6, 1957 on Alteration Application 2380/57 reads:

"2. Secure approval of Board of Standards and Appeals as per article 3, section 35 of General City Law, as part of premises is located within bed of mapped street."

and

WHEREAS, the applicant states that the premises consist of a lot 40.09 feet by 123.33 feet irregular in area located in a residence use, D area, Class 1 Height district, proposed to be used as a parking lot for more than 5 motor vehicles for tenants use; and

WHEREAS, the applicant states that the lot is proposed to be used for parking for tenants' cars of the owners summer bungalows located on adjacent property; and

WHEREAS, the applicant contends that the lot will comply with the regulations governing parking fields not in the bed of mapped streets, and as the parking is hazardous and difficult in this area, and as a parking field for tenants' use is vital to the safety of all who reside in the area it is requested that this application be granted; and

WHEREAS, the Board has been advised by the President of the Borough of Queens, that Beach 36th Street as indicated as a width of 80 feet on the Final Map known as Alteration Map #1525 adopted by the Board of Estimate and Apportionment on November 10, 1927; that there is an indicated widening of about 25 feet on the westerly side and about 5 feet on the easterly side of Beach 36th Street; that there are no proceedings pending to acquire title to this proposed widening; and

WHEREAS, the premises was previously inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated December 6, 1957, acting on Application 2380-57 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the proposed parking lot to occupy the space mapped as widening of Beach 36th Street on condition that the requirements of the resolution adopted this day under Calendar No. 906-57-BZ shall be complied with and in the event that the portion as mapped for street widening is acquired by the City, the recompense therefor shall be as determined by the court.

934-57-BZ

APPLICANT—Maxfield Blaubeux, for Joseph Angelone, owner; Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the accessory parking of more than five (5) motor vehicles, used in conjunction with self-service supermarket, into the residence portion of the plot.

PREMISES AFFECTED—6607-6611 15th Avenue, 6615-6645 New Utrecht Avenue, northeast corner and 1515-1521 67th Street, Block 5558, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaubeux.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Sleeper 3
Negative: 0
Absent: Vice Chairman Keating and Commissioner Foley 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application

on May 20, 1958 after due notice by publication in the Bulletin; laid over to June 17, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 66th Street and 67th Street are in business and residence use, C area, class 1 height districts; New Utrecht Avenue is in a business use, C area, class 1 height district; Duryea Place is in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 6, 1957 acting on Alt. Applic. No. 3862-57, reads:

"1. Proposed parking of cars within residential part of lot, in connection with a self service supermarket for patrons & employees is contrary to Art. 2 Sect. 3 of Zone Resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 270 feet 11 inches frontage by 90 feet 5 inches and 182 feet 8¼ inches in depth, irregular, recently improved within the business use portion with a one story, class 3 construction masonry supermarket, with accessory free parking of motor vehicles; that the building was erected under N.B. Applic. No. 1550-57 and Certificates of Occupancy No. 158264 was issued for the following uses: cellar—on ground—ordinary use; first floor—100 pounds—250 persons—supermarket, self-service; first floor—on ground—free parking of more than five motor vehicles for patrons and employees on business use portion of lot; and

WHEREAS, the applicant states that the portion of the plot within the residential use will remain vacant and unoccupied, with no parking of motor vehicles; that this residential use portion will continue to remain unoccupied and vacant, as a fence barrier has been erected within the business use portion, which will be maintained for the prevention of possible illegal parking of motor vehicles and therefore confining the legal parking within the business use portion; that the premises consisting of a supermarket and accessory parking has been leased and will be occupied as a chain food store by the Great Atlantic and Pacific Tea Company; that, however, the lessee considers the portion of the plot allotted for legal parking and unloading insufficient and therefore wishes to augment the present parking facilities by the inclusion of the additional area of 16,764 square feet which lies in the residential use portion; and

WHEREAS, the applicant contends that the extension of accessory parking into the residential portion of the plot should be granted for the following reasons: that the area of 16,764 square feet, lying in the restricted zone, is situated at the rear of the plot and does not front on any street; that the land cannot be utilized for any building purpose except for the few uses permitted in such district, and to erect a building or an extension of a commercial nature would require a variance, and this is not the intent of the owner; that as to the grounds of hardship, he contends that the real estate tax is high and no income from this particular area can be derived by the owner except by the additional rental from the lessee, who desires to use this extra parking space; that the general character of the present residential district will be retained; that the adjoining plots surrounding this area have one story, one-car garages at their rear lot lines; that the dwellings of said adjoining plots have rear yards and are not close to these rear lot lines, and as the parking is accessory and free, and not of a commercial enterprise, no new business use is being introduced into the district; that the only access into this restricted area by the cars is through the business streets and portion—New Utrecht Avenue, 15th Avenue and 67th Street; that there are no curb cuts in the residential portion; that parking of cars in this area will be a daytime nature of the most part; that no overnight parking will be allowed as the egress and ingress gates are locked after hours; that the entire area is now paved, drained, fenced and provided with lighting for use

MINUTES

during evening business hours, which occurs twice weekly; and

WHEREAS, the applicant states that the present owner has held title to the property since April 11, 1957; that the assessed valuation of land is \$35,000 and of the building \$50,000 making a total of \$85,000; that the building was erected November 21, 1957; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7 c, to permit the extension of the existing parking use from the business district into the residence use district, substantially as proposed and indicated on plans filed with this application, marked "Received December 13, 1957", 5 sheets, *on condition* that any uses now on the premises shall be removed and the plot leveled substantially to the grade of the existing plot in the business district, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be constructed on the lot lines a woven wire fence of the chain link type on a masonry base to a height of not less than 5 feet, 6 inches; that such parking shall be solely for the employees and patrons of the public market on the front of the premises; that any fence required by the Borough Superintendent on the line between the business zone and the residence zone may be removed to permit this extension of parking use; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

957-57-BZ

APPLICANT—Burke, Green and Groh, for Mandel Weinstein, owner.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, to maintain a parking lot for the parking of the cars of the doctors and staff of the hospital on Block 725, Lot 25, without fee.

PREMISES AFFECTED—47-01 31st Avenue, northeast corner of 47th Street, Block 729, Lot 7 (7 and 8), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 3, 1958 after due notice by publication in the Bulletin; laid over to June 17, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 31st Avenue are in a local retail use, B area, class 1¼ height district; 47th Street and 48th Street are in local retail and residence use, B area, class 1¼ height districts; 30th Avenue is in a local retail use, B area, class 1¼ height district; that these designations have not been changed since July 25, 1916; and

WHEREAS, the decision of the Borough Superintendent, dated November 26, 1957 acting on Alt. Applic. No. 2320-57, reads:

"1. Free parking of doctors and staff cars on a non-contiguous lot located in a residence use district is contrary to Article II Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 100 feet in depth; that it is proposed to use the site for the parking of doctors and staff cars only and no fee will be charged; that the present four foot high woven wire fence will be maintained along all open property lines and the entire area will be surfaced with clean steam cinders treated with a binder; that only the one curb cut and entrance to the site is proposed to minimize the effect on the neighborhood; that the hospital, that this parking area is in conjunction with, is diagonally opposite the site on the southwest corner of 31st Avenue and 47th Street; and

WHEREAS, the applicant contends that the premises at the present time are owned by Dr. Mandel Weinstein who is the head physician of the Boulevard Hospital; that the hospital is located in block 725, lot 25, which is southwest of the proposed site; that it has become increasingly difficult throughout the years for the physicians attending patients in the hospital to park their vehicles; that this site was purchased with the direct thought in mind of allowing doctors and staff cars only, to park within the confines of the proposed lot; that since this is a necessary adjunct to the hospital, it is hoped that the Board will vote favorably in this application; and

WHEREAS, the applicant states that the present owner has held title to the property since October 11, 1957 and that the assessed valuation of land is \$6,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, the Committee recommended that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the plot to be occupied for the parking of cars belonging to doctors and staff of the hospital, without fee, as proposed and indicated on plans filed with this application, marked "Received December 23, 1957", 2 sheets, April 23, 1958", 1 sheet and "June 6, 1958", 1 sheet, *on condition* that the plot shall be leveled substantially to the grade of the abutting streets, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that the existing fence may be permitted to continue as shown with entrance thereto on 47th Street; with curb cut opposite not exceeding 12 feet in width, provided such entrance is moved toward 31st Avenue for a distance of about 40 feet; that such entrance shall be fitted with gates normally kept closed when the parking lot is not in operation; that if any signs are erected, they shall be erected on the fence near the entrance, not exceeding five square feet in area, not extending beyond the building line and not illuminated, stating the private use of the plot; and that all permits required shall be obtained, including a certificate of occupancy, and all work completed within six months from the date of this resolution.

976-57-BZ

APPLICANT—Burke, Green and Groh, for Joseph S. and Joseph Paul Ammirati, owners.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use, E area district, the erection and maintenance of a gasoline service station, auto washing—non automatic, lubrication, office, sale of accessories, minor repairs with hand tools only, parking and storage of cars awaiting service with a ground sign and the proposed building encroaching on the required setback from the street line.

MINUTES

PREMISES AFFECTED—167-10 South Conduit Boulevard, southeast corner of 167th Street, Block 12369, Lot 210, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Joseph S. Ammirati.
For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Vice Chairman Keating,
Commissioner Kleinert and Commissioner Sleeper.... 4
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 20, 1958 after due notice by publication in the Bulletin; laid over to June 17, 1958, for inspection and decision; hearing closed; applicant to advise the Board whether Borough President contemplates future use of subject premises as a public place; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, South Conduit Avenue, 167th Street, 168th Street and 144th Avenue are in a residence use, E area, class ½ height district; that as of July 25, 1916 the property was zoned as undetermined, D area, class 1 height district, and on December 2, 1932 the undetermined use designation was changed to the present residential use; that on November 28, 1938 the class 1 height was changed to the present class ½ height; that on November 28, 1938 the D area was changed to F area and on June 30, 1952 the area was again changed from F to E; that there is no further change pending before the City Planning Commission at the present time; that the site is presently vacant; and

WHEREAS, the decision of the Borough Superintendent, dated December 19, 1957 acting on N.B. Applic. No. 4219-57, reads:

"1. Proposed erection of a gasoline service station, auto washing (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of cars awaiting service and the installation of a ground sign on a lot located in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R.

2. Comply with the setbacks in an E-1 district as per Sec. 15-A(c) of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 205.15 feet frontage by 97.01 feet in depth, irregular; that it is proposed to develop the site with a modern gasoline service station; that the accessory building will be finished with face brick on all four sides and the rear wall of this building, facing 144th Avenue, will be unpierced by windows; that gasoline pumps will be provided only along South Conduit Avenue and will be set back fifteen feet from the building line; that four 30-foot wide curb cuts are contemplated along the South Conduit Avenue frontage and one 20-foot wide cut is proposed on 167th Street, near the intersection of South Conduit Avenue; that no curb cuts are proposed along 144th Avenue; that a three foot six inch high iron picket fence on a two foot high brick base will be provided along the entire 144th Avenue building line where the unpierced brick wall of the accessory building does not occur; that this same fencing returns for a distance of 50 feet along 167th Street; that shrubbery, protected by a concrete curb, will be provided along the entire length of this fence; that the entire site, where not devoted to shrubbery or building, will be finished with concrete or asphaltic paving; that a post standard and brand sign will be installed at each end of the South Conduit Avenue frontage; that minor repairs with hand tools only is proposed within the accessory building; and

WHEREAS, the applicant contends that the building is set back more than the required distance from both South Conduit Avenue and 167th Street, but due to the triangular shape of the plot it is impossible to locate the accessory

building on this plot with adequate driveways for ingress and egress and still maintain the ten foot setback from the street required at the rear of the building; that since the subject site occupies an entire block front, the omission of the setback on 144th Avenue will not adversely affect any adjacent property and a modification is therefore requested; that the property is located on South Conduit Avenue which is a heavily trafficked area; that the property itself is located in an undeveloped district and is an island unto itself, being completely surrounded by street area; that the shape of the property renders it undesirable for residential dwelling purposes; and

WHEREAS, the applicant states that the present owners have held title to the property since November 29, 1957 and that the assessed valuation of land is \$2,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e and h of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 4219-57, Objection No. 1 and 2 be and it hereby is affirmed and that the application be and it hereby is denied.

977-57-BZ

APPLICANT—Burke, Green and Groh, for Albert Artsis, owner.

SUBJECT—Application December 27, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, auto laundry—non-automatic, minor repairs with hand tools only, office and accessory sales and the parking and storage of motor vehicles awaiting service.

PREMISES AFFECTED—223-06 Linden Boulevard, southeast corner of 223rd Street, Block 12740, Lot 55 (55 and 60), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Vice Chairman Keating,
Commissioner Kleinert and Commissioner Sleeper... 4
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 13, 1958 after due notice by publication in the Bulletin; laid over to June 3, 1958, for inspection and decision; hearing closed; then to June 17, 1958, for inspection and decision; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Linden Boulevard are in a local retail use, D area, class ½ height district; 223rd Street and 224th Street are in local retail and residence use, D and G-1 area, class ½ height districts; 118th Avenue is in a residence use, G-1 area, class ½ height district; that as of July 25, 1916 the property was zoned in a business use district, D area, class 1 height; that on January 21, 1947 the business use was changed to local retail and on June 30, 1952 the class 1 height was changed to class ½ height; that the area designation has not been changed since July 25, 1916 and there are no further changes pending before the City Planning Commission at the present time; and

WHEREAS, the decision of the Borough Superintendent,

MINUTES

dated December 13, 1957 acting on N.B. Applic. No. 4156-57, reads:

"1. The erection of a gasoline service station, lubrication, auto laundry (non-automatic), minor auto repairs with hand tools only, office and accessory sales, parking and storage of motor vehicles awaiting service partly in a Local Retail and partly in a Residence Zone is contrary to Art. II Sec. 4-c and contrary to Art. II Sec. 3 of Zoning Resolution.

2. The erection of a ground sign in a Local Retail Zone is contrary to Art. II Sec. 4c Zoning Resolution."

WHEREAS, the applicant states that the premises consist of a plot, 160.02 feet frontage by 101.66 feet in depth, presently vacant, except for billboards; that it is proposed to develop the site with a modern gasoline service station; that the accessory building will be faced with face brick on all sides and will have a peaked roof, colonial design; that two pump islands, each set fifteen feet back from the building line, will be provided along Linden Boulevard only; that three 30 foot wide curbs cuts will be installed along Linden Boulevard and only one 20 foot wide cut, complying with Section 7-A, will be installed on 223rd Street; that a 5 foot 6 inch high brick fence wall will be provided along half the 223rd Street frontage and the balance of the lot lines, where walls of adjoining buildings do not occur, will have a 5 foot 6 inch high split sapling fence; that shrubbery, protected by a concrete curb, will be provided along the brick fence wall and return along the rear lot line for approximately 40 feet; that a similar shrubbed area, approximately 50 feet long, will be provided along the adjoining store building; and

WHEREAS, the applicant contends that the entire site is within a local retail use district except for a very small sliver at the rear of the site which is zoned residence; that the usual post standard and gasoline brand sign is proposed at the corner with the sign reading only along Linden Boulevard; that this property is located on Linden Boulevard which is a heavily trafficked area; that the Board recently granted a gas station on the northwest corner of Linden Boulevard and 223rd Street; that this district itself is established with full business uses consisting of retail stores, etc.; and

WHEREAS, the applicant states that the present owner has held title to the property since February 4, 1957 and that the assessed valuation of land is \$21,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. #4156-57, Objection Nos. 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

1-58-BZ

APPLICANT—Reginald S. Hardy, for Margaret Smith Gilsenan Executrix under will of Edward L. Smith, deceased.

SUBJECT—Application December 31, 1957—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a retail market or store, together with the use of a portion of said premises for the parking of motor vehicles belonging to customers, patrons and employees of such market. In addition thereto the application seeks permission to maintain a sign upon the wall of the proposed market.

PREMISES AFFECTED—99-30 Corona Avenue, 48-02 to 48-16 102nd Street, southwest corner and 99-11 to 99-27 Alstyne Avenue, Block 1926, Lot 13, Corona, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 3, 1958 after due notice by publication in the Bulletin; laid over to June 17, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 99th Street and 102nd Street are in local retail and residence use, C area, class 1¼ height district; Corona Avenue is in a local retail use, C area, class 1¼ height district; Alstyne Avenue is in a residence use C area, class 1¼ height district; that on July 25, 1916 the portion of the premises within 100 feet of Corona Avenue was included within a business use district; that the portion of the premises south of a line 100 feet from Corona Avenue and within 100 feet of 99th Street was included within an unrestricted district and the remainder was zoned as a residence district; that on July 24, 1939 the residence district was expanded to include the entire portion of the property located more than 100 feet south of Corona Avenue; that on April 21, 1955 the portion of the property fronting upon Corona Avenue, which had been located in a business use district, was rezoned so as to include it within a local retail use district; and

WHEREAS, the decision of the Borough Superintendent, dated, December 2, 1957 acting on N.B. Applic. No. 3728-57, reads:

"1. The proposed use of retail market and patron parking on a plot partially in a local retail use district and partially in a res. use district is contrary to Art. 2 Sec. 3 of Zone Res.

"2. Proposed wall sign is contrary to Art. 2 Sec. 3 of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot 150 feet frontage by 187.93 feet in depth; that the portion of the premises fronting upon Corona Avenue is improved with a two story frame structure which was formerly occupied as a restaurant, but which has been vacant for some time; that this building was built many years ago but there is no date of construction; that the southerly portion of the premises is improved with a gasoline service station, comprised of a one story metal office and accessory building, two open grease pits and a metal building used as individual garages; that this gas station was erected in 1929 when a portion of the premises was included within an unrestricted use district; that so far as can be determined, no Certificate of Occupancy for either structure has ever been issued; that it is proposed to improve and operate the premises as a retail store with parking facilities for the use of its customers and employees; that H. C. Bohack Co., Inc., contemplates the erection of a one story and cellar brick building to be located at the southeasterly corner of the plot and to be used exclusively as a retail store for that organization; that this store building will have a frontage of 132 feet and a depth of 82 feet; that entrance to the building will be located at the center of the Corona Avenue frontage, and emergency exits from both the main floor and the cellar will open into 102nd Street and Alstyne Avenue; that the front of the store will be approximately at the grade of Corona Avenue; that because of the extreme slope of the property, the cellar floor will be approximately at the grade of Alstyne Avenue; that the front portion of the property, facing Corona Avenue, will be used for the parking of not more than 33 automobiles belonging to customers and patrons of the store, no charge being made for this service; that entrance to the premises will be by means of two drive-

MINUTES

ways, one located at Corona Avenue near the westerly end of the property and the other on 102nd Street within approximately 40 feet of Corona Avenue; that the property will be enclosed with a six foot chain link fence, on a concrete base; that the entrances will be closed by gates which will be locked when the store is not open; that off street loading facilities will be afforded along the westerly side of the building; that trucks will enter at the principal entrance on Corona Avenue and will leave through an exit leading to Alstyne Avenue after unloading operations have been completed; and

WHEREAS, the applicant states that the premises under appeal have been owned by members of the Smith Family for many years; and

WHEREAS, the applicant states that the premises slope downward rather sharply from Corona Avenue toward Alstyne Avenue; that the elevation of the northeasterly corner of the premises is 48.4 feet and the elevation of the southeasterly corner is but 42 feet; that a similar condition exists along the westerly lot line; that the northwesterly corner of the premises has an elevation of 47.9 feet and the southwest-erly corner has an elevation of 35.4 feet, a difference of 12.5 feet; and

WHEREAS, the applicant further states that the location of the store building was prompted by a consideration of a number of factors present in this case; that the store could be erected on the Corona Avenue portion of the property without a zoning variance, but to do so would not have afforded parking facilities which are deemed to be an absolute necessity in this area; that at the outset consideration was given to the possibility of using the portion of the premises fronting upon Alstyne Avenue for parking purposes, but this plan was discarded for several reasons; that in the first place the Alstyne Avenue frontage is considerably lower than the Corona Avenue frontage and therefore patrons would have been obliged to use either a steep ramp or a flight of steps to reach the store, and secondly it was deemed to be more appropriate to confine the entrances to the premises to the portion of the property located within the local retail district; that it is felt that this plan is far more desirable because there will be no entrance to or exit from the store or parking lot from the residence district; that the only entrances to the premises will be from Corona Avenue and from 102nd Street, near Corona Avenue; that while it is true that there are to be several doorways leading to 102nd Street and Alstyne Avenue in residence district, they are emergency exits and will not be used by the public generally; that the location of the store at this position also permits the use of a portion of the property along the westerly lot line for the loading and unloading of merchandise where it will be relatively inconspicuous; that while it is true that the trucks will use an exit to Alstyne Avenue, the number of deliveries will be so few that this will not be objectionable; and

WHEREAS, the applicant contends that substantially all of Corona Avenue, upon which the premises front, is zoned business, retail or local retail use, despite the fact that a number of properties on this street are used for residential purposes; that this indicates an awareness on the part of the municipal authorities that the property is properly devoted to commercial use; that a portion of the premises located within the residence district is now used as a gas station which was erected in 1929 when that portion of the premises was in an unrestricted district; that it is proposed to remove this establishment; that he has endeavored to protect adjacent residential areas by designing a building which would be attractive in appearance and which would confine the visual evidences of the business use to the front or local retail portion of the premises; that while Alstyne Avenue is in a residence use district it is not used for residential purposes exclusively; that a portion of the subject premises fronting on that Avenue is devoted to a use which is prohibited in any area other than a manufacturing or unrestricted district; that the property located at the southeasterly corner of Alstyne Avenue and 99th Street is improved with a two story brick building, the first floor of which is

used as a retail store—block 1927, lot 1; that there are also several private garages on the northerly side of Alstyne Avenue east of 102nd Street which abut upon that Avenue and serve to give it a non-residential aspect—block 1928, lots 14, 41 and 43; that the determination of the Borough Superintendent also raises an issue as to the maintenance of a wall sign in the residence district; that the plans filed as part of this application indicate that the proposed building is to have a sign bearing the legend "Bohack" on both 102nd Street and the Alstyne Avenue elevations; that this will be a flat wall sign and will be non-illuminated; that rather than detracting from the appearance of the premises, it would add thereto by breaking what would otherwise be a blank wall; and

WHEREAS, the applicant states that the present owner has held title to the property since April 28, 1950; that the assessed valuation of land is \$18,500 and of the building \$11,500 making a total of \$30,000; that the building was erected in 1929; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit the use of a portion of the premises for parking for patrons and employees without fee in connection with the store building on the premises, substantially as proposed and indicated on plans filed with this application, marked "Received February 5, 1958," 1 sheet and "March 27, 1958," 1 sheet, and "May 2, 1958," 7 sheets, *on condition* that the premises proposed to be used for parking shall be leveled substantially to the grade of abutting streets, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that entrances shall be as shown, one to Corona Avenue with curb cut opposite not over 16 feet in width and one to 102nd Street with curb cut of similar width; that along the lot lines there shall be constructed a woven wire fence of the cyclone type, not less than 6 feet in height including concrete base with no opening therein except where entrances to Corona Avenue, 102nd Street and Alstyne Avenue are shown; that the sidewalks and curbing abutting the site shall be constructed and repaired to the satisfaction of the Borough President; that under section 7c the proposed building may be constructed and extended into the more restricted district; that the proposed wall sign may be permitted as indicated, facing on streets as shown, provided such sign does not extend above the roof line; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

29-58-BZ

APPLICANT—Lama, Proskauer and Prober, for August Droll and Neary Realty Co., Inc., owners.

SUBJECT—Application January 28, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2092 Nostrand Avenue, west side, 130 feet north of Glenwood Road, and 671-675 East 29th Street, Block 5252, Lots 6 and 68, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Julius L. Samuel.
For Opposition: None.

ACTION OF BOARD—Application denied.

MINUTES

THE VOTE TO GRANT—

Affirmative: 0
 Negative: Chairman Murdock, Commissioner Kleinert
 and Commissioner Sleeper 3
 Absent: Vice Chairman Keating and Commissioner
 Foley 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 27, 1958 after due notice by publication in the Bulletin; laid over to June 17, 1958 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 29th Street and Faragut Road are in local retail and residence use, C area, class 1¼ height districts; Nostrand Avenue and Glenwood Road are in a local retail use, C area, class 1¼ height district; that as of July 25, 1916 that part of the premises within 100 feet of Nostrand Avenue was in a business use district; that the present local retail use designation for that part of the premises within 100 feet of Nostrand Avenue became effective May 23, 1957; and

WHEREAS, the decision of the Borough Superintendent, dated January 22, 1958 acting on Alt. Applic. No. 3855-57, reads:

"1. Parking and storage of motor vehicles on a lot located partly in a local retail and partly in a residence use district is contrary to Art. II Secs. 3 and 4c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 23 feet 4 inches and 60 feet frontage by 200 feet in depth, presently developed with a three story frame store and dwelling, having a frontage of 16 feet 4 inches and a depth of 55 feet, and a one story concrete block three car garage having a frontage of 23 feet 4 inches and a depth of 20 feet; that it is proposed to remove all buildings on the plot and use the plot for parking and storage of motor vehicles, for a temporary period of ten years; that the proposed parking lot will have one 14 foot opening on Nostrand Avenue for entrance purposes and one 14 foot opening on East 29th Street for exit purposes; that the entire area will be leveled to the grades of Nostrand Avenue and East 29th Street and will be covered with cinder provided with a binder; and

WHEREAS, the applicant states that the frame store and dwelling was erected under N.B. Applic. No. 1618 of 1902 and that no Certificate of Occupancy was ever issued; that the frame, three car garage at the rear of the lot was erected under N.B. Applic. No. 10418 of 1925; and

WHEREAS, the applicant contends that the parking situation in this area is acute and the merchants are in need of parking facilities in order to maintain their businesses; that there are no parking lots within the affected area; and

WHEREAS, the applicant states that the owners have held title to the property since December 30, 1937 and December 1, 1941; that the assessed valuation of land is \$9,500 and of the building \$7,000 making a total of \$16,500; that the building was erected in 1902; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. #3855/57, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

121-58-BZ

APPLICANT—Herman Horowitz, for Irving Friedman, owner, Robert D. Rubin, lessee.

SUBJECT—Application March 11, 1958—decision of the Borough Superintendent, under section 7h of the Zoning

Resolution, to permit in a residence use district, after demolishing the four buildings, the use of the vacant land for a parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—51-61 East 87th Street, north side, 113 feet, 4 inches east of Madison Avenue, Block 1499, Lots 25, 26, 27 and 127, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Horowitz.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 17, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Park Avenue are in a residence use, B area, class 1½ height district; East 87th Street and East 88th Street are in residence and retail use, B area, class 1½ height districts; Madison Avenue is in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated February 11, 1958 acting on Alt. Applic. No. 104-58, reads:

"1. Proposed parking lot for more than 5 motor vehicles in a residence use district not permitted. Art II, PP. 3 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 84 feet 11½ inches frontage by 100 feet 8½ inches in depth, improved with two 3-story and two 5-story brick dwellings, now completely vacant; that it is proposed to use the vacant land as a parking lot, after demolition of the structures; and

WHEREAS, the applicant states that it has not yet been determined what type of improvement will be built on the premises and it will be some time before numerous problems confronting the owner are resolved; that the tenants have been vacated from the premises at considerable cost and now, because of circumstances beyond the owner's control, the building of a suitable improvement on this very valuable land has been delayed; and

WHEREAS, the applicant contends that there is an urgent need in this area for facilities for the parking and storage of private automobiles; that the neighborhood is intensively developed with tall apartment houses and many of the residents own automobiles; that existing parking facilities are for the most part too distant and of inadequate capacity; that the premises will be maintained in keeping with the standards of a high class residential neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since July 29, 1956; that the assessed valuation of land is \$139,500 and of the buildings \$23,500 making a total of \$163,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure car type only, substantially as proposed and as indicated on plans filed with this application marked, "Received March 11, 1958", 3 sheets and "May 12, 1958", 1 sheet, *on condition* that all building and uses now on the premises shall be removed and the premises shall be leveled substantially

MINUTES

to the grade of East 87th Street and shall be surfaced with clean gravel or steam cinders, and treated with a binder and properly rolled; that on the side and rear lot lines where masonry walls of adjoining premises do not exist, there shall be erected a woven wire fence of the chain link type to a total height of not less than 5 feet 6 inches; that a similar fence shall be erected along the street building line with no openings thereto except two for entrance and exits, with curb cuts opposite not exceeding 20 feet in width each; that such entrances shall be 15 feet in width each and shall be equipped with gates which shall be kept closed when the parking lot is not in operation; that suitable bumpers shall be maintained against all lot lines to protect the woven wire fence and the masonry walls; that signs shall be restricted to permanent signs attached to each of the entrances, advertising the parking use and rate charged, and such other information as may be required by the Commissioner of Licenses; that such signs shall not be illuminated nor extend beyond the building line and not exceed 5 square feet each; that such portable fire-fighting appliances shall be maintained as required by the Fire Commissioner; and that all permits shall be obtained and work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 4:35 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 17, 1958, 2 P. M.

Present: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper.

152-49-A—Vol. III

APPLICANT—Norman Lederer and Leonard Joseph, for Hugh Doonan, owner.

SUBJECT—Application reopened December 3, 1957 as Vol. III—Appeal from a decision of the Borough Superintendent re—the extension of an existing building.

PREMISES AFFECTED—304 Beach 90th Street, east side, 301.96 feet north of Rockaway Beach Boulevard, Block 574, Lot 11, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 25, 1957, on Alt. Applic. 1985/57 relating to premises 304 Beach 90th Street, east side, 301.96 feet north of Rockaway Beach Boulevard, Lot 11, reads:

"1. The proposed frame extension is contrary to Bd. of Stds. & Appls. Resolution #152-49A (Bull. 11, Vol. 34).

2. The use of 2" beams in the fire limits is contrary to Sec. 7.1.4 B.C.

3. The location of the frame exterior wall within 2 feet of the lot line is contrary to 4.1.3 B.C.

4. The location of a non-fire stopped frame exterior wall within 3 feet of the lot line is contrary to 4.1.3 B.C."

and

WHEREAS, the application states that the building in question is 2 stories, 24 feet in height, 16 feet front by 28 feet 8 inches in depth, of class 4 construction, erected

1949, located on a lot 27.92 feet front by 97.50 feet in depth, in a residence use A area, class 1 height district, and used and occupied since 1949 as a 1-family dwelling, for which certificate of occupancy #57621 was issued August 24, 1949, upon completion of work under N.B. Applic. 877/49; and

WHEREAS, the building in question is one of a group of frame 1-family dwellings, permitted to be erected within the fire limits by Resolution adopted by the Board March 8, 1949, under Calendar Number 152-49-A, Volume I; and

WHEREAS, the applicant states that the owner who recently purchased the property, engaged architect to file plans for an extension to the building; that the plans were disapproved by the Department of Buildings, and the architect did not notify the owner of such disapproval; that the owner proceeded to construct the extension as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that the north wall of the building extension is located 1 foot 8 inches from the side lot line and is not brick filled as required by the Code; that it is therefore requested that the Board amend its Resolution to permit the extension as constructed to including the use of 2 inch beams and permitting the wall adjacent to the north lot line to be filled with rock wool instead of being brick filled, since all the work has been completed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 8, 1949, under Volume I, and modify the decision of the Borough Superintendent, dated October 25, 1957, acting on Alt. Applic. 1985/57, Objections 1, 2, 3 and 4, to permit the proposed frame extension, the use of 2 inch beams, the location of the frame exterior wall within 2 feet of the lot line, and the location of the nonfire stopped exterior wall within 3 feet of the lot line, as proposed and shown on plans filed with this appeal, marked "Received November 4, 1957 and March 13, 1958", 1 sheet each, on condition that in all other respects the building and occupancy comply with the requirements of the Resolution above cited.

374-55-A

APPLICANT—Szold and Brandwen, for 1st, 2nd and 3rd Beech Hills Corp., owners.

SUBJECT—Application April 19, 1955—Appeal from a decision re orders of the Fire Commissioner—re certificate of fitness.

PREMISES AFFECTED—56-08 to 56-28, 57-02 to 57-04, 57-10 to 57-60 and 57-64 to 57-66 244th Street, 242-05 to 242-19 and 242-31 to 242-73 61st Avenue and 56-03 to 56-33 Douglas Parkway; 242-06 to 242-28, 242-36 to 242-58 and 242-66 to 242-68 Horace Harding Boulevard (Block 8276, Lot 2); 244-02 to 244-16, 244-24 to 244-48, 246-02 to 246-28 and 246-32 to 246-46 57th Drive; 244-01 to 244-03 and 244-09 to 244-35 61st Avenue and 57-31 to 57-65 244th Street (Block 8276, Lot 10); 244-07 to 244-25, 246-59 to 246-61, 246-65 to 246-71 and 246-75 to 246-77 57th Drive; 245-03 to 245-15 61st Avenue; 57-01 to 57-03, 57-07 to 57-31, 57-35 to 57-61, 57-65 to 57-83, 57-87 to 57-89, 58-01 to 58-45, 58-49 to 58-63 and 58-67 to 58-69 246th Crescent; 244-08 to 244-10 and 244-20 to 244-42 Horace Harding Boulevard; 56-07 to 56-25 244th Street (Block 8276, Lot 20); 246-11 to 246-43 57th Drive; 57-02 to 57-04, 57-10 to 57-26, 57-37 to 57-62, 57-66 to 57-86, 58-40 to 58-64 and 58-68 to 58-70 246th Crescent (Block 8276, Lot 30); 245-02 to 245-04 and 245-14 to 245-40 61st Avenue; 245-01 to 245-17, 245-39 to 245-45, 245-49 to 245-71 and 245-76 to 245-89 62nd Avenue; 61-05 to 61-21 245th Place (Block 8305, Lot 10); 244-90 to 244-98 61st Avenue; 245-02 to 246-16 62nd Avenue; 61-06 to 61-28 245th Place (Block 8306, Lot 4). Douglaston, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Milton Altman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated April 11, 1955, reads:

"We are in receipt of your letter dated April 1st, 1955 concerning the fuel oil violation orders pending against the First, Second and Third Beech Hills Corporation as itemized in the attached list. These orders are all for Certificate of Fitness as required under Rule 15.2 of the oil burner rules, and modification of such orders may be obtained only from the Board of Standards and Appeals.

Although all pending orders are over 30 days old, this Department will have no objection to your appeal to the Board of Standards and Appeals, as authorized agent for these corporations, and you may use this letter as evidence of that fact."

and

WHEREAS, Orders Nos. 15971 through 15986 inclusive, issued by the Fire Commissioner, November 23, 1954 reads:

"C12—Have Boiler Room Supervisor obtain Certificate of Fitness."

and

WHEREAS, the applicant states that the premises consist of acreage bounded by Douglaston Parkway, Horace Harding Expressway Service Road, 60th Avenue, 61st Avenue and 63rd Avenue, located in a residence use F area, class ½ height district, upon which there has been erected a series of 2 story attached 2-family dwelling in group structures, erected pursuant to variance granted by the Board under Calendar Number 343-51-BZ and 344-51-A, for which certificate of occupancy has been issued; and

WHEREAS, the applicant states that each of the 16 boiler rooms involved are equipped with a fire tube compact fire box boiler manufactured by Pacific Boiler Works Type L, 30 pound water working pressure, arranged for 100 per cent fully automatic oil firing using pre-heated #6 oil and York Rotary Type A.H.F. Burner size B-100, as approved by the Board under Calendar Number 56-36-SA and Alstrom below the water line type preheater as approved by the Board under Calendar Number 425-51-SA; that the burner controls consists of Minneapolis-Honeywell Protecto-relay with Pyrostat and accessory equipment; that the burner is controlled from boiler water temperature and is arranged to start at 215° F. and stop at 225° F.; that the Protecto-relay provides for the automatic starting sequence of the burner and the safety shutdown and purging sequence in the event of ignition or flame failure; that the burner is provided with a combination gas and electric ignition; that the boiler is fitted with safety relief valves rated for the BTU input of the burner; and

WHEREAS, the applicant has filed with this appeal an affidavit by a licensed professional engineer, stating that he is acquainted with the rules and regulations of the Building Code, the Oil Burner Code, and the Resolutions of the Board of Standards and Appeals, relating to oil burner installations, and that his firm has inspected the 16 boiler rooms in question and that his opinion the boiler room installations conform to all requirements of law; and

WHEREAS, the applicant states that the proposes of this appeal is to obtain a variance of the requirements of Rule 15.2 of the Oil Burner Rules so that in lieu of the requirement of constant attendance of person holding Certificate of Fitness for each boiler room; that the Board permit the owners to adhere to a schedule of inspection for boiler rooms as follows:

Boiler
Room #

	8 AM	10 AM	12:00	2 PM	4 PM	6 PM	8:05	10:00	12 Midnight	4 AM	6 AM
1	8:05	10:05	12:05	2:05	4:05	6:05	8:10	10:05	12:05	4:05	6:05
2	8:15	10:15	12:15	2:15	4:15	6:15	8:15	10:15	12:15	4:15	6:15
3	8:20	10:20	12:20	2:20	4:20	6:20	8:20	10:20	12:20	4:20	6:20
4	8:25	10:25	12:25	2:25	4:25	6:25	8:25	10:25	12:25	4:25	6:25
5	8:35	10:35	12:35	2:35	4:35	6:35	8:30	10:35	12:35	4:35	6:35
6	8:40	10:40	12:40	2:40	4:40	6:40	8:35	10:40	12:40	4:40	6:40
7	8:50	10:45	12:50	2:50	4:50	6:50	8:40	10:50	12:50	4:45	6:50
8	8:55	10:50	12:55	2:55	4:55	6:55	8:45	10:55	12:55	5:55	6:55
9	9:05	10:55	1:05	3:05	5:05	7:05	8:50	11:05	1:05	5:05	7:05
10	9:15	11:00	1:15	3:15	5:15	7:10	8:55	11:15	1:15	5:15	7:15
11	9:20	11:05	1:20	3:20	5:20	7:15	9:05	11:20	1:20	5:20	7:20
12	9:30	11:10	1:30	3:30	5:30	7:20	9:15	11:30	1:30	5:30	7:30
13	9:35	11:15	1:35	3:35	5:35	7:25	9:25	11:35	1:35	5:35	7:35
14	9:45	11:20	1:45	3:45	5:45	7:30	9:35	11:45	1:45	5:45	7:45
15	9:55	11:30	1:55	3:55	5:55	7:35	9:45	11:55	1:55	5:55	7:55
16											

MINUTES

and

WHEREAS, the applicant contends that the 3 owning corporations, operated the development as a single housing development, and have common offices and directors, and common maintenance employees; that the owners now employ 8 persons who possess Certificate of Fitness, one of whom is the Supervisor of Maintenance; that four of these persons including the Supervisor reside on the premises and are subject to 24 hour call; that the other four persons report for duty on a stagger time schedule; that because of the general layout of the site and the close proximity of the boiler rooms to each other by properly staggering the duty hours of the 8 employees it is possible to supervise and inspect each of the boiler installations according to the schedule herein proposed; and

WHEREAS, the applicant further contends that it would be an extreme hardship to be required to comply with the Rule 15.2 and maintain qualified persons in the boiler rooms at all times; that the method of supervision herein proposed provides for safe operation of the oil burner installations and complies with the intent and spirit of the Oil Burner Rules; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the orders of the Fire Commissioner dated November 23, 1954, acting on Order Nos. 15971 through 15986 and decision dated April 11, 1955 be and they hereby are *modified* and that the appeal be and it hereby is *granted* to permit the inspection of boiler installations as proposed and as stated in the report attached to this Appeal, giving the schedule and number of men to be employed at all time to inspect the 16 boiler rooms in question; that the number of men employed for such inspection shall, at no time, be less than 8 with not less than 3 men per shift; that the equipment shall be of a type approved by the Board including the preheater as approved by the Board under Calendar No. 425-51-SM.

522-57-A

APPLICANT—Lama, Proskauer and Prober, for 27 Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—re exit, factory; previously granted on condition.

PREMISES AFFECTED—27-31 Bleecker Street, north side, 75 feet east of Shinbone Alley, Block 529, Lot 55, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

WHEREAS, this application was granted by the Board on February 25, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on February 25, 1958, by adding thereto:

"that the cellar under the building may be used for storage of incombustible material as now proposed and as shown on plans filed with this request for amendment marked "Received May 23, 1958", one sheet, and as passed on by the Borough Superintendent under BN app. 1507-57, Objection #3 dated May 19, 1958; that the applicant states that Objections Nos. 4 and 5 will be complied with."

814-57-A

APPLICANT—Wheeler Yacht Co., Inc., owner.

SUBJECT—Application October 28, 1957—Appeal from an order of the Fire Commissioner and a decision of the

Borough Superintendent re Sprinkler System in lieu of Yard Hydrant System.

PREMISES AFFECTED—520 Compton Avenue, foot of Patterson Avenue, Block 3502, Lots 2-7 Pugsley Creek, Borough of The Bronx.

APPEARANCES—

For Applicant: Richard Kilcullen.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, Order No. 62369 LF issued by the Fire Commissioner, September 27, 1951 reads:

"5. Provide an approved yard hydrant system in accordance with the Resolution adopted by the Board of Standards and Appeals under Calendar 494-31-A.

Note:—Plans to be filed before work on such system is commenced. C19-161.0 Adm. Code."

and

WHEREAS, the decision of the Fire Commissioner, dated April 17, 1956, repeating Item 5 of such order reads:

"With reference to your letter dated February 17, 1956 which was not answered as the papers were in our Legal Section in connection with the prosecution for non-compliance with Item 5 of Order No. 62369LF, you are advised as follows:

Item 5 reads—

"Provide an approved yard system in accordance with the Resolution adopted by the Board of Standards and Appeals under Calendar 494-31-A.

Note:—Plans to be filed before work on such system is commenced.

C19.161.0 Adm. Code."

and

WHEREAS, the decision of the Borough Superintendent, dated May 15, 1957 on Misc. Applic 409/56 reads:

"9. The application for the proposed installation of a sprinkler system in one of several buildings on a lot used for a ship yard in lieu of a yard hydrant system which this department deems necessary under the authority granted by Sect. C26-1428(a) cannot be approved and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot approximately 400 feet front by approximately 150 feet in depth, located in a manufacturing use A area, class 3/4 height district, upon which a series of 1 story buildings, erected in 1900 are in use as follows:

Building #1—wood mill, 4 persons; Building #2—boat shop, 16 persons; Building #3—boat shop, 90 persons; and

WHEREAS, under Calendar Number 513-30-A, modified Order Number 76255F issued by the Fire Commissioner, June 4, 1930, requests the installation of a standpipe system in building #14 which was a 1-story frame and metal building 195 feet by 126 feet in area; that on condition that the building be equipped with additional fire-fighting appliances as directed by the Fire Department; that the building shall not be increased in height or area; that in connection with such an appeal the building was described as of frame and corrugated iron construction, 1-story in height, approximately 24,500 square feet in area; that the northerly portion being divided into two sections by 8 inch terra cotta block walls and steel rolling shutters; that the east section being approximately 8400 square feet and the west section approximately 5200 square feet in area; that the southerly portion being approximately 10,900 square feet in area; that the entire building occupied as a boat building establishment with 70 occupants; and

WHEREAS, under Calendar Number 494-31-A, the Board on February 5, 1932 denied an appeal from a Fire Department Order 86585-F, requiring the installation of a yard hydrant; that in connection with this appeal, the premises were described as approximately 335 feet front and 150 feet

MINUTES

in depth, comprising in area 50,200 square feet, upon which there were located several frame structures erected in 1906, 1927, 1928 and 1929; that the premises were occupied as a boat yard for 70 persons; and

WHEREAS, under date of June 24, 1932, the appeal was reopened, the action of the Board under date of February 5, 1932 and the appeal granted on condition; that not less than 3 yard hydrants been installed and located as directed by the Fire Department; that the yard hydrants be connected to the city main and that there be sufficient hose from each hydrant to cover all parts of the plant and such other connections and fittings as shall be required by the Fire Department; and

WHEREAS, Violation No. 782 was issued by the Borough Superintendent, April 2, 1957, for violation of Section 26-1428.0 of the Administrative Code; that no yard hydrants system has been installed as per required by the Resolution adopted by the Board, under Calendar Number 494-31-A; and

WHEREAS, there was a conviction in Municipal Term Magistrate's Court for failure to comply with the Administrative Code; and

WHEREAS, the applicant now contends that the premises in question, are operated as a ship yard by Wheeler Yacht Company; that the open area on the premises would not permit fire department equipment and make extensive use of yard hydrants if installed; that the area of the plant, such area as there is directly adjoined Compton and Patterson Avenues; that accordingly any equipment brought in to that area could as easily use the existing Compton, Patterson and Newman Avenues hydrants as hydrants within the yard; and

WHEREAS, the applicant states that it is proposed to install an automatic sprinkler system in lieu of the yard hydrant system if the Board will rescind or modify the order; and

WHEREAS, the applicant contends that permission is sought to install a sprinkler system including appropriate hose connections in lieu of the yard hydrant system previously required; that a suitable sprinkler system will furnish all the advantages of a yard hydrant system; that it will also furnish added protection of automatic sprinklers; that the available pressure is 45 pounds in a 8 inch main and is adequate to supply the necessary pressure to the hose connections as well as to the sprinkler system; that the present proposal will furnish greater fire protection, than would be furnished by the yard hydrant system required; that it is therefore requested that the Board modify the order of the Fire Commissioner and the decision of the Borough Superintendent so as to permit the installation of an approved sprinkler system in lieu of the required yard hydrant system; and

WHEREAS, the premises was inspected by a committee of the Board

Resolved, that the decision of the Fire Commissioner as to Order No. 62369LF and the decision of the Borough Superintendent, dated May 15, 1957, acting on Misc. Applic. 409/56 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit a one-source sprinkler system as proposed in lieu of the hydrant system as required by the order; that hose connections shall be attached to such system as proposed, and such system shall be maintained to the satisfaction of the Fire Commissioner as indicated on plans filed with this application marked, "Received October 28, 1957", 3 sheets.

40-58-A

APPLICANT—Equitable Paper Bag Co., Inc., lessee; for Roseis Realty Co., owner.

SUBJECT—Application January 15, 1958—Appeal from a decision of the Fire Commissioner re use of panic bolts—factory.

PREMISES AFFECTED—45-50 Van Dam Street, west side Thomson Avenue to 47th Avenue, Block 279, Lot 1, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Arthur C. De Vita.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated January 8, 1958 (Folder No. 55566.01) reads:

"In reply to your letter of August 8, 1957, requesting permission to install five emergency exit locks used on doors leading to street, please be advised that the exit lock may not be used in a factory unless specifically approved by the New York City Board of Standards and Appeals for the specific building."

and

WHEREAS, the applicant states that the building is a 5 stories, 8 feet in height, 600 feet front by 18 feet in depth, erected 1950, of class 1 construction, located in an unrestricted use, A area, class 1½ and a class 2 height districts, and used and occupied since 1950 as follows: 1st floor—factory, 75 persons; 2nd floor—factory, 150 persons; 3rd floor—office and factory, 200 persons; 4th floor—factory, 45 persons; 5th floor—factory, no persons; that no change in use or occupancy is now proposed that the building is provided with 8 interior 38 inch wide steel and concrete stairs, fireproof enclosed, equipped with 1½-hours steel fireproof self-closing doors and leading to roof bulkhead; 6 of these stairs leads to street; and

WHEREAS, Certificate of Occupancy #Q 118265 issued September 16, 1957, upon completion of work under Alt. Applic. 1739/56 permits the following use and occupancy: 1st floor—factory, 230 persons; 2nd floor—factory, 230 persons; 3rd floor—office and factory, 215 persons; 4th floor—factory, 110 persons; 5th floor—factory, 55 persons; that the building is equipped with an approved two-source sprinkler system throughout; and

WHEREAS, the applicant states that it is proposed to install an Exit Lock of the type approved by the Board under Calendar Number 876-50-SM on 5 of the doors leading to the exterior of the building on the 1st floor, as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that the doors in question opens from the inside only and are located in parts of the which are remote from the main operations and thereby cannot be properly policed to prevent pilferage or improper entry by unauthorized people; that the main entrance of the plant will remain open during working hours and will be policed by a uniformed guard; that one of the employee's entrances will also be policed by a uniformed guard during the night shift hours; that the building is fireproof and sprinklered; that there are adequate exits; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Fire Commissioner, dated January 8, 1958, (Folder No. 55566.01) and that the appeal be and it hereby is *granted*, to permit emergency locks on five doors leading from the first floor of the street as approved by the Board under Calendar No. 876-50-SM, as indicated on plans following this appeal marked, "Received January 15, 1958", 2 sheets; and that the main entrance to Van Dam Street shall be maintained without such lock.

221-55-A—Vol. III

APPLICANT—Charles L. Koester, for Joseph Casa, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Appeal from a decision of the Borough Superintendent, relating to

MINUTES

changes in arrangement and occupancy; previously granted on condition.

PREMISES AFFECTED—84-20 267th Street, southwest corner of East Williston, Block 8811, Lot 25, Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

90-56-A

APPLICANT—Mayflower Doughnut Corp., less for Savoy Plaza, Inc., owner.

SUBJECT—Application for consideration—reopening and for restoration to calendar—re Appeal from a decision of the Commissioner of Health re sanitary Certificate; previously dismissed.

PREMISES AFFECTED—767 5th Avenue, southeast corner of East 59th Street, Block 1294, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Milton H. Fox.

ACTION OF BOARD—Resolution of dismissal adopted May 6, 1958 rescinded; laid over to July 1, 1958, 2 pm, Special Order Calendar, for applicant to comply with the requirement as to new decision of the Borough Superintendent.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

746-57-A

APPLICANT—Samuel Rosenblum, for Alma G. Roos, owner.

SUBJECT—Application October 10, 1957—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—147-149 West 22nd Street, north side, 249 feet, 6 inches east of 7th Avenue, Block 798, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Laid over to July 8, 1958, at 2 P.M. for inspection and decision.

495-57-A

APPLICANT—V. Della Penna for Alvin Brand, owner.

SUBJECT—Application July 1, 1957—Appeal from a decision of the Borough Superintendent, re extension of outer wall, etc.

PREMISES AFFECTED—388 East 156th Street, south side, 50 feet west of Melrose Avenue, Block 2402, Lot 20, Borough of the Bronx.

APPEARANCES—

For Applicant: V. Della Penna.

ACTION OF BOARD—Laid over to July 8, 1958, at 2 P.M. for inspection and decision.

311-58-A

APPLICANT—Goldwater and Flynn, for Philip Spear, owner.

SUBJECT—Application May 19, 1958—Application to review a decision of the Borough Superintendent as to alteration in excess of 50% of valuation of buildings, sufficient to constitute a new building.

PREMISES AFFECTED—169-171 East 77th Street, north side, 150 feet west of 3rd Avenue, Block 1412, Lots 29 and 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Richard Goldwater, Louis R. Colman and Max Wechsler.

For Administration: Thomas V. Burke, Boro. Supt.

ACTION OF BOARD—Laid over to date to be set, at 2 P. M. for further consideration and decision; hearing closed.

341-58-A

APPLICANT—Tobias Goldstone, for Young Israel of Flatbush, owner.

SUBJECT—Application May 28, 1958—Appeal from a decision of the Borough Superintendent, re Class III construction, public use, re stairs etc.

PREMISES AFFECTED—1300-1308 Coney Island Avenue, west side, 320 feet north of Avenue J, Block 6523, Lot 85, Borough of Brooklyn.

APPEARANCES—

For Applicant: Donald Nelson.

ACTION OF BOARD—Laid over to June 24, 1958, at 2 P. M. at request of the applicant.

496-57-A

APPLICANT—Harry Hurwit, for Joseph and Fannie Goldman, owners.

SUBJECT—Application June 20, 1957—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—156 West 29th Street, south side, 149 ft. 6 in. east of 7th Avenue, Block 804, Lot 69, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Hurwit.

ACTION OF BOARD—Laid over to July 8, 1958, at 2 P. M. for inspection and decision; hearing closed.

1063-27-BZ—Vol. IV

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to additional curb cuts—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7e of the Zoning Resolution, permitting in a residence use district the extension of the area and uses of the present gasoline service station to include auto laundry (non-automatic), minor repairs with hand tools only and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—133-44 150th Street, northwest corner of North Conduit Avenue, Block 12116, Lot 1, South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV on July 23, 1957, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted July 23, 1957, by adding thereto:

“that an additional entrance to the premises as indicated on plans filed with this application marked “Received December 26, 1956”, 5 sheets, showing additional entrance to North Conduit Boulevard Service Road in connection with the extension westerly, may

MINUTES

be permitted of a width of 30 feet as shown on such plans; and that all permits shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 2534/56).

192-50-BZ

APPLICANT—Ingram S. Carner, for Gottzeit Realty and Construction Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 21 of the Zoning Resolution, permitting in a business use, D area district, the erection and maintenance of more than one building on a lot to be used for the storage of more than five motor vehicles, using more than the area permitted.

PREMISES AFFECTED—67-29 to 67-39 73rd Place, east side, 22.32 feet south of 67th Road, Block 3771, Lot 7, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 11, 1950, on certain conditions; and

WHEREAS, the resolution was amended on February 14, 1951; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 11, 1950, as thereafter *amended* by resolution adopted February 14, 1951 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"that the term of fifteen years granted on July 11, 1950, under Section 7f and 21 may be extended so as to be fifteen years from the date of this *amended* resolution; that in all other respects the resolution above cited shall be complied with." Alt. 253/50)

343-55-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph and Anthony Carlo, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired June 12, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a building for restaurant use with parking and storage of motor vehicles on vacant portion of plot.

PREMISES AFFECTED—234-248 Withers Street and 134-144 Woodpoint Road, southwest corner, Block 2875, Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 29, 1955, on certain conditions; and

WHEREAS, the resolution was amended on June 12, 1956; and

WHEREAS, the applicant requested an amendment of the resolution and extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on November 29, 1955, as thereafter *amended* by resolution adopted June 12, 1956, so that as *amended* this portion of the resolution shall read:

"that in the event the owner desires to postpone construction and use of the restaurant building which was granted for a term of ten years, the premises may be used for parking as permitted for a term of two years from the date of this *amended* resolution on condition that the requirements of the resolutions above cited are complied with; and that all permits shall be obtained and all work completed within six months from the date of this *amended* resolution, and that a temporary certificate of occupancy shall be obtained." (Alt. App. 1695/56)

421-55-BZ

APPLICANT—Robert Gottlieb, for David Berman, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7i and 7h of the Zoning Resolution, permitting in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, sales of accessories and parts, motor vehicle repairs (hand tools only), parking and storage of more than five motor vehicles.

PREMISES AFFECTED—547 Westchester Avenue and 618 Hegeney Place, northeast corner, Block 2358, Lots 1 and 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Zloehower.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 10, 1956, on certain conditions; and

WHEREAS, the resolution was amended on October 2, 1956 and May 21, 1957; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 10, 1956, as thereafter *amended* by resolutions adopted through May 21, 1957, by adding thereto:

"that the accessory uses may include the sale of used cars, as passed on by the Borough Superintendent under Alt. App. 409-58; that such use may be included in the provisions of the resolution as adopted April 10, 1956, with the parking as permitted."

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, high speed auto laundry, lubricatorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than is permitted.

MINUTES

PREMISES AFFECTED—70-11 to 70-19 Northern Boulevard and 32-62 to 32-70 71st Street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended and time to complete.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 12, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 18, 1957; and

WHEREAS, the applicant requested an amendment of the resolution and time to complete.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on June 12, 1956, as thereafter amended by resolution adopted June 8, 1957, by adding thereto:

"that in the event the owner desires to make minor changes such changes may be permitted as follows:

1. To omit the auto laundry and reduce the size of the building to 26 feet 8 inches by 70 feet 9 inches.

2. To make the fence along the northern and west lot line five feet high on a six inch concrete base to a total height of five feet six inches.

3. To extend the time to complete so that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution; as shown on plans filed with this application marked "Received May 23, 1958", 2 sheets, as passed on by the Borough Superintendent under N.B. App. 826/55, Objection dated May 24, 1958."

597-55-BZ

APPLICANT—Harry H. Goebel, for Bell-43rd Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7h and 7A of the Zoning Resolution, permitting on a plot located partly in a retail use and partly in a residence use district, the erection of a non-storage garage for 7 motor vehicles and the storage and parking of more than five motor vehicles accessory to the business and residence building existing on the lot.

PREMISES AFFECTED—213-31 43rd Avenue, northeast corner of Bell Boulevard and 42-31 to 42-39 Bell Boulevard, Block 6298, Lots 1 and 50, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Harry H. Goebel.

ACTION OF THE BOARD—Application reopened and time to complete work extended.

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 18, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 18, 1957 only as to the time within which to obtain permits and complete

the work, so that as *amended* this portion of the resolution shall read:

"that all permits required including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1179/57).

473-55-BZ

APPLICANT—De Rose and Cavalieri, for James Carlson, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 11, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, permitting in a retail use district, a one-story and cellar building of an area contrary to section 14 of the Zoning Resolution.

PREMISES AFFECTED—2901-2907 Bruckner Boulevard and 3399 East Tremont Avenue, northeast corner, Block 5309, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 22, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 11, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 22, 1956 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N. B. App. 774/55).

545-56-BZ

APPLICANT—Robert Gottlieb, for Harry and Benjamin Rothberg, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non-automatic, motor vehicle repair shop and parking and storage of motor vehicles waiting to be serviced; for a stated term of 15 years.

PREMISES AFFECTED—1131-1139 Neill Avenue and 2001-2007 Williamsbridge Road, northwest corner, Block 4306, Lot 20, Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Zlochow.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 29, 1957, on certain conditions; and

MINUTES

WHEREAS, the resolution was amended on December 10, 1957; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amended* the resolution adopted October 29, 1957 and *amended* December 10, 1957, by adding thereto:

"that the accessory uses may include the sale of used cars, as passed by the Borough Superintendent under NB App. 638-56, Objection dated May 6, 1958; that such use may be included in the provisions of the resolution as adopted October 29, 1957, where parking is permitted."

193-57-BZ

APPLICANT—Leonard Lazarus, for Celia Schneirow, owner; Harry Mallis and Harold Bassar, Contract Vendee.
SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 21 of the Zoning Resolution, permitting in a residence use and E-1 area district, the erection and maintenance of a Class B two story hotel with the entrance stair encroaching on the required setback on North Conduit Avenue.

PREMISES AFFECTED—138-10 135th Avenue and 135-01 to 135-25 138th Street, southeast corner and 135-02 to 136-26 139th Street, Block 12093, Lot 20, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Arnold Praver and Leonard Lazarus.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 21, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on January 21, 1958, only insofar as it has reference to the Section under which the term of variance was granted so that as *amended* this portion of the resolution shall read:

"*granted* under Section 21 to permit the erection . . . that other than as herein *amended* the resolution above cited shall be complied with in all respects; that there shall be no roof signs or signs above the parapet as indicated on revised plans marked "Received June 13, 1958", 8 sheets; that any signs erected shall be on the building in compliance with the requirements for a similar building when erected within a local retail district." (N.B. 202/57)

1187-24-BZ—Vol. III

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7d of the Zoning Resolution, permitting in a residence use district, the extension of existing central telephone exchange building.

PREMISES AFFECTED—87-28 109th Street, west side, 264.67 feet south of Jamaica Avenue and 87-29 108th Street, Block 9298, Lot 91, Borough of Queens.

APPEARANCES—

For Applicant: Marion E. Horsburgh.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

116-33-BZ

APPLICANT—Joseph Lau, for Lurose Realty Corp., owner; United States Trucking Corp., lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 2, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 21 of the Zoning Resolution, permitting in a business use district the extension of an existing garage for more than five motor vehicles (pleasure cars) and 15 trucks in the ownership and control of the owner (granted by the Board under Cal. No. 304-30-BZ) resolution amended to include storage of more than five trucks by a trucking concern for a term of five years.

PREMISES AFFECTED—50-56 Downing Street and 214-218 West Houston Street, north side, 159 feet 6¾ inch east of Varick Street, Block 528, Lots 13, 28, 29, 30 and 31, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau and Frank Alberti.

ACTION OF BOARD—Application reopened, subject to usual procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

1178-40-BZ—Vol. II

APPLICANT—Michaels & Michaels & Wigdor, for Trustees of Columbia University, owner; Jacob Goldstein, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 14, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence and business use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—309 East 34th Street, north side, 100 feet east of 2nd Avenue, 300-304 East 35th Street and 634-640 2nd Avenue, southeast corner, Block 940, Lots 8, 58, 59, 60 and 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Bernard Bernstein.

ACTION OF BOARD—Application reopened and set for hearing on July 8, 1958 at 10 A.M., waiving all requirements except new decisions of the Borough Superintendent, and two publications in the Bulletin as notice in view of the expiration on April 14, 1958.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

91-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Getty Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting on the top story and roof of an existing hotel, located in a residence use district, the erection and maintenance of a television broadcast transmitting station and antenna.

PREMISES AFFECTED—2-6 East 61st Street and 795-798 Fifth Avenue, southeast corner, Block 1375, Lot 67, Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

707-48-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, owner.
SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a residence use district, the rebuilding of former gasoline service station, including the erection and maintenance of a building to be used as a lubritorium, auto laundry and office.

PREMISES AFFECTED—77-02 Parsons Boulevard, southwest corner of 77th Avenue, Block 6812, Lot 39, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider additional uses.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

838-50-BZ—Vol. II

APPLICANT—Larry Meltzer, for Attilio Bonassin, owner.
SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, motor vehicle repairs, car washing, lubritorium and accessory sales.

PREMISES AFFECTED—3763-3777 Nostrand Avenue, northeast corner of 2925-2933 Avenue Y, Block 7422, Lot 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ronald Ogur.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

906-55-BZ

APPLICANT—Simeon Heller, for Louis & Rhoda Appel, owners.

SUBJECT—Application for consideration—reopening and restoration to docket—re Application, decision of the Borough Superintendent; previously dismissed, under section 21 of the Zoning Resolution, to permit in a "G1" area the erecting of a 2nd floor on an existing masonry extension to a two-story frame dwelling with less than the required distance from the rear lot line.

PREMISES AFFECTED—33-03 Parsons Boulevard, southeast corner of 33rd Avenue, Block 4982, Lot 16, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.
ACTION OF BOARD—Application reopened and restored to the docket.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

272-56-BZ

APPLICANT—John Yates, owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re Application, decision of the Borough Superintendent; previously dismissed, under section 21 of the Zoning Resolution, to permit in a G area district, the construction of an extension of an additional entrance to an existing one-family dwelling with less than the required setback.

PREMISES AFFECTED—961 Todt Hill Road, east side, 15.05 feet south of Coventry Road, Block 896, Lot 45, Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: John S. Yates.
ACTION OF BOARD—Application reopened and restored to the docket, having been dismissed on May 6, 1958, applicant having completed his papers and appeal is ready for hearing.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

616-26-BZ—Vol. II

APPLICANT—Lawrence M. Rothman, for Greater Phythian Temple Assn., owner.

SUBJECT—Application reopened as Vol. II January 11, 1955—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, permitting in a residence and B area district, the erection and maintenance of a building with a rear yard less in depth than that required by the Zoning Resolution.

PREMISES AFFECTED—135-147 West 70th Street, north side, 181 feet 5½ inches east of Broadway, Block 1142, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: None.
ACTION OF BOARD—Application withdrawn in view of applicant's statement that premises have been sold under foreclosure proceedings and the application is no longer valid.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

20-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Neil Thomas and Edward Thomas, owners.

SUBJECT—Application January 21, 1958—decision of the Borough Superintendent, under section 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, offices, sales storage room, car washing, parking and storage of motor vehicles with curb cuts, show windows and sign within 75 feet of a residence use district for a stated term of 15 years.

PREMISES AFFECTED—3230 Richmond Avenue and 2-40 Drumgoole Boulevard, southwest corner, Block 5613, Lot 400, Arden Heights, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: Samuel Bodian—Park Dept.
ACTION OF BOARD—Application withdrawn at request of the applicant, in view of the fact the Park Department will take the property for park purposes.

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

799-51-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for The A.L.F. Realty Company, Inc., owner.

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use portion of a lot located in a residence and business use district, the parking of patrons' cars on unbuilt portion of lot for a term of years.

PREMISES AFFECTED—1390-1396 Rockaway Parkway, west side, 290 ft. 1½ in. north of Glenwood Road, Block 8165, Lots 52 and 53, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

228-53-BZ

APPLICANT—A. H. Salkowitz, for Newlib Realty Corp., and Clarence E. Combes, owner.

SUBJECT—Application April 2, 1953—re, decision of the Borough Superintendent, under sections 7f and 7h of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs and office and to permit the parking of more than five motor vehicles.

PREMISES AFFECTED—162-15 Liberty Avenue, northwest corner of New York Boulevard, Block 10106, Lot 80, formerly Lots 80, 81 and 82, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

225-54-BZ

APPLICANT—Gordon I. Noved, for Dept. of Marine & Aviation, City of New York, owner. Nash-Manhattan, Inc., lessee.

SUBJECT—Application March 26, 1954—re, decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the maintenance of a illegally existing auto salesroom and auto repair shop.

PREMISES AFFECTED—West side of Marginal Street, 20 feet south of West 131st Street (125th Street Ferry Terminal), Block 2204, Lot None, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

431-54-BZ

APPLICANT—Robert Gottlieb, for Ralph Cioffi, owner.

SUBJECT—Application June 2, 1954—re, decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of an automobile auto laundry, conducted as the principal business of establishment, for a term of 10 years.

PREMISES AFFECTED—2615 Ponton Avenue, north side, 100 feet east of Williamsbridge Road and 2616 Roberts Avenue, Block 4073, Lot 40, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

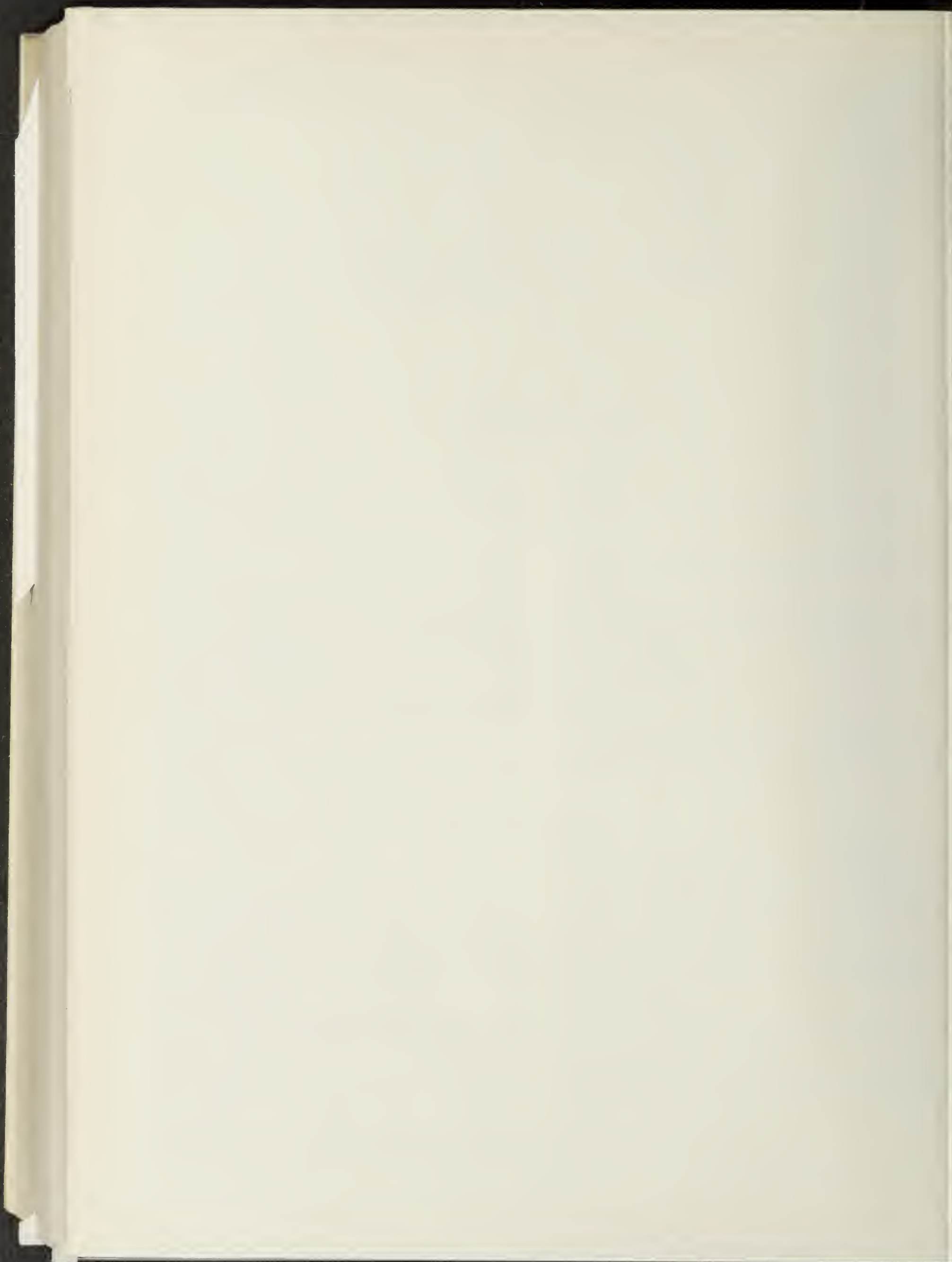
ACTION OF BOARD—Application dismissed for lack of prosecution.

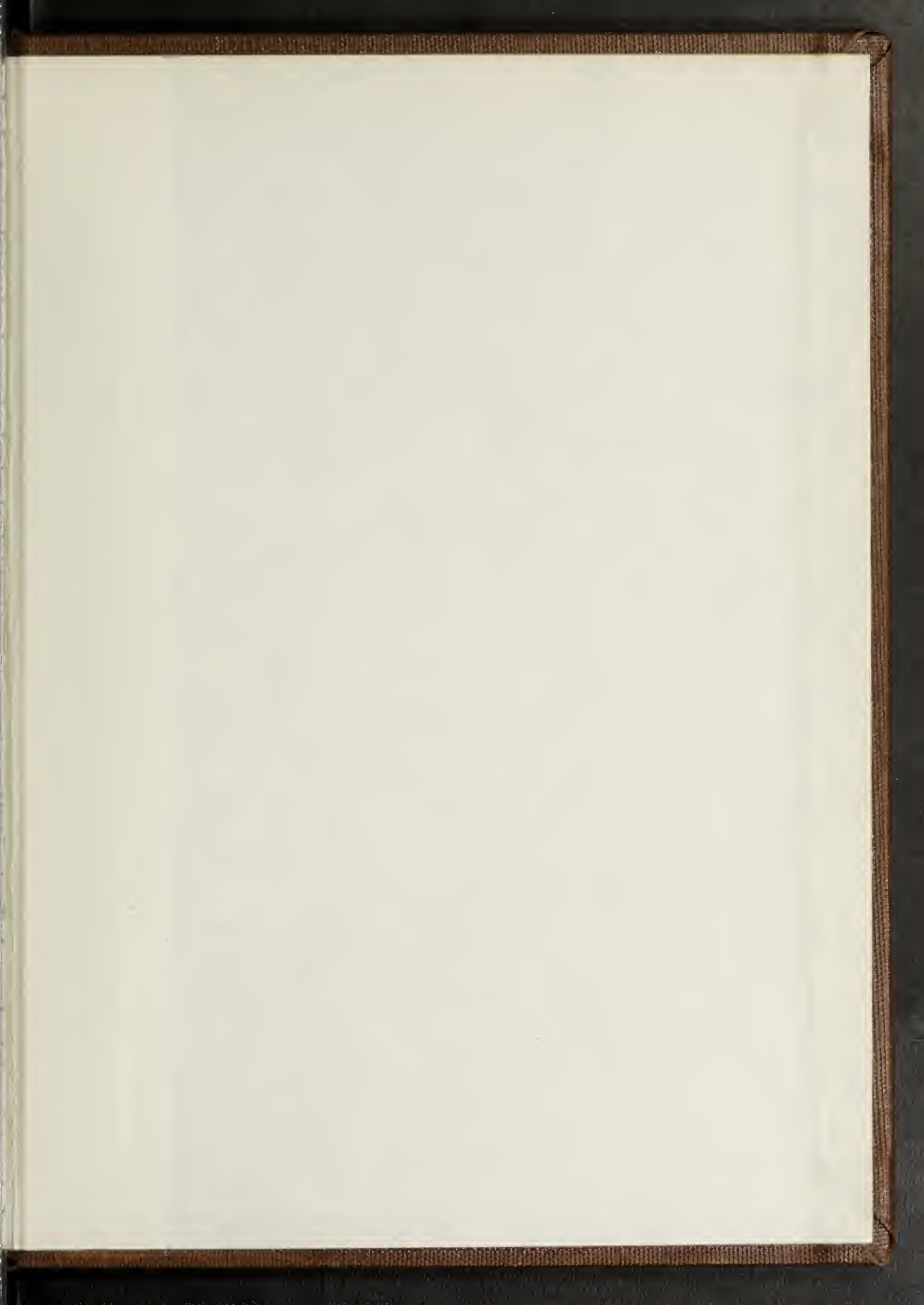
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4
Negative: 0
Absent: Commissioner Foley 1

Adjourned: 6:10 P.M.

JOSEPH J. DOYLE, Chief Clerk.





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352.05 NEW C001 v.43:1-25(1958)
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